



Committee of adjustment report

Meeting date:	May 3, 2021
Title:	B06.2021
Prepared by:	Lorelie Spencer, Ba.U.R.PI, MCIP, RPP
Reviewed by:	Laura Johnston, CAO

Recommendation

That committee receives Planner Spencer's report for file B06.2021 – BRAY, Janice and the recommendation that application B06.2021 be provisionally approved, subject to the following conditions:

- payment of any outstanding municipal taxes (if applicable);
- payment and receipt of an entrance permit for the retained parcel; and
- payment of the \$500.00 parkland dedication fee for the newly created parcel.

Executive summary

The subject lands are municipally identified as 1022 Victoria Street in the secondary settlement area of Ayton. They are legally identified as Plan 153, Lot 1 Victoria North; Plan 153, Lots 1-5, (formerly identified as 1018 Victoria Street) in the geographic township of Normanby.

The purpose of the application is to sever one (1) residential lot and retain one residential lot within the secondary settlement area. The effect of the application will create a total of two lots, including the retained parcel. Both parcels will be used for residential purposes.

Background and discussion

The subject lands are located on the north side of Victoria Street, west of Caroline Street and currently contain a single detached dwelling unit. The lands are designated as a 'Secondary Settlement Area' under the County of Grey Official Plan. Policy 3.6 of the Official Plan states that secondary settlement areas are identified as areas that have lower density targets and have a limited range of uses and amenities compared to primary settlement areas and have partial or private services. These areas are intended to have limited residential growth as well as new community facilities and employment services. The type of permitted uses allowed in these areas include residential uses, bed and breakfast establishments, home/rural occupations, commercial and dry industrial uses, public, recreational and institutional uses intended to support the surrounding agricultural community.



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The proposed lot creation maintains the general intent and purpose of the Official Plan policies in this regard.

Legal and legislated requirements

To assess the merits of the consent applications in question the following policies were reviewed in detail.

1. Provincial Policy Statement, 2020 (2020 PPS)

Part V, Section 1.0 of the 2020 PPS speaks to building healthy and strong communities. In accordance, Section 1.1 of the 2020 PPS speaks to the management and direction of land use to achieve efficient and resilient development and land use patterns. Section 1.1.2 of the 2020 PPS further promotes the efficient use of land within defined settlement areas through the use of intensification and redevelopment.

Section 1.1.3.1 of the 2020 PPS also states that settlement areas shall be the focus of growth and development. The creation of additional lots within the settlement area in this location is considered to be consistent with the policies of the 2020 PPS.

The lot creation proposed as part of this application would provide intensification with no further consideration to the development of the balance of the lands at this time.

Section 1.1.3.6 of the 2020 PPS states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and have a compact form, mix of land uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The creation of this additional lot would not cause an adverse impact to the existing community facilities and public services in the area. The lots (severed and retained) are intended to be utilized for residential purposes which are consistent with the fabric of the existing community. The public services utilized are not anticipated to be under strain with the addition another lot intended for single detached dwelling units on private services.

Planning staff are satisfied that the applications are consistent with the 2020 PPS.

2. County of Grey Official Plan (Recolour Grey)

The subject lands are designated as being within a defined secondary settlement area under the County Official Plan. Policy 3.6 defines the parameters of secondary settlement areas and support the growth of these areas despite being on private or partial services. Permitted uses within this designation under policy 3.6.2 include residential uses, bed and breakfast establishments, home / rural occupations, commercial and dry industrial uses, public, recreational and institutional uses intended to support the surrounding agricultural community. Policy 3.6.6 promotes the intensification of intensification opportunities within



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secondary settlement areas to promote the development of healthy communities. Intensification under policy Section 3.6 further permit the development of lands on private services provided they demonstrate no adverse environmental impact.

Planning staff are satisfied that the proposed consent application maintains the general intent and purpose of the Official Plan.

3. Municipality of West Grey Comprehensive Zoning By-law 37-2006

The subject lands are currently zoned R1A (Unserviced Residential Zone). Based on the information provided as part of the application, there does not appear to be a need to rezone the subject lands. The existing single detached dwelling unit will continue to maintain the provisions of the zoning by-law. Provided future development on the retained lands maintains the provisions of the zoning by-law, planning staff have no further concerns in this regard.

Financial and resource implications

None.

Staffing implications

None.

Consultation

- County of Grey Planning and Development Department
- Saugeen Valley Conservation Authority

Alignment to strategic vision plan

Pillar: Build a better future
Goal: Invest in business
Strategy: Take a co-operative approach to development

Attachments

- Aerial OP
- Aerial Zoning



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Next steps

On provisional consent approval of application B06.2021 staff will provide notice to commence the appeal period. Provided no appeals are received, planning staff will notify the applicant and verify the conditions required to be completed within 12 months from the date of decision.

Respectfully submitted:



Lorelie Spencer, Ba.U.R.PI, MCIP, RPP

Manager of Planning and Development