



Council report

Meeting date:	May 4, 2021
Title:	Z02.2021 – REIF, Alan and Erik (REIF, Alan)
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnston, CAO

Recommendation

That council receives Planner Spencer's report and considers first, second, and third reading of the bylaw at a subsequent council meeting.

Executive summary

The subject lands are municipally identified as 521743 Concession 12. The lands are legally described as Lot 17, 18 and 19, Concession 13 in the geographic Township of Bentinck.

The purpose of the application is to implement a condition of provisional consent for files B02.2021 and B03.2021 to implement the use of a holding provision on lots 17 and 19. The holding provision will remain in place until the required environmental studies relative to the wetlands and woodlands has been completed. The effect of which will ensure that any development on the site is contained within the identified building envelope shown on Schedule 'A' to the draft zoning by-law.

Background and discussion

The subject lands are located on the north side of Concession 12 and currently contain a single detached dwelling unit. The provisional consent approvals created two additional lots and one retained parcel along the original crown survey on the subject lands. A condition of consent was to re-zone the subject lands to place a holding provision on the subject lands to ensure that development occurred within the identified building envelopes and outside of the natural heritage features on the subject lands.

Legal and legislated requirements

The application was previously reviewed in the context of the Provincial Policy Statement, 2020 (PPS) and Planning Staff are confident that this application remains consistent with the PPS. County of Grey Official Plan (Recolour Grey)

Similar to the above, planning staff previously reviewed the policies of the County Official Plan and continue to be satisfied that this application maintains the general intent and purpose of the Plan.

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



May 4, 2021 (2)

The subject lands are currently A2 (Rural) and NE (Natural Environment) under the municipality's zoning by-law. The application before council is to impose a holding provision on the subject lands to ensure that development on the property occurs within the identified building envelopes provided by the Saugeen Valley Conservation Authority. Should development outside of the identified areas be considered, a satisfactory Environmental Impact Study (EIS) will be required. Planning staff and the conservation authority would review this document and it may be subject to peer review. At this time, further development outside of the identified building envelopes is not proposed and planning staff are satisfied that this planning mechanism will ensure appropriate development will occur in future going forward.

Planning staff are satisfied that the draft by-law maintains the general intent and purpose of the zoning by-law and have no further concerns in this regard.

Financial and resource implications

None.

Staffing implications

None.

Consultation

All of the following comments were previously considered as part of the consent applications. Further comments are not anticipated.

- 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

None.



May 4, 2021 (3)

Next steps

Following this meeting, at a subsequent meeting of council that the bylaw receive first, second, and third reading. Following the appeal period and provided no appeals have been received, planning staff will notify the applicant and advise that one of the conditions of provisional consent has been fulfilled.

Respectfully submitted:



Lorelie Spencer, Ba.U.R.PI, MCIP, RPP
Manager of Planning and Development