



Council report

Meeting date:	June 1, 2021
Title:	ZA06.2021 – ANZELMO, Michael and Pietro.
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnston, CAO

Recommendation

That the appropriate bylaw be brought forward to council to rezone the subject lands from I (Institutional) to R2 (Medium density residential).

Executive summary

The applicant has requested a zoning by-law amendment on the subject lands to permit the use of the structure as a fourplex residential dwelling unit. The lands are municipally identified 240 Garafraxa Street North and referred to as the Carnegie Library. The structure is a designated historical building and there are limitations on the alterations that can be conducted within the interior and exterior of the building.

Background and discussion

The subject lands are located on the west side of Garafraxa Street north of George Street West. The property is legally identified as Plan 500, part lot 19 WGR RP' 16R10764 parts 3-5.

The lands are designated 'primary settlement area' within the County of Grey Official Plan and 'Institutional' within the Municipality of West Grey Official Plan. The lands are currently zoned I (Institutional) which does not permit the residential use requested by the applicant. The property is approximately 0.10 ha. (0.25 acres) in size.

Access to the subject lands is through an easement on the south side of the existing structure from Garafraxa Street North. Based on the site plan provided by the applicant a total of six (6) parking spaces will be provided with landscaped grassed areas.

Legal and legislated requirements

To determine the consistency of the application planning staff previously conducted a review of the Provincial Policy Statement (PPS, 2020), the County Official Plan and the Municipality's Comprehensive Zoning By-law as part of the consent process.



1. Provincial Policy Statement (PPS 2020)

Part V, section 1.0 of the PPS speaks to building strong and healthy communities. Section 1.1.3.1 states that settlement areas shall be the focus of growth and development. Section 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and a mix of land uses. Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3. Section 1.1.3.6 states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Planning staff are satisfied that the proposed change in use on the subject lands is consistent with the PPS.

2. County of Grey Official Plan

The subject lands are designated 'primary settlement area' within the County of Grey Official Plan. Policy 3.4(17) of the County Plan states that local municipalities are encouraged to preserve and revitalize main streets, downtowns and commercial areas. Policy 3.5(3) of the official plan states that the official plan promotes the development of primary settlement area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas are intended to be the focus of the majority of growth within the county. Intensification opportunities are promoted within primary settlement areas under policy 3.5(6) of the official plan. Policy 8.9 further promotes the use of full services which is the case on the subject lands.

3. Municipality of West Grey Official Plan

Policy D7.3.1 states that the predominant use of land within the institutional designation will be public and private institutional uses such as schools, places of worship, libraries, hospitals, municipal buildings, nursing homes and museums. Ancillary uses such as parking lots, open space areas and accessory residential dwelling units shall also be permitted.

Planning staff are satisfied that the change in zoning on the subject land is generally in keeping with the institutional designation on the subject lands and an official plan amendment is not warranted.

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

The Municipality of West Grey comprehensive zoning by-law zones the subject lands as 'I' (Institutional) as the lands were previously utilized as a municipal library. The institutional zone does not permit the residential use proposed by the applicant. The applicant is aware of the heritage designation on the subject lands and the limitations related to the alterations permitted on the structure. Planning staff have no concerns with the proposed change in land use provided the heritage designation remains intact.



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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: Review zoning by-laws and West Grey Official Plan

Attachments

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

Next steps

That council provide first, second and third reading to the appropriate by-law.

Respectfully submitted:



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