



Council report

Meeting date:	June 15, 2021
Title:	B10.2020 – DJ Land Developments Ltd.
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnston, CAO

Recommendation

The Council received Planner Spencer's report and that the appropriate by-law be brought forward for first, second, and third reading at a regular council meeting.

Executive summary

The applicant has requested a zoning by-law amendment on the subject lands to permit the use of the lands for the construction of four (4) self-contained fourplex residential dwelling units. The subject lands are current vacant and contain mature vegetation.

Background and discussion

The subject lands are located on the south side of Lambton Street East and east of Rock Street. The property is legally identified as plan 500, part park lots 12 to 15 n/s Saddler Street East, R.Plan 17R670, part 3 R.Plan 17R2124; parts 7, 9 and 10 (Durham). A municipal address has not been assigned to this property.

The property is designated as a 'primary settlement area' within the County of Grey official plan and 'residential' within the municipality of West Grey official plan. The purpose of the zoning by-law amendment is to change the zone symbol on the subject lands from R1B (low density residential) and FD (future development) to R3 (high density residential).

Access to the subject lands can be obtained from Lambton Street East to the north or Saddler Street East to the south.

Legal and legislated requirements

In order to assess the merits of the application, Planning Staff have reviewed the Provincial Policy Statement (2020 PPS), the County of Grey Official Plan and the Municipality's Comprehensive Zoning By-law.

1. Provincial Policy Statement (2020 PPS)

The subject lands are designated as a primary settlement area within the County of



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Grey Official Plan. Section 1.1.3 of the PPS speaks to the policies of the Province regarding settlement areas. Settlement areas are considered critical to the long-term economic prosperity of communities. Development pressures and land use vary throughout the Province. The Province puts a significant emphasis on promoting efficient development patterns, protecting resources, promoting green spaces, the effective use of infrastructure and public service facilities in addition to minimizing unnecessary public expenditures.

Section 1.1.3.1 of the 2020 PPS states that settlement areas shall be the focus of growth and development. Section 1.1.3.2 of the PPS requires that land use patterns within settlement areas shall be based on densities and a mix of land uses that efficiently use land and resources, are appropriate and efficient uses of infrastructure and public service facilities, that minimize impacts to air quality and climate change and promote energy efficiency, prepare for the impacts of a changing climate, support active transportation, are transit supportive and are freight supportive.

Section 1.1.3.4 states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

The applicant intends to develop the subject lands to permit intensification opportunities within a defined residential designation on full services. Planning staff are satisfied that the proposed amendment on the subject lands is consistent with the policies of the 2020 PPS.

2. County of Grey Official Plan (Recolour Grey)

The subject lands are within a defined 'primary settlement area' on schedule 'A' to the county official plan. Policy 3.5 of the county plan identifies that primary settlement areas are suitable for high intensity targets, public transit services and have full municipal services.

Policy 3.5(3) notes that the county 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. Policy 3.5(6) further notes that intensification opportunities are strongly encouraged within primary settlement areas. Municipalities must develop and adopt intensification strategies to ensure that the residential intensification targets of the official plan are met. This policy further states that new construction through intensification should occur in a manner that takes into account the existing built and physical environment and is compatible with the surrounding land uses.

The proposed development of the subject lands will be within an existing residential neighbourhood containing mostly single detached dwelling units. There are areas that contain mature vegetation, particularly to the north where it is zoned entirely as open space containing municipal park space.



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Planning Staff are satisfied that the proposed land use is compatible with existing land uses and appropriate for the area. The proposed land use is also anticipated to efficiently utilize existing services.

3. The Municipality of West Grey Official Plan

The property in question is designated as 'residential' within the municipality of west grey official plan. Policy D2.2.1 states that an objective of the official plan to provide an appropriate range of housing types and densities are provided within Durham and Neustadt as well as an appropriate supply of rental housing, in order to the meet the projected requirements of current and future residential.

Policy D2.2.4 further encourages residential development which efficiently utilizes the land, resources, and infrastructure and public service facilities. Policy D2.3.1 states that the predominant use of land within the residential designation shall include low density housing such as detached dwellings, semi-detached dwellings and duplexes, medium density housing such as triplexes, quadraplexes and townhouses and high density housing such as apartments. New residential development shall occur by intensification, infilling and expansion in accordance with policy D2.4.3. The municipality shall encourage new residential housing, both rental and ownership to be affordable in accordance with policy D2.4.8.

Planning staff are satisfied that the proposed application will provide an opportunity for intensification on full municipal services which maintains the general intent and purpose of the municipality's official plan.

4. The Municipality of West Grey Comprehensive Zoning By-law No. 37-2006

The subject lands are presently zoned R1B (Residential) and FD (Future Development) within the municipality's zoning by-law. The subject lands are currently vacant. Detailed designs of the proposed development have not been provided as part of the application. It is anticipated that the applicant will meet the provisions of the zoning by-law as part of the detailed design.

As a note, the planning act requires that a minor variance cannot be granted for a period of twelve (12) months following the passage of a zoning by-law amendment on the same property without the consent of Council. Should detailed design present deficiencies in this regard, a request to Council will need to be considered prior to the acceptance and consideration of a minor variance application by the Committee of Adjustment.

Planning staff are satisfied that the proposed change in land use maintains the general intent and purpose of the official plan.



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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

- 1.) Completed application form
- 2.) Aerial and official plan mapping
- 3.) Aerial and zoning mapping
- 4.) Draft by-law and schedule

Next steps

That council provide first, second and third reading to the appropriate by-law as part of a regular council meeting. Notice of the passage of the zoning by-law amendment will be provided and provided no appeals are received, the applicant will be advised that they can proceed to obtain building permits for the proposed development.

Respectfully submitted:



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Manager of Planning and Development