



Council report

Meeting date:	August 3, 2021
Title:	SP02.2021 – ANZELMO, Michael and Pietro.
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnston, CAO

Recommendation

That council receive this report for information for a proposed site plan agreement for SP02.2021 – ANZELMO, Michael and Pietro for 240 Garafraxa Street North, Durham.

Executive summary

The applicant previously obtained 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 Garafaxa 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 R2 (Residential) to permit a fourplex residential unit. 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

As part of the zoning by-law amendment process, planning staff evaluated the proposed change in land use against the policies of the 2020 Provincial Policy Statement, the County of Grey Official Plan, the Municipality of West Grey Official Plan and the municipality’s comprehensive zoning by-law no. 37-2006.



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As previously noted during the public meeting on June 1, 2021 planning staff were satisfied that the project maintained the previously noted policies.

The zoning by-law received all three (3) readings and the notification of no appeals was provided on June 22nd, 2021 which rezoned the lands to R2 (residential) with a caveat within the by-law that the lands would be subject to site plan control. This decision was imposed to ensure that conflicts related to parking and snow removal of the subject lands did not impact adjacent properties.

Section 41(1) of the Planning Act R.S.O. 1990, as amended permits the councils of municipalities to require site plan control. This was completed under by-law 44-2021.

Planning staff were notified by the applicant that a private agreement between the adjacent landowner and the landowners had been reached that ensured parking and snow removal would be dealt with accordingly.

The applicant provided a site plan which indicates the appropriate parking spaces required in addition to green space. Planning staff have no concerns related to the proposal and feel that the private agreement between the adjacent landowners to be appropriate method to deal with the concerns raised as part of the public meeting.

As a result, planning staff do not see the need to require the site plan agreement to be registered on title. The agreement can be executed between the mayor and clerk and the landowners for reference purposes.

Planning staff have no further concerns regarding the proposed site plan agreement on the subject lands.

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



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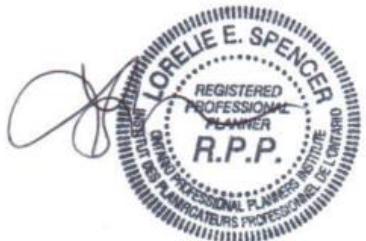
Attachments

- Site Plan

Next steps

That council provide first, second and third reading to the appropriate by-law. Once completed, the applicant will be advised that they can seek a building permit for work on the subject lands subject to the conditions of the historical designation.

Respectfully submitted:



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Manager of Planning and Development