



Committee of adjustment report

Meeting date:	September 13, 2021
Title:	B15 2020, B16 2020, B17 2020, B18 2020, B19 2020, B20 2020 and B21 2020 - WELTZ
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnston, CAO

Recommendation

That committee of adjustment receive L. Spencer's planning report regarding applications B15 2020 to B21 2020 inclusive for approval subject to the following conditions:

- Payment of the \$500.00 parkland dedication fee for each newly created parcel;
- Payment of the zoning by-law amendment application fee;
- Approval of a zoning by-law amendment to rezone the lands to R2;
- That an entrance permit is obtained for each newly created parcel from the appropriate approval authority;
- Verification is confirmed by the applicant relative to the infrastructure requirements along Grey Road 9; and
- That the applicants obtain Site Plan Approval

Executive summary

The applications propose to sever the subject lands for the purposes of creating seven (7) new parcels for residential purposes. The effect of the applications, if approved, will be to create eight (8) parcels for residential purposes.

Background and discussion

The subject lands are municipally identified as 221126 Grey Road 9 in the Municipality of West Grey approximately 600 metres outside of the Village of Neustadt on the southeast corner of Forler Street and Grey Road 9. The Village of Neustadt is within the Municipality of West Grey Official Plan and identified as a Primary Settlement Area. The lands are surrounded by residential land uses, rural lands and industrial use north of the subject property.

The property is generally rectangular in shape and is approximately .3594 hectares in size. The lands are vacant and were previously utilized for commercial purposes but have been vacant since the previous structure was destroyed by fire.



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A Planning Justification Report (PJR) and Functional Servicing Report (FSR) have been provided as part of the applications. A fulsome FSR was requested to address the concerns of Council and staff. An addendum submission was provided in January 2021 and peer reviewed. A third submission was provided in July 2021. The file was previously before Council for the purposes of a public meeting on December 6, 2020 and the files were deferred to ensure a peer review of the FSR.

The physical layout of the proposed applications has changed with unit 1 and 2 facing Forler Street and the balance of the units face Grey Road 9. The layout has changed to accommodate concerns from the County Planning and Transportation Departments in addition to municipal staff.

Review of the site-drainage has been ongoing in consultation with the County and the Municipality. County owned sewers will be utilized as part of this development, if approved. Planning staff understand that the formal details related to this drainage have not been finalized and as a result, will be required as part of site plan approval.

The installation of stormwater infrastructure has been confirmed by the Applicant's consultant to ensure that drainage flows to the east and north as proposed in the provided engineering details. The installation of servicing storm, sanitary and water lines are located outside of the paved portion of Grey Road 9 which will limit interruption to the existing road network. The County has expressed concern in the state of the existing infrastructure due to age and quality. However, at the time of writing this report no confirmation from the County has been received related to the quality of the infrastructure. This issue can be addressed through detailed design.

Planning staff note that these files will be subject to site plan control which will require further Council approval, in addition to the required zoning by-law amendment. This will address some of the finer details related to the applications as a whole if approved by the Committee.

Legal and legislated requirements

1. The Provincial Policy Statement (2020)

In order to assess the applications, planning staff have reviewed the files to ensure that they are consistent with the 2020 Provincial Policy Statement (2020 PPS). Section 1.1.3 of the PPS speaks to settlement areas. Settlement areas are intended to be the focus of growth and development. Section 1.1.3.2 of the PPS further speaks to the type of land use patterns within settlement areas that efficiently use land and resources, are appropriate and efficient for the infrastructure and services available and avoid the need for unjustified or uneconomical expansion. Section 1.1.3.6 of the PPS states that new development within defined settlement areas should occur adjacent to the built-up area and have a compact form, mix of uses and densities which permit the efficient use of land, infrastructure and public service facilities.



Water service will need to be extended along Grey Road 9 to provide service to each unit, planning staff support the use of existing services to create efficiencies.

Section 1.4.1 of the PPS requires that municipalities provide an appropriate range and mix of housing options and densities to meet projected requirements for current and future residents. The proposed development anticipates the construction of eight (8) semi-detached dwelling units on the subject lands. Further details with respect to site layouts will be refined as part of a future Site Plan Agreement.

Planning staff are satisfied that the proposed lot creation is consistent with the PPS through the efficient intensification and use of existing resources and services within a defined settlement area.

2. The County of Grey Official Plan

The subject lands are located within the defined primary settlement area of Neustadt. Policy 3.3 of the County Official Plan speaks to settlement area land use types. The overarching policies of the Plan require the promotion of development forms and patterns which minimize land consumption and servicing costs. This policy is intended to ensure that development is compact in form and promotes the efficient use of land and provision of water, sewer, transportation and other services. Settlement areas within the County vary in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels and types of infrastructure available.

Policy 3.3 further defines primary settlement areas as larger settlements with full municipal services and a wide range of uses, services, and amenities which are intended to be the primary target for residential and non-residential growth. The subject lands are designated as a Primary Settlement Area within the County of Grey Official Plan and the Municipality of West Grey Official Plan.

The proposed development will utilize municipal services. To obtain access to these services, the watermain will require extension from Forler Street in addition to the sanitary sewer. The extension of municipal services is supported by Planning Staff and is consistent with the PPS and the County and local Official Plans. Planning staff are satisfied that the proposed development presents orderly and efficient development in the identified settlement area. County planning staff, in consultation with the County transportation department have requested a comprehensive stormwater management report to address access and drainage on the subject lands. The standards of the County must be considered from a stormwater management perspective as drainage will be directed the County system.

As part of the addendum process the overall site plan was revised to two of the units will face



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Forler Street for access purposes which the balance of the entrances will be located along Grey Road 9.

3. The Municipality of West Grey Official Plan

The Municipality of West Grey official plan defines the subject lands as being within a defined settlement area under Schedule 'B'. Policy C2.1 states that settlement areas where full municipal services and community facilities are available are to the focus for appropriate urban development. Policy C2.2.2 further encourages development through infilling and intensification.

The municipality's official plan further encourages all forms of housing which is affordable to low and moderate income levels under policy C2.2.2. Development is intended to utilize land, resources and infrastructure and public service facilities. The residential designation permits a wide range of housing types and supports the proposed development contemplated as part of these applications. Policy D2.4 permits a wide range of housing types, particularly when supported by the use of existing municipal services.

Planning staff are satisfied that the approach to permit land division by consent in this case is warranted and justified. The county further supports this approach.

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

The subject lands are currently zoned Highway Commercial (C2) and Restricted Rural (A3) within the municipality's Comprehensive Zoning By-law. In order to permit the type of dwelling unit proposed (semi-detached dwelling units) a Zoning by-law amendment is required to rezone the lands to Residential (R2). The R2 zone will permit the type of dwelling unit contemplated as part of this proposal. Planning staff have reviewed the current proposal and verified that no exceptions are required to the R2 zone at this time.

Provided the zoning by-law amendment application is a condition of consent, planning staff have no further concerns in this regard.

Financial and resource implications

None.

Staffing implications

None.

Consultation

- County of Grey Planning Department

- Saugeen Valley Conservation Authority

Alignment to strategic vision plan

Pillar: Build a better future
Goal: Review municipal official plans a zoning by-laws
Strategy: Take a co-operative approach to development

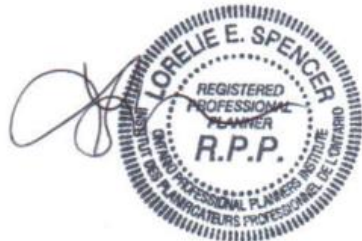
Attachments

- FSR revised report (Cobide Engineering Inc. – July 2021)
- Pre and post stormwater report (Cobide Engineering Inc. – June 2021)
- Servicing Review (Cobide Engineering Inc. – July 2021)

Next steps

Upon approval of the applications, notice of the decision will be issued and provided to the applicant. Once the appeal period has passed and provided no appeals are received, planning staff will notify the applicant to proceed to fulfill all applicable conditions within twelve (12) months from the date of decision.

Respectfully submitted:



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