



Committee of adjustment report

Meeting date:	September 13, 2021
Title:	B16.2021 – DAVIS, Joshua
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnston, CAO

Recommendation

That committee receives report B16.2021 – DAVIS, Joshua and the recommendation that application B16.2021 be provisionally approved, subject to the following conditions:

- payment of any outstanding municipal taxes (if applicable);
- payment and receipt of an entrance permit for the severed lands (file B16.2021);
- the provision of a certified well drilling report to the satisfaction of the municipality;
- the provision of a septic installers report to the satisfaction of the municipality; and
- payment of the \$500.00 parkland dedication fee for the newly created parcel.

Executive summary

The subject lands are municipally identified as 800 Albert Street and legally identified as plan 153, lots 8 to 10 W; Helena street within the geographic township of Normanby within the secondary settlement area of Ayton in the municipality of west grey.

The purpose of the applications is to sever a residential lot and retain one residential lot within the primary settlement area. The effect of the applications will create a total of two lots, including the retained parcel. The proposed parcel will be used for residential purposes.

Background and discussion

The subject lands are located on the southwest corner of Albert and Helena streets and currently contain a single detached dwelling unit. The lands are designated as a 'secondary settlement area' under the County of Grey Official Plan.

Legal and legislated requirements

To assess the merits of the consent applications in question the following policies were reviewed in detail.

1. Provincial Policy Statement, 2020 (2020 PPS)



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Part V, Section 1.0 of the 2020 PPS speaks to building healthy and strong communities. In accordance, Section 1.1 of the 2020 PPS speaks to the management and direction of land use to achieve efficient and resilient development and land use patterns. Section 1.1.2 of the 2020 PPS further promotes the efficient use of land within defined settlement areas through the use of intensification and redevelopment.

Section 1.1.3.1 of the 2020 PPS also states that settlement areas shall be the focus of growth and development. The creation of additional lots within the secondary settlement area in this location is considered to be consistent with the policies of the 2020 PPS.

The lot creation proposed as part of this application would provide intensification with no further consideration to development of the lots at this time. Any further development of the retained parcel would be required to demonstrate appropriate services in a separate process going forward.

Section 1.1.3.6 of the 2020 PPS states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and have a compact form, mix of land uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The creation of this lot would not cause an adverse impact to the existing community facilities and public services in the area. The lot is intended to be utilized for residential purposes which are consistent with the fabric of the existing community. The public services utilized are not anticipated to be under strain with the addition of a new residential parcel on municipal services.

Planning staff are satisfied that the applications are consistent with the 2020 PPS.

2. County of Grey Official Plan (Recolour Grey)

Policy 3.6 of the County official plan states that secondary settlement areas are identified as areas that have lower density targets and have a limited range of uses and amenities compared to primary settlement areas and have partial or private services. These areas have a limited residential growth as well as new community facilities and employment uses.

Policy 3.6(2) defines residential uses as permitted use within this designation. Planning staff have no further concerns in this regard.

Policy 3.6(6) further states that in order to determine if intensification in secondary settlement areas can be permitted on private services, it must be demonstrated that the proposed use can be accommodated with no adverse environmental impacts. Planning staff recommend that a well drilling report and a further report from a septic installer is provided as a condition of consent to ensure that private services can be supported on the proposed lot creation are provided.



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Provided the above is provided in a satisfactory manner, planning staff are satisfied that the proposed lot creation maintains the general intent and purpose of the Official Plan policies in this regard.

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

The subject lands are currently zoned R1A (unserved residential zone) under the municipality's zoning by-law. The R1A zone does permit single detached dwelling units which is proposed by the information provided by the applicant at this time. The following provisions relate to the R1A zone and have been evaluated against the proposed lot creation.

R1A	Required	Provided (retained)	Provided (severed)
Lot area, minimum	2000 m ²	±6400m ²	±3200m ²
Lot frontage, minimum	30.5m	±80.0m	±40.0m
Front yard, minimum	7.6m	±9.72m	Not applicable
Interior side yard, minimum	3.0m	±10.37m	Not applicable
Exterior side yard, minimum	7.6m	±44.36m	Not applicable
Rear yard, minimum	9.0m	±58.71m	Not applicable
Lot coverage, maximum	30%	±2%	Not applicable

Based on the information provided, the retained and severed lots will not require a site-specific amendment provided the newly created lot meets the provisions of the zoning by-law in effect at the time of building permit application. No condition of consent will be recommended at this time as the new property owner will need to determine their own requirements under a separate timeline. Should the newly created lot as part of the new owner's detailed design require relief a variance or zoning amendment would be required at that time.

Planning staff have no concerns related to compliance with the general intent and purpose



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of the zoning by-law.

Financial and resource implications

None.

Staffing implications

None.

Consultation

- County of Grey Planning and Development Department
- Saugeen Valley Conservation Authority
- Enbridge Gas Inc.

Alignment to strategic vision plan

Pillar: Build a better future

Goal: Invest in business

Strategy: Take a co-operative approach to development

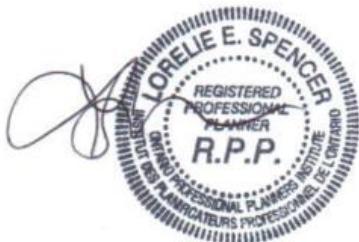
Attachments

- 1.) Application form
- 2.) Aerial and official plan mapping
- 3.) Aerial and zoning mapping
- 4.) County of Grey Planning and Development Department comments
- 5.) Saugeen Valley Conservation Authority comments
- 6.) Enbridge Gas Inc.

Next steps

On provisional consent approval of application B16.2021 staff will provide notice to commence the appeal period. Provided no appeals are received, planning staff will notify the applicant and verify the conditions required to be completed within 12 months from the date of decision.

Respectfully submitted:





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