



Council report

Meeting date:	September 13, 2021
Title:	ZA12.2021 – WYNIA, Grant and Denise
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnston, CAO

Recommendation

That council receive Planner Spencer's report and considers 1st, 2nd, and 3rd reading of the bylaw at a subsequent council meeting.

Executive summary

The subject lands are municipally identified as 211805 Baseline and municipally identified as Concession 3WGR, pt. lots 45 and 46 in the geographic township of Normanby.

The purpose of the application is to change the zone symbol on the subject lands from A2 (rural) and NE (natural environment) to A2-430 (rural with exception) and A2-431 (rural with exception) and NE (natural environment). The effect of which will implement a condition of provisional consent for file B07.2021 to recognize minimize lot size and frontage of a newly created parcel and retained parcel.

Background and discussion

The subject lands are located on the east side of Baseline Road, south of Concession 8. The property is designated as rural and hazard under the County Official Plan. A public meeting for the consent application was previously heard by Committee of Adjustment on June 14, 2021 and was subsequently approved by the Committee. Notice of no appeals was provided on July 4th, 2021.

In order to finalize the provisional consent the applicant is required to address the conditions of decision no later than one year from the date of decision (June 14, 2022). Five conditions were provided as part of the provisional approval which included the following:

- 1) Payment of any outstanding municipal taxes (if applicable);
- 2) Payment of the zoning by-law amendment application fee;
- 3) Approval of a zoning by-law amendment;
- 4) Payment of the parkland dedication fee; and
- 5) Payment and receipt of an entrance permit for the newly created parcel.



If approved, this will fulfill conditions 2 and 3.

Legal and legislated requirements

The application was previously reviewed in the context of the Provincial Policy Statement, 2020 (PPS) and Planning Staff are confident that this application remains consistent with the PPS. County of Grey Official Plan (Recolour Grey)

Similar to the above, planning staff previously reviewed the policies of the County Official Plan and continue to be satisfied that this application maintains the general intent and purpose of the Plan.

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

The subject lands are zoned A2 (rural) and NE (natural environment). The newly created lot is entirely within the A2 zone.

Provision 9.2.1 of the A2 zone requires a minimum lot area of 20 ha. (50 acres). The proposed lot creation will leave both an undersized severed and retained parcel. The application in question will recognize the above to satisfy the condition. Payment of the proposed zoning amendment has been received.

The A2 zone further requires a minimum lot frontage of 122m. Both the severed and retained parcels will be recognized through the exception for this purpose.

Planning staff are satisfied that the draft by-law maintains the general intent and purpose of the zoning by-law and have no further concerns in this regard.

Financial and resource implications

None.

Staffing implications

None.

Consultation

All of the following comments were previously considered as part of the consent applications:

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

Further comments are not anticipated.



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Alignment to strategic vision plan

Pillar: Build a better future
Goal: Review the County Official Plan and Municipal Zoning By-law
Strategy: Take a co-operative approach to development

Attachments

- Application form
- Draft zoning by-law
- Draft zoning schedule

Next steps

Following this meeting, at a subsequent meeting of Council provided that the bylaw receive 1st, 2nd, and 3rd reading a notice of decision will be issued. Following the appeal period and provided no appeals have been received, planning staff will notify the applicant and advise that two of the conditions of provisional consent have been fulfilled.

Respectfully submitted:



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