



Council report

Meeting date:	October 18, 2020
Title:	ZA17.2021 – McKINNON, Aaron
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnston, C.A.O.

Recommendation

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

Executive Summary

The subject lands are municipally identified as 384265 Concession 4. They are legally identified as part of lot 17, concession 4 and 5 in the geographic Township of Glenelg.

The purpose of the application is to change the zone symbol on the subject lands from A2 (rural) to A2-436 (rural with exception). The effect of which will permit the use of the lands for an arts / culinary school.

Exception 436 will further implement the following:

- a) The lands zoned A2-436 are subject to the requirements of section 34 of the Planning Act, R.S.O. 1990, as amended.
- b) An art / culinary school shall be a permitted use.
- c) A maximum number of 20 people shall be permitted within the accessory structure utilized for the art / culinary school.
- d) All parking must be provided and maintained on site.
- e) For the purposes of this by-law an art / culinary school shall be defined as a 'school where instruction is given for gain or profit, providing instruction in art, including culinary arts but does not include a school as defined under the Education Act or a post-secondary institution or other use relating to the housing or special events beyond those defined herein.
- f) That the lands shall be subject to site plan control.



Background and discussion

The subject property is located east of the intersection of Glenelg Road 23 and Concession 4. There are natural features identified along the north portion of the property, specifically related to the Rocky Saugeen River. The site is comprised of approximately 0.87 ha. The subject lands contain a single detached dwelling unit and an accessory structure.

Legal and legislated requirements

To determine the consistency of the proposal planning staff have conducted a review of the Provincial Policy Statement 2020 (PPS), County Grey Official Plan and the Municipality of West Grey Comprehensive Zoning By-law No. 37-2006.

1. Provincial Policy Statement 2020 (PPS)

Section 1.1.4 of the PPS supports rural areas as being important to the economic success of the Province and quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. The PPS further notes that it is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy. Section 1.1.5.2 of the PPS outlines the type of uses permitted in rural areas, specifically Section 1.1.5.2(b) which permits resource-based recreational uses (including recreational uses). Section 1.1.5.3 supports the promotion of recreational, tourism and other economic opportunities. Section 1.1.5.7 of the PPS further supports opportunities which support a diversified rural economy promoted by protecting agriculture and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

Section 1.1.5.8 requires that new land uses must conform to minimum distance separation (MDS) requirements. Based on staff review, there are no active livestock operations within 500 metres of the subject lands. Planning staff have no further concerns in this regard.

Planning staff are satisfied that the proposed use is consistent with the 2020 PPS.

2. County of Grey Official Plan

Schedule A of the County Official Plan (OP) designates the subject property as 'rural'. Policy 5.4.1(2)(a) specifically permits resource-based recreational uses. These uses are defined in the OP as those recreational uses where the prime reason for location by their very nature, require certain natural attributes for their location including the availability of large lots or land areas. The definition further states that these uses may include passive and active recreational facilities and associated commercial and residential uses. Such uses are further defined as water-based recreation, campgrounds, lodges / resorts and skiing / snowboarding facilities.



Policy 5.4.2(9) provides a number of characteristics that should be provided for resource-based recreational uses. These characteristics are defined as follows:

- a.) A mix of land uses that support a diversity of uses and opportunities such as residential and commercial activities;
- b.) A built form that integrates and / or establishes lifestyle and / or cultural elements for the public within the development, and when practical, contributing to existing trails, cultural landscapes, cultural events, or outdoor activity within the County;
- c.) A built environment that provides meaningful visual and physical access to nature throughout the site;
- d.) Where viable, integrating low impact development techniques for the land use planning, urban design and engineering approaches to manage stormwater throughout the site arrangement and design, green infrastructure, and on-site natural features; and
- e.) Onsite public education / interpretive information about the locations' unique nature resource.

Planning staff note that the intent of the applicant is to utilize locally-grown products as part of the culinary school which maintains the general intent and rationale for the location of the school. In addition, the location of the school will provide for landscape views that will assist in the arts component of the school. Although there are no planning mechanisms available to ensure that this occurs, planning staff are satisfied with the intent.

Planning staff are generally satisfied that the application maintains the overall intent and purpose of the official plan. Provided site plan control is required, planning staff have no further concerns in this regard.

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

The subject lands are currently zoned A2 (rural) under the municipality's zoning by-law. The A2 zone permits a variety of land uses, particularly those agricultural and conservation related in nature. As the proposed use is not specifically permitted within the A2 zone an exception to the use was required. As previously noted, the exception will denote the definition of the requested use, while also ensure that site plan control is required. Site plan control will define the location of parking spaces for the maximum participants denoted in the draft by-law (20 persons), the location of snow storage, the location of any outside storage, and any required or identified landscaping that may be required to buffer the features. The agreement will be registered on title to the subject lands at the sole expense of the landowner through this process.

The site plan agreement will be provided to council at a future council meeting prior to the passage of a by-law to authorize execution of the agreement with the landowner, mayor and the clerk.

Provided the by-law requires site plan control, planning staff are satisfied that the application maintains the general intent and purpose of the municipality's zoning by-law and have no further concerns in this regard.

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: Take a co-operative approach to development

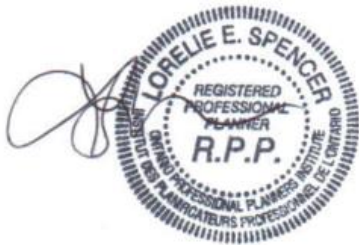
Attachments

- County of Grey Planning & Development Department comments
- Saugeen Valley Conservation Authority comments

Next steps

Following this meeting, at a subsequent meeting of council that the by-law receive 1st, 2nd, and 3rd reading. Following the appeal period and provided no appeals have been received, planning staff will notify the applicant and advise them to proceed through the site plan approval process.

Respectfully submitted:



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