



Committee of the whole report

Meeting date:	September 8, 2020
Title:	ZA07/2020 – HOPKINS, Shawn
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnston, CAO

Recommendation

That Committee approve file ZA07/2020 and forward the appropriate by-law to Council for 1st, 2nd, and 3rd reading.

Executive summary

The applicant's agent has applied for a zoning by-law amendment to satisfy a condition of consent imposed by the Committee for file B17/2019. The purpose of the amendment is to rezone a portion of the subject lands to recognize the deficient lot area and frontage of a newly created parcel under provisional consent. The effect of which will rezone the lands from Rural (A2) and Natural Environment 2 (NE2) to Rural (A2-420), Natural Environment 2 (NE2), and Rural (A2). Exception 420 will recognize the deficient lot frontage and area of the subject lands.

The subject lands, including the newly created parcel, will have access from the Southgate-Glenelg Townline.

Background and discussion

The subject property is located along the north side of the Southgate – Glenelg Townline. The constructed portion of the road ends approximately 20 metres west of the subject lands.

The existing single detached dwelling unit is located near the rear of the property. There is an area of hazard lands consisting of an identified wetland and forested area. There are no livestock facilities on the subject lands at this time.

File ZA07/2020 will fulfill a condition of consent for file B19/2019.

Legal and legislated requirements

To determine the consistency of the proposal, planning staff have conducted a review of the Provincial Policy Statement (PPS), County Official Plan and the Municipality of West Grey Comprehensive Zoning By-law 37-2006.



1. Provincial Policy Statement 2020 (PPS)

The Provincial Policy Statement 2020 (PPS) encourages the preservation of prime agricultural land and generally prohibits the creation of smaller farm parcels or residential lots in areas having strong agricultural capabilities. However, in rural areas have limited agricultural capability, the creation of a limited amount of non-farm residential lots and small farm parcels may be considered.

This particular area of West Grey is considered rural. The consent policies of the rural designation were reviewed as part of the consent application and planning staff have no concerns in this regard.

The presence of hazard lands on the subject lands were previously reviewed as part of the consent application and were considered to be consistent with section 3.1.1 of the PPS.

Planning staff are satisfied that the application is consistent with the PPS.

2. County of Grey Official Plan

Schedule A of the County Official Plan designates the subject lands as 'rural' and 'hazard lands'. Policy 5.2.1 of the Official Plan states that agricultural type land uses are permitted under the 'rural' designation.

Planning staff have no concerns related to the use of the land in this regard,

The 'hazard lands' identified under schedules 'A' and 'B' are addressed within policy's 7.2, 7.9, and 7.11. As part of the previous planning review it was determined that the lot creation would not pose a negative impact on the identified features on the subject lands.

Planning staff are satisfied that the proposed amendment is maintaining the general intent and purpose of the Official Plan.

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

The proposed amendment will recognize the deficient lot area and frontage of the lot created by provisional consent. The subject lands are zoned A2 (rural) and require a minimum lot area of 20 ha. and a minimum lot frontage of 122 metres. The newly created parcel has a frontage of 78 metres and a total lot area of 2.0 ha.

Through the passage of this by-law planning staff are satisfied that the amendment will maintain the general intent and purpose 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

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

That Committee approve file ZA07/2020 and forward the appropriate by-law to Council for 1st, 2nd, and 3rd reading.

Respectfully submitted:



The image shows a handwritten signature in blue ink over a circular professional seal. The seal is for Lorelie E. Spencer, a Registered Professional Planner (R.P.P.) with the Ontario Association of Professional Planners (O.A.P.P.). The seal text includes "LORELIE E. SPENCER", "REGISTERED PROFESSIONAL PLANNER", "R.P.P.", and "ONTARIO ASSOCIATION OF PROFESSIONAL PLANNERS".

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