

March 9, 2023



Lorelie Spencer, MCIP RPP  
Manager, Planning and  
Development  
Municipality of West Grey  
402813, Grey Road 4  
PO Box 409  
Durham, ON N0G 1R0

Dear Ms. Spencer;

**RE: Broos Subdivision 42T-2020-01  
Part of Divisions 2 and 3 of Lot 24, Concession 1 EGR  
Durham, Municipality of West Grey  
Zoning By-Law Amendment Application**

Please find attached an application for a Zoning By-Law Amendment for the above noted property. A Major Plan Revision Application has also been submitted to the County of Grey to amend the approved Draft Plan of Subdivision 42T-2020-01. In order to achieve the requested changes to the Draft Plan of Subdivision a Zoning By-Law Amendment is required to reflect the changes to the overall plan.

The subject lands are located east of Highway 6 and west of Concession 2 on the north side of Durham Road East. Specifically, the lands are located within Concession 1, Part of Lot 24, East of Owen Sound, Geographical Township of Glenelg, Municipality of West Grey, Grey County. The lands have frontage on Durham Road and comprise approximately 140,830 square metres (34.8 acres).

The Approved Draft Plan of Subdivision (42T-2020-01) for the site includes 118 single detached lots, five (5) blocks for townhouse dwellings (49-87 units), one (1) stormwater management (SWM) facility, and an open space block.

The proposed changes to the approved Draft Plan of Subdivision will be an amendment to the internal portion of the property. The changes to the plan are shown on the attached redline drawing. The request is to replace some of the single detached Lots with semi-detached dwelling Lot and Townhouses Blocks. Forty-six (46) single detached dwelling will be replaced with twenty-eight (28) semi-detached dwellings and thirty-eight (38) townhouse units. The proposed amended Plan of Subdivision proposes an additional twenty (20) residential units for a total of between 187 to 225 units providing a density of between 21.7 to 26.2 units per net hectare. The proposed changes will include 72 single detached lots, 28 semi-detached lots and range of The proposed changes will include 72 single detached lots, 28 semi-detached lots and range of 87 to 125 townhouse units.

The request for the change is related to market demand and the rising cost of housing. The smaller units will help to diversify the residential unit type with the neighbourhood and the community.

A Servicing Support Letter prepared by Cobide Engineering was prepared to support the revision chances and speaks to sanitary flows, water demands and function of the stormwater management facility. The existing and proposed infrastructure has sufficient capacity to accommodate the proposed intensification.

In order to implement the proposed changes to the Draft Plan of Subdivision a Zoning By-Law Amendment is required.

Please find the following as part of this package.

- The completed Zoning By-Law Amendment Application
- A digital copy of the Sketch of proposed zoning request
- A digital copy of the Plan Revision prepared by Cobide Engineering Inc
- A digital copy of the Revised Plan prepared by Cobide Engineering Inc
- A digital copy of a Service Support Report prepared by Cobide Engineering Inc
- Zoning By-law Amendment application fee of **\$1,460.00** (application fee and SVCA fee) and Major Plan Revision Review fee **\$1,000.00** – the fees will be provided under separate cover.

The following sections review the subject applications, with respect to key planning policies provided for under the Provincial Policy Statement (PPS), the County of Grey Official Plan, and the Municipality of West Grey's Official Plan.

## Provincial Policy Statement

Under provisions of the Planning Act comments, submissions or advice that affect a planning matter "shall be consistent with" the Provincial Policy Statement (PPS). The PPS is built around three fundamental planning matters, namely, "*Building Strong Communities*", "*Wise Use and Management of Resources*", and "*Protecting Public Health and Safety*". It is clear that the Province requires that planning decisions support strong communities, a clean and healthy environment and economic vitality.

It is respectfully submitted that the proposed changes to the draft plan, and the zoning are entirely consistent with several key policies. These are as follows:

<p>1.1 (Managing and Directing Land Use to Achieve Efficient development and Land Use Patterns)</p> <p>1.1.1 Healthy, livable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.</p> <p>b) accommodating an appropriate affordable and market-based range and mix of</p>	<p>The planned residential uses on the property represent an efficient land use pattern and the development of this parcel will help to support the financial well-being of the Municipality.</p> <p>The overall subdivision does consider a range and mix of residential types including single</p>
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<p>residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</p>	<p>detached, semi-detached and townhome units.</p> <p>The proposed changes to the plan will allow for additional unit types. Further, the subject lands are located in an area that is identified by the County of Grey and Grey Highlands for residential development.</p>
<p>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</p>	<p>The changes to the approved plan of subdivision will not result in environmental or public health and safety concerns.</p>
<p>d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;</p>	<p>The property is an approved plan of subdivision the proposed changes to the plan do not impact the ability of the settlement area to expand.</p>
<p>e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;</p>	<p>The changes to the existing draft plan would help to support intensification on this property and support cost-effective infrastructure in this area of Durham</p>
<p>1.1.2 Sufficient land shall be made available to</p>	<p>The proposed changes to the plan will allow for an appropriate</p>

accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years,	range and mix of land uses to help meet projected needs in the area.
<p>1.1.3 (Settlement Areas)</p> <p>1.1.3.1 Settlement areas shall be the focus of growth and development.</p>	<p>The proposed development is located within an area identified as an area for development and growth.</p> <p>Grey County Official Plan identifies the property as a Settlement area, which is considered an area to be the focus of growth within the County.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of lands uses which:</p> <p>a)efficiently use land and resources;</p> <p>b)are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;</p>	<p>The subject lands are within an area designated for growth. The proposal to amend the approved plan of subdivision will help to further promote an appropriate use of land and existing and future infrastructure.</p>
1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.	The property is immediately adjacent to an existing built up area and the proposed changes to the plan will help to support compact form, mix of uses and densities that will efficiently use the lands and public service facilities

<p>1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.</p>	<p>The subject lands are within a settlement area and can be serviced with municipal sewage and water services.</p>
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The existing approved development and the minor changes to the approved plans are still consistent with the PPS. The development is in a designated growth area, provides appropriate unit types and will be on full municipal services. Therefore, the application conforms to the broader planning direction given under the Provincial Policy Statement.

## County of Grey Official Plan

The County of Grey Official Plan's (approved by the Province June 6, 2019) purpose is to help guide development in the County and provide a wide policy framework for local municipal Official Plans, Secondary Plans and implementing By-Laws.

The subject lands are designated Primary Settlement Area *"Primary Settlement Areas are areas suitable for high intensification targets, public transit services, and have full municipal services. Municipalities with primary settlement areas will, in their official plans, identify and plan for intensification within these areas. The development of high-quality urban form and open public spaces within these areas is also encouraged through site design, and urban design standards, to create attractive and vibrant places that support walking and cycling for everyday activities and are transit-supportive."* (S3.5) Section 3.5 also notes that the County *"Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and*

*institutional land uses. These areas will be the focus of the majority of growth within the County.” and that a “minimum development density of 20 units per net hectare will be achieved for new development.”*

At this broader level, the proposed amendment to the Draft Plan and the amendment to the Zoning By-law is consistent with and still supports the policies of the County Official Plan. The development is still within a settlement area will be on full municipal services and will still be providing uses that are anticipated within the Primary Settlement Areas.

## **Municipality of West Grey Official Plan**

The subject lands are located in a Primary Settlement Area, Durham, within the Municipality of West Grey where the majority of growth is to be directed. The lands are designated 'Residential' in the Municipality of West Grey's Official Plan. The goal of the Residential designation is to “provide an ample supply of affordable and desirable residential dwelling types and densities for the present and future residents of Durham and Neustadt” **(D2.2)** with the overall objective of ensuring an appropriate range of housing types and densities within Durham in order to meet the projected requirements of current and future residents **(D2.2.1)** and to encourage the provision of housing which is affordable to low and moderate income households **(D2.2.3)**. Policy **D2.2.4** encourages residential development which efficiently utilizes the land, resources, infrastructure and public service facilities. The predominate use of the lands within the Residential designation shall be residential dwelling units **(D2.3.1)**. The permitted uses include “*low density housing such as detached dwellings, semi-detached dwellings and duplexes, medium density housing such as triplexes, quadraplexes and townhouses and high density housing such as apartments.*”

The general goals and objectives of the Official Plan that are outlined in Section C speak to ensuring that development within the settlement areas occur in an appropriate and orderly manner **(C1.1.1)** with objectives that support this goal by:

- promoting only development that represents an appropriate and efficient utilization of the of lands and municipal services **(C1.2.1)** and:

- ensuring that development occurs in a manner that provides for compatibility amongst different land uses **(C1.2.2)**

Section **C2.1** outlines the goal of growth within the settlement areas with the Official Plan promoting Durham and Neustadt as the focal points for appropriate forms of urban development within the Municipality of West Grey. The objectives to achieve this goal includes:

- maintaining and enhancing Durham and Neustadt as desirable, attractive, safe and diverse communities.
- encouraging only development that protects and enhances the character of the settlement areas.
- promoting development in undeveloped areas of Durham and Neustadt where such development represents a natural extension of the existing built environment and where the provision of municipal servicing can be feasibly provided.

The proposed development is within the settlement boundary of Durham. It is a development that is located on a property that is immediately adjacent to existing residential development and represents a natural extension of the built environment within the Municipality and is suitably located to take advantage of existing municipal infrastructure.

It can be noted that the request to amend the approved draft plan, and Zoning on this property is consistent with and still supports the goals and objectives of the Municipality of West Grey's Official Plan. With respect to the policies related to residential development outlined in the Official Plan the proposed development is supported. The development is proposed in an area designated for residential development, is within the urban boundary and is planned for full municipal services.

It is submitted that the proposed changes meet the intent of the Municipality of West Grey's Official Plan.

## **Municipality of West Grey Zoning By-Law**

The subject lands are zoned Residential Second Density (R2-432), Residential Second Density (R2-433), Residential Third Density (R32-434) and Open Space (OS) by way of By-law 102-2021. The proponent is requesting



an amendment to the zoning by-law for a portion of the property to consider a change from the Residential Second Density (R2-433) zone and (R2-432) zone to the Residential Third Density (R3-434) zone and Residential Second Density exception (R2-xx) zone. This would support the proposed redline change to the approved Draft Plan of Subdivision. (see attached draft zoning schedule)

The Residential Second Density exception (R2-xx) would support the request to include semi-detached dwellings within the subdivision. In addition to the requested unit type we are requesting relief to this zone to reflect the amendments that were supported with the original approval.

#### Residential Exception (R2-xx) Zone Provisions (Section 13.2.2)

Zone Standard		R2 Zone Provisions	Proposed Development
13.2.2.1	Min Lot Area	275 m <sup>2</sup>	-
13.2.2.2	Min Lot Frontage	9 m	-
13.2.2.3	Min Front yard	7.6 m	4.5 m
13.2.2.4	Min Interior side yard	1.2 m – 1.8 m	1.2 m
13.2.2.5	Min Exterior side yard	7.6 m	4.5 m
13.2.2.6	Min Rear yard	7.6 m	6.0 m
13.2.2.7	Max Building Height	10.5 m	-
13.2.2.8	Max Lot Coverage	45%	-

The purpose of this letter is to provide planning rationale in support of the draft plan revision request and Zoning By-law amendments for the subject property. It has been demonstrated that the subject applications are consistent with the development aspirations of the community as reflected in the County and local Official Plans. In addition, the proposal is consistent with the Provincial Policy Statement.

Should you have any questions or require any additional information please feel free to contact me directly.

Yours truly,

A handwritten signature in dark ink that reads "Krystin Rennie". The script is cursive and fluid, with the first name "Krystin" and last name "Rennie" clearly legible.

Krystin Rennie, MAES MCIP RPP  
Georgian Planning Solutions

cc: Walter Broos, Tiffany Development Corporation  
Scott Taylor, Grey County