



GRAND VALLEY

Council Planning Report

To: Mayor Soloman & Council
From: Mark H. Kluge, MCIP RPP, Town Planner
Date: September 24, 2024
Report No.: PLN2024-059
Subject: Public Meeting Proposed Zoning By-law Amendment Z03-2024
034541 Concession Road 8-9

Recommendation:

THAT Report No. PLN2024-059, dated September 24, 2024, be received;

AND FURTHER THAT the public has until Friday October 11, 2024, to provide comments to Planning on application Z03-2024;

AND FURTHER THAT all agency and public comments be referred to Planning and considered in a Recommendation Report to be scheduled for a future Council Meeting regarding the final disposition of this matter.

AND FURTHER THAT the decision on application Z03-2024 be deferred.

Key Points:

The following are key points for consideration with respect to this report:

- This proposed Zoning Amendment is to recognize an existing lot of record
- No decision will be made at this public meeting. A final Recommendation Report will be provided to Council at a later date
- The public has until Friday, October 11, 2024 to submit comments to Planning.

Background

Location:

The subject property is located at the southeast intersection of Concession Road 8-9 and Sideroad 21-22, in the Rural Area of Town. The subject lands are currently vacant (wooded), see **Appendix 1: Location Map**.

Site Characteristics:

Municipal/Emergency Address	034541 Concession Road 8-9
Roll Number	124000
Legal Description	Part Lot 22 Concession 8
Current Use	Vacant (wooded)
Site Area	0.13 ha
Official Plan	<i>Agricultural</i>
Current Zoning	Rural Residential
Proposed Official Plan & Zoning	<i>Agricultural</i> and Rural Residential Exception

Surrounding Land Uses:

NORTH	Agricultural
SOUTH	Agricultural
EAST	Agricultural
WEST	Protected Environmental lands - Luther Marsh

History:

On two separate occasions in 2012 and 2015, the Town received enquiries regarding potential development of this property. In both instances the response was the same:

- *Lands do not meet the minimum lot area for the Rural Residential (RR) zone, nor the special permission for an existing undersized lot.*
- *The Owner could apply for a site-specific exception through a Zoning By-law amendment to be considered by Council.*

No applications for a Zoning By-law Amendment were ever received, until the current application in 2024.

Proposed Development:

On August 8, 2024, Trevor Pullen (co-owner with Thomas Tupling) submitted a Zoning By-law Amendment application to recognize an existing lot of record. The Application was deemed complete on August 8, 2024. See **Appendix 2: Site Plan**. All submission materials can be viewed on the Town’s website under Current and Approved Applications – **034541 Concession Road 8-9 File: Z03-2024**, via this link:

<https://townofgrandvalley.ca /business-development/building-planning-and-development/current-and-approved-applications/>

Current Planning Context

Provincial Policy:

All new development within the Province must conform to Provincial Policy, specifically the Provincial Policy Statement 2020 and the Growth Plan 2019. The Recommendation Report will discuss how the proposed development conforms to Provincial Policy.

Dufferin County Official Plan:

The subject lands are designated **Prime Agricultural** in the Dufferin County Official Plan.

Grand Valley Official Plan:

The subject lands are designated **Agricultural** in the Town’s Official Plan. This designation permits single detached dwellings. An Official Plan Amendment is not required for this proposed Zoning Amendment Application.

Grand Valley Zoning By-law 2009-10:

The subject lands are zoned Rural Residential (RR). A Zoning By-law Amendment is required to amend the Rural Residential (RR) Zone regulations to recognize an existing lot of record.

Public Consultation:

Notice of this Public Meeting, via e-mail, mailout and signage, was provided pursuant to the *Planning Act* on September 3, 2024. As of the writing of this report, Planning has received two comments from the public.

- one email from a resident confirming the time of the Public Meeting. The Public Meeting Notice Sign on the property indicated 11 PM instead of 11 AM. This was corrected when the Planner conducted their site visit on September 5, 2024.
- One letter from the adjoining property owner, see **Appendix 3**.

The Public has until Friday, October 11, 2024, to submit comments to the Town regarding this application. Those members of the Public that submit comments, attend the Public Meeting, or request to be notified will be notified (via email) when the Recommendation Report is scheduled for Council.

All comments received will be reviewed, evaluated, and responded to in the final Recommendation Report to Council.

Town and Agency Consultation:

The applications were circulated for technical review on September 3, 2024. As of the writing of this report the following Agencies have provided comments:

- The Mississaugas of the Credit First Nation (MCFN), see **Appendix 4**
- Burnside Town Engineering, see **Appendix 5**
- Public Works, see **Appendix 6**
- Dufferin County, see **Appendix 7**

All technical comments received will be reviewed and addressed in the final Recommendation Report to Council.

Planning Analysis

The development proposal is to recognize an existing lot of record that does not meet the regulations of the Rural Residential (RR) Zone:

Rural Residential (RR) Zone schedule for 034541 Concession Road 8-9		
SITE STATISTICS	REQUIRED	PROVIDED
Lot Area	0.4 ha	1393.55 m²
Lot Frontage	45 m	30.5 m
Front Yard Setback	30 m	19.5 m
Interior Side Yard Setback	6 m	7.9 m
Exterior Side Yard Setback		
Rear Yard Setback	15 m	10.97 m
Lot Coverage	10%	8%
Building Height	12 m	12 m
Ground Floor Area 1-storey	110 m ²	Not required
Ground Floor Area 2-storey	65 m ²	Not required

All comments received from the public and technical circulations will be evaluated and reviewed by Planning and the Applicant. A response to all comments, addressing any issues and a full Planning Analysis will be provided in the Final Recommendation Report to Council.

Attachments:

Appendix 1: Location Map

Appendix 2: Site Plan

Appendix 3: Public Comment

Appendix 4: The Mississaugas of the Credit First Nation Comments

Appendix 5: Burnside Town Engineering Comments

Appendix 6: Public Works Comments

Appendix 7: Dufferin County Comments

Report Submitted by

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Report Approved by

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