



GRAND VALLEY

Council Planning Report

To: Mayor Soloman & Council
From: Mark H. Kluge, MCIP, RPP, Town Planner
Date: October 8, 2024
Report No.: PLN2024-066
Subject: Public Meeting Proposed Zoning By-Law Amendment Z05-2024 – 25
McIntyre Lane

Recommendation:

THAT Report No. PLN2024-066, dated October 8, 2024, be received;

AND FURTHER THAT the public has until Friday October 12, 2024, to provide comments to Planning on Application Z05-2024;

AND FURTHER THAT all agency and public comments be referred to Planning and considered in a future Recommendation Report to Council;

AND FURTHER THAT the decision on Application Z05-2024 be deferred.

Key Points:

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

- The proposed Zoning By-Law Amendment is to reduce the required rear yard setbacks for accessory structures.
- No decision will be made at this Public Meeting. A 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 on **25 McIntyre Lane**, in the **URBAN** area of Grand Valley. The subject lands contain a single detached dwelling, pergola, shed and outdoor fireplace, see **Appendix 1: Location Map**.

Site Characteristics:

Municipal/Emergency Address	25 McIntyre Lane
Roll Numbers	110879
Legal Description	Lot 79 Plan 7M-67
Current Use	Residential
Site Area	402.6 m ²
Official Plan	<i>Urban Residential</i>
Current Zoning	Village Residential Exception Eight (RV-8)
Proposed Zoning	Site Specific Village Residential

Surrounding Land Uses:

NORTH	Residential
SOUTH	Residential
EAST	Residential
WEST	Residential

History:

The zoning application was received as a result of a complaint received by the Town and By-Law Enforcement investigation. The Town's Municipal By-law Enforcement Officer advised Planning of the following:

- Written Complaint Received - August 9, 2024.
- By-law Enforcement attended the Property with Mark Mconnell – Dufferin County Building Code Enforcement Inspector on August 26, 2024.

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- Shed – Under size for needing building permit.
- Pergola – Oversized, Building Permit needed as per Dufferin County Building Department.
- Fireplace = 50 inches (1.27 m) from rear property line
- Shed = 23 inches (0.5842 m) from rear property line
- Pergola = 50 Inches (1.27 m) from interior east side property line

The minimum require setback from the rear and interior side yards for accessory structures is 1.5 m, therefore zoning relief is required.

Proposed Development:

On September 10, 2024, Paulo and Amanda FARIAS, the Owners, submitted a Zoning By-law Amendment application to decrease the required rear and side yard setbacks for accessory buildings and structures. The Application was deemed complete on September 10, 2024, see **Appendix 2: Cover Letter**, **Appendix 3: Site Plans** and **Appendix 4: Site Photos**. All submission materials can be viewed on the Town’s website under Current and Approved Applications – **25 McIntyre Lane File Z05-2024**, via this link:

<https://www.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 **Primary Settlement Areas** in the Dufferin County Official Plan - Schedule B - Community Settlement Structure and Land Use.

Grand Valley Official Plan:

The subject lands are designated **Urban Residential** in the Town’s Official Plan. This designation permits single detached dwellings and accessory buildings and structures. An Official Plan Amendment is not required.

Grand Valley Zoning By-law 2009-10:

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The subject lands are zoned **Village Residential Exception Eight (RV-8)**. A Zoning By-law Amendment is required to rezone the lands to a new site-specific **Village Residential (RV) Zone** to address the accessory building/structures reduced setback, see **Appendix 5: Zoning**.

Public Consultation:

Notice of this Public Meeting, via e-mail, mailout and signage, was provided pursuant to the *Planning Act* on September 16, 2024. As of the writing of this report, Planning has received one comment from the public, see **Appendix 6: Public Comments**.

The Public has until **Friday October 11, 2024**, to submit comments to the Town regarding these applications. 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 16, 2024. As of the writing of this report the technical comments from Town Engineering (Burnside) have been received, see **Appendix 7: Engineering (Burnside) Comments**. All technical comments received will be reviewed and addressed in the final Recommendation Report to Council.

Planning Analysis

The development proposal is to reduce the required setbacks for accessory buildings/structures. The minimum setback requires under the Zoning By-law is 1.5 m, the Applicants are seeking to reduce this to 0.58 m.

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: Cover Letter

Appendix 3: Site Plans

Appendix 4: Site Photo

Appendix 5: Zoning

Appendix 6: Public Comments

Appendix 7: Engineering (Burnside) Comments

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