



GRAND VALLEY

The Corporation of the Town of Grand Valley Report to Council

Date: June 11, 2023

To: Mayor Soloman & Members of Council

From: Mark H. Kluge, MCIP RPP, Planner

Subject: PUBLIC MEETING REPORT

Report No.: PLN14-2024

File: Z02-2024 (Town initiated Zoning)

Received: May 6, 2024

Deemed Complete: May 6, 2024

Applicant: Meghan Townsend c/o Town of Grand Valley

Location: Hill Town Drive Subdivision (Monticello)

Roll #: Various

Attachment(s): Appendix 1: Location and Zoning
Appendix 2: Official Plan
Appendix 3: Plan 127 and Plan 128
Appendix 4: Zoning Chart
Appendix 5: Draft Zoning By-law
Appendix 6: GRCA Comments

RECOMMENDATION

THAT Report No. PLN14-2024, dated June 11, 2024, be received;

AND FURTHER THAT the public has until Friday July 12, 2024, to provide comments to Planning on application Z02-2024;

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 Z02-2024 be deferred.

PURPOSE OF REPORT

The purpose of this report is to advise Council and the Public regarding the Town-initiated Zoning By-law Amendment File Z02-2024, and to provide a Planning Recommendation to Council.

Site Characteristics:

Municipal/ Emergency Address	1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 15, 17, 18, 19, 20, 21, 22, 23, Hill Town Drive
Roll Number(s)	209602, 209604, 209610, 209612, 209614, 209616, 209618, 209620, 209630, 209634, 209636, 209652, 209654, 209656, 209658, 209660, 209662, 209664, 209666, 209668, 209670
Current Use	Vacant Lands
Site Area	4.25 ha±
Official Plan	<i>Rural Settlement</i>
Current Zoning	Hamlet Residential Holding (RH(H))
Proposed Zoning	Hamlet Residential Exception Three Holding (RH-3(H))

See **APPENDIX 1: LOCATION and ZONING** and **APPENDIX 2: OFFICIAL PLAN**

Surrounding Land Uses:

NORTH	Agricultural
SOUTH	Rural (Hamlet) Residential
EAST	Rural (Hamlet) Residential and Agricultural
WEST	Agricultural

Application:

This Town-initiated zoning is to permit reduced lot areas, lot coverage and a maximum dwelling size per lot, to allow for the development of a designated and zoned rural (hamlet) residential subdivision.

History:

The Hill Town Drive subdivision was registered in two plans. Plan 127 was registered in February 1979, and Plan 128 was registered in June 1979, see **APPENDIX 3: PLAN 127 and PLAN 128**. Together these two plans created the 21-lot rural (hamlet) residential subdivision in Monticello. The individual lots were all assigned a Municipal Address and Municipal Roll Number, via the Land Registry Office and were offered for sale.

The development lay dormant for almost 20 years due to the Developer's inability to provide the required securities for the construction of the Subdivision.

On April 7, 1992, Council for the Township of East Luther passed Deeming By-law Number 1788, designating Plans 127 and 128 as being deemed not to be a registered plan of subdivision. This then precluded the "lots" created under the plan of Subdivision from being conveyed or transferred.

Over the years the Town has been approached by some of the owners in the Hill Town Drive "Subdivision" enquiring as to what can be done with these "lots". As an owner of "lots" on Hill Town Drive, the Town also has an interest in the use of this property. The Town acquired the lots under tax sale proceedings.

In late 2021, with Council direction, the Town reached out to all the Hill Town Drive owners to begin the process of deciding what to do with the lands, including options for developing the Subdivision. Both in-camera and open Council meetings were held with direction from Town Legal on how best to start the process, with the end result being direction from the owners to move forward with plans for the development of the subdivision.

Subdivision Development:

The first step in the process to build the subdivision is to rezone the lots as they do not conform to the existing Hamlet Residential (RH) Zone for lot size. All the lots are undersized and in order to be in conformity with Zoning a site-specific by-law must be passed recognizing a reduced lot area and coverage and introducing a maximum dwelling

size. These measures are needed to ensure the lots can accommodate private wells and septic systems so as to not over build the lots.

The second step will be a Local Improvement Charges By-law (LICB) that will set out the financial and engineering aspects of the Subdivision. As the Town is front ending all the costs of the development, in order for it not to be a burden on the taxpayers, each lot will be responsible for a portion of the total cost of development to be outlined in the LICB. It is anticipated that the LICB will be brought forward later in 2024.

PROVINCIAL POLICY

All new development within the Province must conform to Provincial Policy, specifically the Provincial Policy Statement 2020 and A Place to Grow - Growth Plan 2019.

This minor zoning by-law amendment is site specific to permit reduced lot area, lot coverage and maximum dwelling size of an approved land use. The proposal does not involve any major policy considerations. Therefore, in Planning's opinion the proposed zoning amendment is not in conflict with, conforms to, and is consistent with both the PPS 2020 and the Growth Plan 2019.

DUFFERIN COUNTY OFFICIAL PLAN

The subject property is within the *Countryside Area* designation under Schedule B Community Settlement Structure and Land Use (S.4.0).

GRAND VALLEY OFFICIAL PLAN

The subject lands are designated *Rural Settlement*. Single detached dwellings with garages and accessory buildings are permitted in this designation. In Planning's opinion the proposed Zoning By-law Amendment is in conformity with the Town's Official Plan.

GRAND VALLEY ZONING BY-LAW 2009-10

The subject lands are zoned Hamlet Residential Holding (HR(H)). A site-specific Zoning By-law Amendment is required to permit reduced lot areas, lot coverage and maximum dwelling size. A zoning comparison is listed in **APPENDIX 5: ZONING CHART** and the Draft Zoning By-law is listed in **APPENDIX 6: DRAFT ZONING BY-LAW** of this report.

PUBLIC CONSULTATION & AGENCY COMMENT

Public Consultation

Notice of this Public Meeting, via e-mail, mailout and signage on the property, was provided pursuant to the *Planning Act* on May 13, 2024.

As of the writing of this report on June 4th, 2024, Planning has received one email in support of the application from the public.

Town & Agency Consultation

The application was circulated for comment and review on May 13, 2024.

As of the writing of this report on June 4th, 2024, Planning has one technical comment from the Grand River Conservation Authority (GRCA), see **APPENDIX 7: GRCA COMMENTS**.

Any additional comments received regarding this application from external boards or Town departments, will be reviewed and included in the Recommendation Report.

NEXT STEPS

All comments will be reviewed, and a response will be provided in a future Recommendation Report to Council. The Zoning By-law Amendment and the LICB will be presented jointly to Council by the end of 2024.

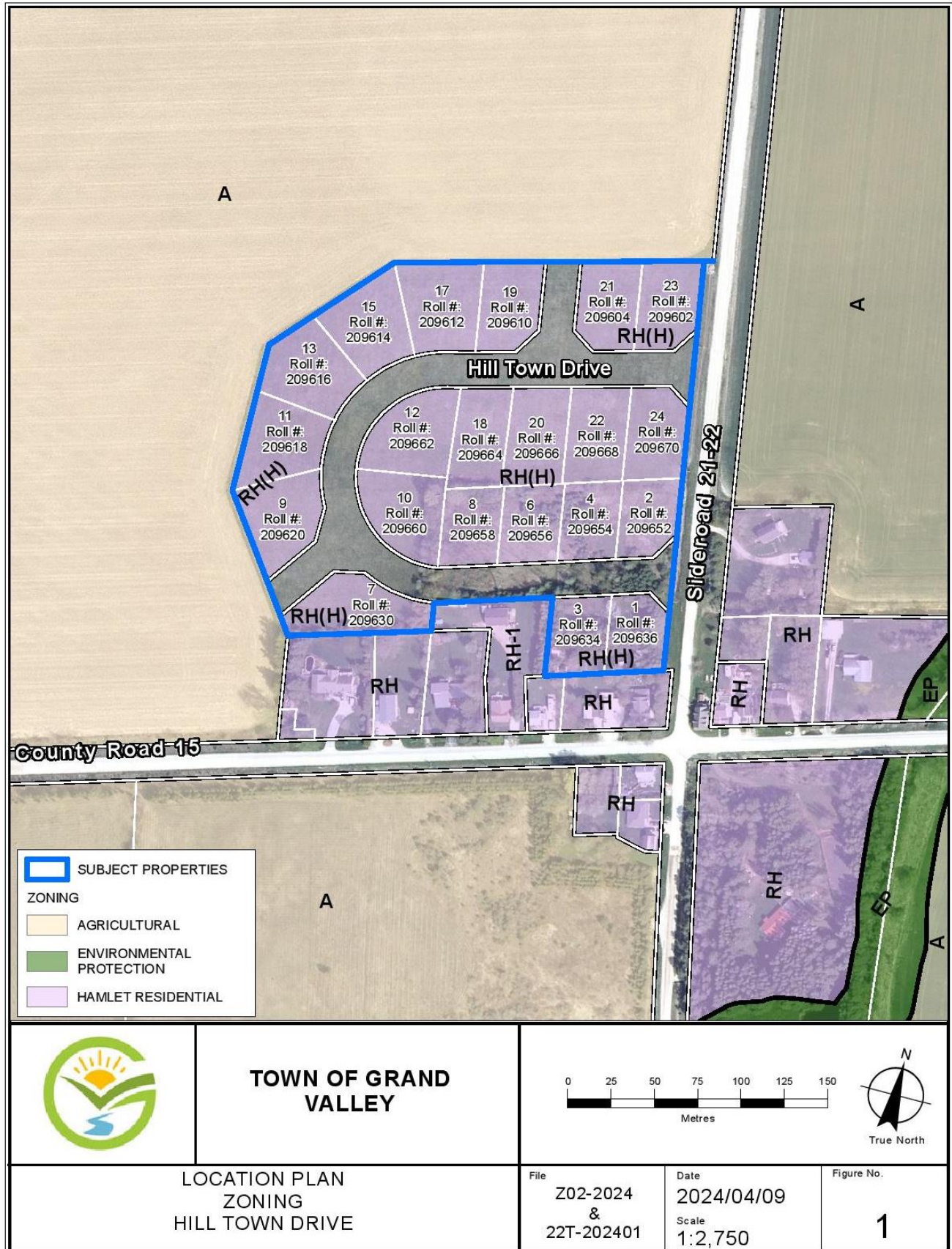
Respectfully submitted,

Mark H Kluge

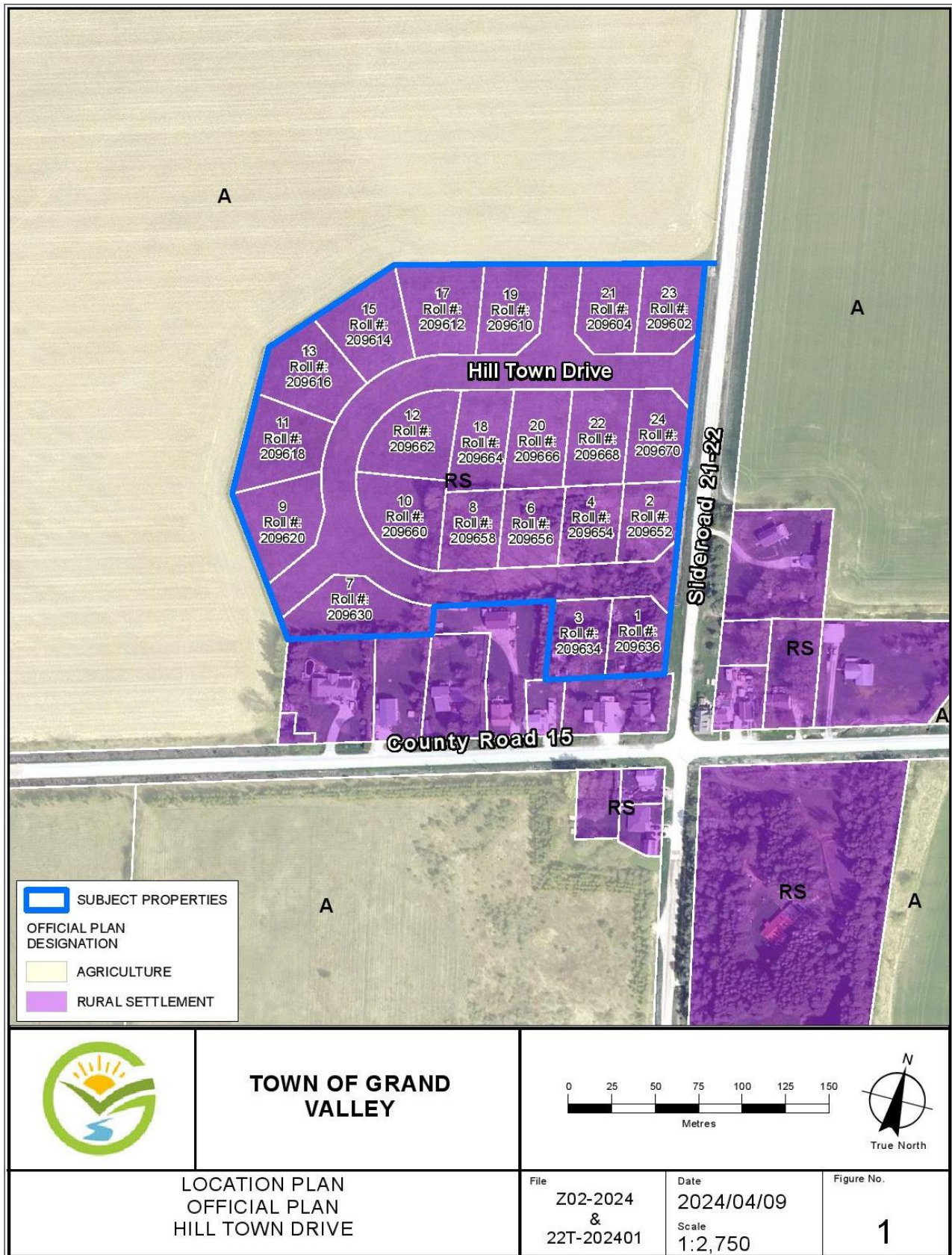
Mark H. Kluge, MCIP RPP

Town Planner

APPENDIX 1: LOCATION and ZONING



APPENDIX 2: OFFICIAL PLAN



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APPENDIX 4: ZONING CHART

Hill Town Drive Subdivision in Monticello

Hamlet Residential (RH) Zone

Regulations		Lot 1 23 Hill Town #209602	Lot 2 21 Hill Town #209604	Lot 3 19 Hill Town #209610	Lot 4 17 Hill Town #209612	Lot 5 15 Hill Town #209614	Lot 6 13 Hill Town #209616	Lot 7 11 Hill Town #2096 18	Lot 8 9 Hill Town #209620	Lot 9 7 Hill Town #209630	Lot 10 3 Hill Town #209634	Lot 11 1 Hill Town #209636
Min Lot area on Private Services	0.4 ha	0.18 ha	0.24 ha	0.24 ha	0.23 ha	0.22 ha	0.23 ha	0.21 ha	0.26 ha	0.30 ha	0.16 ha	0.15 ha
Min Lot Frontage	24 m	28.5 m	45 m	45.5 m	36.6 m	31.9 m	31.7 m	31.2 m	43.7 m	61.8 m	34.7 m	28.3 m
Min Front Yard	7.5 m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Min Interior Side Yard	1.5 m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Min Exterior Side Yard	7.5 m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Max Lot Coverage	20%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Max Height	12 m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Min GFA m ²		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAX GFA m ²		140 m ²	140 m ²	140 m ²	140 m ²	140 m ²	140 m ²	140 m ²	140 m ²	140 m ²	125 m ²	125 m ²

Regulations		Lot 12 12 Hill Town #209662	Lot 13 18 Hill Town #209664	Lot 14 20 Hill Town #209666	Lot 15 22 Hill Town #209668	Lot 16 24 Hill Town #209670	Lot 17 10 Hill Town #209600	Lot 18 8 Hill Town #209658	Lot 19 6 Hill Town #209656	Lot 20 4 Hill Town #209654	Lot 21 2 Hill Town #209652
Min Lot area on Private Services	0.4 ha	0.26 ha	0.17 ha	0.19 ha	0.19 ha	0.18 ha	0.21 ha	0.16 ha	0.16 ha	0.16 ha	0.15 ha
Min Lot Frontage	24 m	80 m	30 m	33.9 m	34.6 m	27.6 m	72.1 m	33.3 m	34.7 m	33.5 m	28.6 m
Min Front Yard	7.5 m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Min Interior Side Yard	1.5 m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Min Exterior Side Yard	7.5 m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Max Lot Coverage	20%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Max Height	12 m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Min GFA m ²		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAX GFA m ²		140 m ²	140 m ²	140 m ²	140 m ²	140 m ²	140 m ²	125 m ²	125 m ²	125 m ²	125m ²

Lot Area: 0.15 ha to 0.16 ha Max Dwelling size 125m²

Lot Area: 0.17 ha to 0.30 ha Max Dwelling size 140m²

Merged Lots will require a site-specific Zoning By-law Amendment

APPENDIX 5: DRAFT ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE TOWN OF GRAND VALLEY

BY-LAW NUMBER 2024 - _____

Being a By-Law to Amend By-law 09-10, as amended, known as the Zoning By-law for the Corporation of the Town of Grand Valley, to Rezone the lands from a Hamlet Residential Holding (RH(H)) to a Hamlet Residential Exception Three Holding (RH-3(H)) Zone, to permit reduced lot sizes, reduced lot coverage and maximum dwelling size

WHEREAS Section 34 of the *Planning Act*, as amended, authorizes the Council of a Municipality to enact Zoning By-laws;

NOW THEREFORE the Council of the Corporation of the Town of Grand Valley enacts as follows;

1. By-law 09-10 is hereby amended AS FOLLOWS:

Schedule "A" is amended by rezoning:

1 Hill Town Drive (#209636)	13 Hill Town Drive (#209616)
2 Hill Town Drive (#209652)	15 Hill Town Drive (#209614)
3 Hill Town Drive (#209634)	17 Hill Town Drive (#209612)
4 Hill Town Drive (#209654)	18 Hill Town Drive (#209664)
6 Hill Town Drive (#209656)	19 Hill Town Drive (#209610)
7 Hill Town Drive (#209630)	20 Hill Town Drive (#209666)
8 Hill Town Drive (#209658)	21 Hill Town Drive (#209604)
9 Hill Town Drive (#209620)	22 Hill Town Drive (#209668)
10 Hill Town Drive (#209600)	23 Hill Town Drive (#209602)
11 Hill Town Drive (#209618)	24 Hill Town Drive (#209670)
12 Hill Town Drive (#209662)	

FROM a Hamlet Residential Holding (RH(H)) Zone

TO a Hamlet Residential Exception Three Holding (RH-3(H)) Zone

As identified in Schedule 1 to this By-law.

2. Table 5.2.3 is amended by adding the following section:

1.Exception Number	2. By-law Number	3. Additional Permitted Uses	4. Only Permitted Uses	5. Uses Prohibited	6. Special Zone Requirements	7. Other Special Provisions
RH-3	2024-__		<ul style="list-style-type: none"> • dwelling, single detached; • accessory apartment; • home occupation; 	<ul style="list-style-type: none"> • Detached Additional Residential Unit (ARU) 	<ul style="list-style-type: none"> • Lot Area 0.15 ha to 0.17 ha – MAXIMUM Dwelling size: 125 m² • Lot Area 0.17 ha to 0.30 ha – MAXIMUM Dwelling size: 140 m² • 10% Maximum lot coverage 	<ul style="list-style-type: none"> • Merged Lots require a Zoning By-law Amendment

3. In all other respects, the provisions of this By-law shall apply.

BY-LAW GIVEN THE NECESSARY READINGS AND PASSED THIS ## DAY OF MONTH 2024.

STEVE SOLOMAN, MAYOR

MEGHAN TOWNSEND, CLERK

SCHEDULE 1 to BY-LAW 2024 - _____



APPENDIX 6: GRCA COMMENTS



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

May 30, 2024
Via email
Z02-2024

Mark Kluge, Town Planner
Town of Grand Valley
5 Main Street North
Grand Valley, ON, L9W 5S6

Dear Mr. Kluge,

Re: Zoning By-law Amendment Z02-2024
Hill Town Drive Subdivision, Town of Grand Valley
Town-initiated Zoning By-law Amendment for various owners

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted application to permit reduced lot sizes, reduced lot coverage and maximum dwelling size to permit a residential subdivision on private services.

Recommendation

The GRCA has no objection to the approval of this Zoning By-law Amendment application.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information available at our office indicates that a small portion of the property contains a GRCA regulated allowance to a watercourse. Proposed development or site alteration within GRCA regulated features will require prior written consent from the GRCA in the form of a permit pursuant to Ontario Regulation 41/24. It is the opinion of the GRCA that the proposed reduced lot sizes, lot coverage and maximum dwelling size will not impact on GRCA regulated natural hazards, and therefore we have no objection to this application.

Future development within regulated natural hazards, including proposed stormwater outlet to GRCA regulated features, will require a permit from the GRCA pursuant to Ontario Regulation 41/24.

Should you have any questions, please contact me at 519-621-2763 or by email at clorenz@grandriver.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Lorenz".

Chris Lorenz, M.Sc.
Resource Planner
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping

