



Date: Wednesday, December 11, 2024

From: Michael Benner, Director of Development and Infrastructure

Subject: Z06/24 Hutchinson Zoning By-law

Report DEV2024-070

This document and its attachments are public and available in an accessible format upon request.

Recommendation

That staff report “DEV2024-070, Z06/24 Hutchinson Zoning By-law” be received for information, and;

That the Mayor and Clerk be authorized to sign the zoning by-law amendment related to this proposal as substantially contained in this report.

Application Summary

Owner(s): Angel Red Inc.

Agent: Larry Hutchinson

Civic Address: N/A

Subject Lands: PLAN 857 PT LOT 31

RP16R-3098 PART 6

ARN: 4203 620 009 15001

Zoning Amendment Application Z06/24 proposes to amend the zoning on the subject lands to permit a 5-unit townhouse development intended for long-term rentals on the subject lands. The development will be serviced with municipal water and a communal sanitary system. Access will be provided from Joynt Street.





A Public Meeting was held on October 9, 2024. During that Public Meeting comments were received from the Grey County Planning and Development Department, James Cook and Natasha McMillan. Matters to be addressed arising from that meeting included the request for additional information regarding servicing, traffic, and environmental impacts. A summary of that meeting and comments received is included in the Committee of the Whole report DEV2024-054.

Policies Affecting the Proposal

The following policies relevant to the subject lands are provided for general information purposes.

2024 Provincial Policy Statement (PPS)

The subject lands are located within the Shallow Lake Settlement area. Section 1.1.3 of the Provincial Policy Statement provides directions for settlement areas noting that:

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

Grey County Official Plan (GCOP)

The Grey County Official Plan designates the subject lands within a Secondary Settlement Area, namely Shallow Lake.

Section 3.6 of the GCOP provides policy direction for Secondary Settlement areas noting that:

Secondary Settlement Areas are settlements areas that have lower density targets and have a limited range of uses and amenities compared to Primary Settlement Areas and have partial or private services. These areas accommodate limited residential growth as well as new community facilities and employment uses.



Permitted uses in the areas designated as Secondary Settlement Areas are residential uses, bed and breakfast establishments, home/rural occupations, commercial and dry industrial uses, public, recreational, and institutional uses intended to support the surrounding agricultural community.

Where partial services exist in a Secondary Settlement Area, development shall only be permitted to allow for the development of vacant and/or underutilized lots, as well as the creation of lots, subject to satisfying the following requirements:

- a) The development is within the reserve sewage system capacity or reserve water system capacity;*
- b) Site conditions are suitable for the long-term provision of such services;*
- c) The development is within the existing settlement area;*
- d) Allow for infilling and minor rounding out of existing development.*

Township of Georgian Bluffs Official Plan (TGBOP)

Similar to the GCOP, the TGBOP also places the subject lands within the Secondary Settlement Area of Shallow Lake. Section 3.2.2. of the TGBOP notes that:

Secondary settlement areas are those settlements within the Township that generally contain partial municipal or communal services, a mix of land uses and a built environment characteristic of a rural village or hamlet. The intent of the Secondary Settlement area is to facilitate a mix of land uses that include residential, commercial, industrial, institutional, recreational and open space and future development areas. The Secondary Settlement Area should be supportive of those commercial and light industrial uses intended to serve the surrounding rural area as well as the needs of those residents within the community.

The TGBOP also places the subject lands within the Residential designation. Section 3.4.1 provides policy direction for Residential areas noting that:

Residential areas are important components of settlement areas and should be developed in a manner that supports a high quality of life. Given the rural nature of the Township, the historic housing preference has been the single detached dwelling. However, given the past statistical trends which depict an ageing population and a declining household family size, demand for other housing formats may shift from the traditional detached dwelling. The residential policies for settlement areas within this plan are therefore aimed at recognizing this predominance for the single-detached dwelling while encouraging other housing formats. Emphasis is placed on facilitating differing housing formats and densities within settlement areas with careful consideration being given to compatibility, sufficient amenity and servicing availability to ensure a high quality of living is provided for residents.



Township of Georgian Bluffs Zoning By-law 2020-020 (TGBZB)

The Township's Zoning By-law places the subject lands within the Residential R1 zone. Section 9.1 of the TGBZB provides Residential zone provisions noting that:

There are three (3) Residential Zones in this Zoning By-law. These zones generally apply to residential properties in the Settlement Areas as well as recognize existing mobile home parks. Within Residential Zones, dwelling units and accessory buildings are generally permitted. The Residential Multiple One Zone generally applies to residential uses in Settlement Areas that contain multiple residential dwelling types such as triplexes, fourplexes, townhouses and apartment dwellings.

An amendment to the zoning by-law has been proposed that will change the zoning from Residential (R1) to site-specific Residential Multiple (RM1) recognizing that the property will be serviced by municipal water and a private communal sewage system. The present zoning by-law does not recognize partially serviced residential multiple developments.

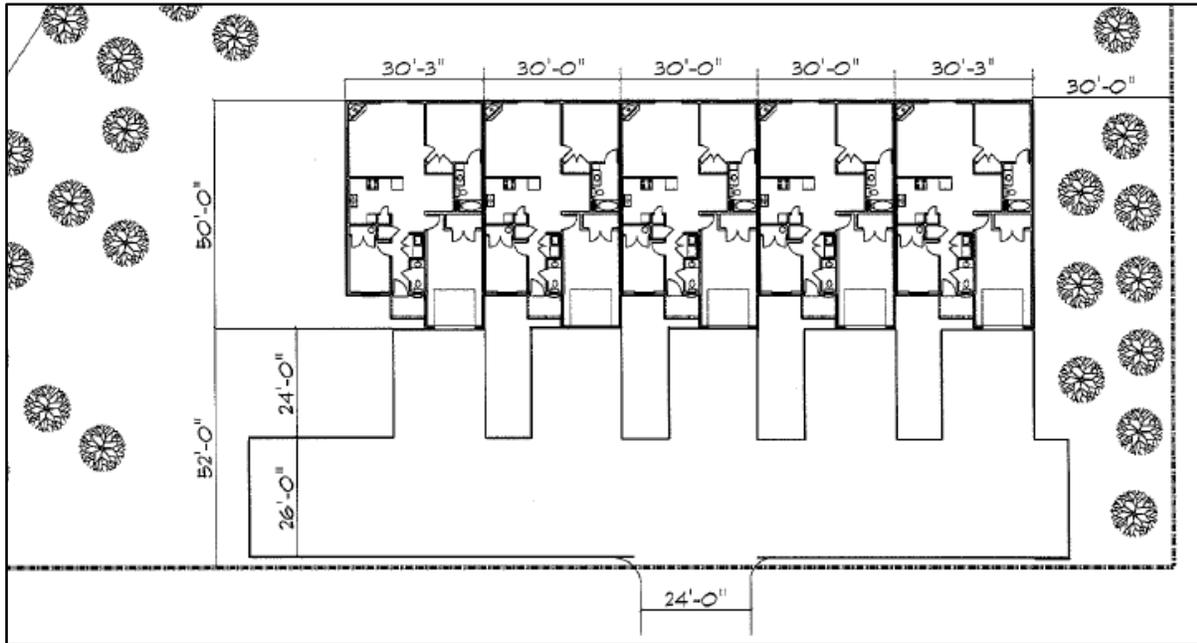
A copy of the proposed zoning by-law is attached to this report.

Analysis

The subject lands are 0.7 hectares in size and are well wooded. The site is generally rolling and terraced, sloping generally to the southeast, and contains exposed rock faces along the terraces. Evidence of past filling activities are located in the northwestern portion of the site. The subject lands are located within a residential area of the Shallow Lake Community and partially abut the unopened extension of the Joynt Street Road Allowance.

The residential development proposed on-site will be comprised of a "row" style townhouse comprised of 5 two-bedroom units. Each unit will also have an attached garage. A concept plan showing the unit layout and a conceptual project rendering are noted below.

It is important to note that this development will be for purpose built long-term rental units only. A plan of condominium, which would see separate ownership of each unit, is not being applied to this development. The site is also not intended to be used for short-term rental accommodations (STAs). As purpose built rental units, the site can be developed utilizing one metered water service connection and a communal septic system as further detailed below. Additionally, the site will only have one municipal address with the individual units each having their own unit numbers (i.e. Unit A or Unit 1).



Site Servicing

The property is located within the Shallow Lake Community and would be serviced by municipal water and a communal septic system. A 200 mm watermain exists along this portion of Joynt Street and a water service lead (lateral) from this main already exists for the subject lands. Through discussions with OCWA, the Ontario Clean Water Agency, staff have confirmed that there is sufficient capacity in the Shall Lake system to provide water to the five proposed units.

The proposed units will also be serviced by a communal Waterloo Biofilter Treatment system that will be sized to accommodate the 5 residential units. The system will be sized to accommodate the calculated flow rate of 6,750 litres per day and utilize a 1700 square metre contact area. There are sufficiently sized tablelands available to



accommodate the contact area behind the proposed units. A septic permit will be required from the Township as part of the Building Permit approval process. Details regarding the septic system are included as an attachment to this report.

Site Access and Traffic

The property will be accessed from an existing entrance off Joynt Street. This entrance is located on the outside curve of Joynt Street providing good sightlines for traffic in both directions. An Entrance Permit and address number will be required from the township as part of the detailed review and approval phase for the proposal. An internal parking and staging area will be provided for the development limiting the traffic impact on Joynt Street to the one access point. Given the anticipated total of only 10 traffic movements per day, a further traffic impact study was not warranted.

Environmental / Ecological Matters

A Karst Assessment for the proposed development is currently underway. This assessment will focus on the development area on the site and provide recommendations for development should karst features be discovered. The assessment will also be reviewed through the building permit approval process.

Approval Process

In the past, multi-unit residential developments such as that proposed were required to proceed through a formal Site Plan Approval process under Section 40 of the Planning Act following Zoning Approval. However, recent changes to the Planning Act have exempted residential development of 10 units or less from Site Plan approval. Accordingly, the Building Permit process (building and septic) and the associated water connection and entrance permits are the only remaining municipal approval process available following approval of the Zoning By-law amendment.

Conclusion

It has been demonstrated that Zoning By-law Amendment Z06/24 by Larry and Kathy Hutchinson complies with the 2024 Provincial Policy Statement, The Grey County Official Plan, The Township of Georgian Bluffs Official Plan and the general intent of the Township of Georgian Bluffs Zoning By-law 2020-020. It is therefore recommended that the Mayor and Clerk be authorized to enact the proposed zoning by-law amendment related to this development.

Respectfully Submitted:



Original signed by Michael Benner

Michael Benner, MCIP, RPP



Report Approval Details

Document Title:	DEV2024-068 Z06-24 Hutchinson Zoning By-law.docx
Attachments:	<ul style="list-style-type: none">- Septic information email.pdf- Septic system.pdf- DRAFT By-law Z06-24 Hutchinson.pdf- Z06-24 Schedule A.pdf
Final Approval Date:	Nov 27, 2024

This report and all of its attachments were approved and signed as outlined below:

Niall Loble, Chief Administrative Officer