



Date: Wednesday, November 15, 2023
From: Michael Benner, Principal Planner
Subject: **Z-07-23 DeStefano Zoning By-law Amendment Public Hearing**
Report DEV.2023.53

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

Recommendation

THAT Report “Z-07-23 DeStefano Zoning By-law Amendment Public Hearing” be received for information relative to the November 15, 2023 Public Hearing.

Application Summary

Owner(s): Cindy Abercrombie,
Shelley Bartley, Keith Bartley
Agent: Darlene DeStefano
Civic Address: N/A
Subject Lands: PLAN 857 PT LOT
31 RP16R-3098 PART 6
ARN: 4203 620 009 15001

Zoning Amendment Application Z-07-23 proposes to amend the zoning on the subject lands to permit a 10-unit “cottage style” residential development on the subject lands. The development will be serviced with municipal water and a communal sanitary system. Access will be provided from Joynt Street.



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

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Lake Community and partially abut the unopened extension of the Joynt Street Road Allowance.

The residential development proposed on-site will be comprised of 10 small single detached homes in the following sizes:

- 4 - 240 square foot homes each sitting on a 24ft x 35 ft concrete pad
- 4 – 300-400 square foot homes each sitting on a 24ft x 45ft concrete pad
- 2 - 768 square foot homes each sitting on a 40ft x 45ft square pad

The proponent of the development is hoping that the development will represent an affordable housing option for residents and has expressed a desire to work with the Township and partners in delivering this development as an 'affordable housing' option.

Access to the site will be provided from Joynt Street with a shared driveway providing access to each home site. All residences will be provided with municipal water and will share a communal septic system. A conceptual site plan has been provided in the Appendices of this report.

Policies Affecting the Proposal

A detailed policy analysis of the proposal will form part of the future staff recommendation report following the Public Hearing. The following policies relevant to the subject lands are provided for general information purposes.

2020 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)

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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.

A site-specific amendment to the zoning by-law has been proposed to recognize the unique form of residential development proposed on the subject lands.

Relevant Consultation

Notice of the proposal was circulated to all residents within 120 metres of the subject property, as per Planning Act requirements, on October 10, 2023. A copy of this Notice was also provided to all relevant commenting agencies including Grey County and the Grey Sauble Conservation Authority. A copy of the Notice is also included in the Appendices of this report.

No comments have been received from commenting agencies as of the authoring of this report.



To date, 3 comments have been received from neighbouring property owners. These comments generally relate to neighbourhood character and compatibility, suitability of the site for this form of development, and traffic impacts. Copies of the written comments received to date are also included in the Appendices of this report.

Conclusion & Recommendation

The purpose of the Public Hearing is to allow for public input and to gather any related comments and/or concerns in an open venue in the presence of Council. It should be noted that no decisions are being rendered on this application at this time.

A future recommendation report will be provided to Council in Committee at a future date once all relevant comments and any required studies and additional information requested by commenting agencies has been submitted and review to the satisfaction of those commenting agencies.

Respectfully Submitted:

Original signed by Michael Benner

Michael Benner, MCIP, RPP



Report Approval Details

Document Title:	DEV2023-53 Z-07-23 DeStefano Public Meeting.docx
Attachments:	<ul style="list-style-type: none">- Updated Site Plan - Nov 6 23.pdf- Notice Of Public Hearing - Z-07-23.pdf- James Cook Comments.pdf- Danielle Edwards Comments.pdf- Natasha McMillan Comments.pdf
Final Approval Date:	Nov 8, 2023

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

Niall Loble, Director of Community Services