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Staff Report PL2024-010

Title of Report: ZBA C22-22 Peter and Rebecca O'Donnell
Department: Clerks
Branch: Planning Services
Council Date: February 21, 2024

Recommendation:

Be it resolved that Council receive Staff Report PL2024-010 for information; and
That staff issue a notice of intent to consider a proposed zoning bylaw amendment at its March 20, 2024 for file C22-22 Peter and Rebecca O'Donnell for lands located in Cedarville on Feairs Drive in order to implement conditions of consent Files B7, B8, B9, B10, B11 and B12/22

Property Location:

Feairs Drive north of Grey Road 14, Cedarville

Subject Lands: See Sketch Below



The Proposal:

In January 2023 the Committee of Adjustment conditionally approved six severance application to create seven lots on Feairs Drive in Cedarville. Two people expressed concerns regarding the proposed severances. One condition required rezoning from Restricted Agriculture-2 to a residential zone allowing development of the lots with private well and septic.

The public meeting on rezoning was held January 25, 2023 with one person submitting comments. A bylaw has never been presented to Council to implement the required rezoning. The applicants contacted staff to finalize the six severance applications. For proper consideration of the bylaw, notice should be issued to persons or agencies who had publicly commented on the rezoning. It is suggested notice be given that Council will consider the rezoning bylaw at its March

Background:

In 2022 the owners submitted six severance applications to create residential lots to be developed for one family dwellings. The severance applications were conditionally approved by Committee of Adjustment [January 25, 2023](#) with one condition that a "zoning bylaw amendment be obtained to implement the consents." There is also a condition of severance that an archaeological investigation be provided if necessary for the subject lands. Two people expressed concerns regarding the severance.

At [Public Planning Committee on January 25, 2023](#) a public meeting was held regarding the proposed rezoning. One person had questions about the development. Comments were received from various agencies including Saugeen Ojibway Nation who asked to be involved in any archaeological investigation on the property. The applicants advise the lands were ploughed and prepared for a Stage 1 Archeological Inventory and it was determined a full study was not required.

The following reports were submitted to support rezoning for the proposed lots:

- [Baker Planning Group Justification Report](#)
- [R.J. Burnside Servicing Report](#)
- [R.J. Burnside Hydrogeological Report](#)
- [Van Harten Survey Sketch](#)

Public Works advised during the severance and rezoning process that road widening would be needed as Feairs Drive is only 15 meters wide when a typical road allowance is 20 meters. A cul-de-sac or "P-Turn" is needed at the end of Feairs Drive to allow snow removal and emergency vehicles to safely turn around. Turning lanes should be provided for at Grey Road 14 intersection. The Public Works Manager is negotiating a servicing agreement with the applicants to secure lands for road widening and turning as well as upgrades to the road surface and drainage for Feairs Drive. A reference plan is pending from Van Harten with the land dedications needed.

Staff Review:

The applicants have two years to meet severance conditions. The only outstanding matters appear to be the rezoning bylaw and the servicing agreement to ensure Feairs Drive is upgraded to a condition acceptable to Public Works and required land is dedicated for road widening, turning at the end of Feairs and at the intersection with County Road 14.

Provincial Policy Statement:

Section 1.1.3 direct growth to settlement areas including rural settlements

1.1.4.1 healthy, integrated viable rural areas, redevelopment of rural housing stock and directing growth to rural settlements 1.1.4.3 considering rural characteristics, scale of development and appropriate service levels

1.6.6.4 individual on-site servicing acceptable where site conditions are suitable with no negative impacts for infilling and rounding out in rural settlements

Township Official Plan:

Village Community Section 5.3.1 limited growth where appropriate

Zoning By-law:

Restricted Agriculture 1

Concluding Comments:

Since a bylaw has not been provided to Council for consideration and the public meeting was held more than a year ago, it is recommended staff issue a notice that Council intends to consider a proposed rezoning bylaw at its March 20, 2024 meeting. Notice of Council's consideration would be sent to members of the public who offered concerns on the record at Committee of Adjustment or Public Planning Committee as well as agencies such as Grey County, Saugeen Ojibway Nation, and Saugeen Valley Conservation Authority.

Respectfully Submitted,

Municipal Planner: *Original Signed By*

[Bill White MCIP RPP, Senior Planner Triton Engineering]

CAO Approval: *Original Signed By*

Dina Lundy, CAO

Attachments: None.