REPORT

TO: Council
FROM: Michael Benner
DATE: January 27, 2020
REPORT: PL.20.06
SUBJECT: Z02.2020 Krone - Public Planning Meeting

RECOMMENDATION:

That Council receive Planning Report PL.20.06 for information related to the Public Planning Meeting associated with the application.

BACKGROUND AND ANALYSIS:

THE PURPOSE OF THE APPLICATION:


THE EFFECT OF THE ZONING BY-LAW AMENDMENT:

The effect of this By-law is to amend schedule ‘C1’ from Development (D) to Residential (R) and Residential (R-H). A holding symbol (-H) will be placed on each of the severed lots (3 lots in total). The removal of the hold provision will be subject to the owner providing a drainage plan to the satisfaction of Grey Sauble Conservation Authority and the Municipality of Grey Highlands.

OPERATIONAL CONSIDERATIONS:

1.0 Background

The subject lands are located at the southwest corner of Napoleon and Sutter Streets in the Village of Eugenia. The lands have a lot area of 3.3 hectares and a frontage of 150.9 metres along Sutter Street. The property includes an existing residence. The surrounding neighborhood is primarily residential on private services. The severance applications propose to divide this parcel into 4 separate parcels (3 new lots plus one retained lot). An amendment to the zoning bylaw is required to implement this severances.
2.0 Planning Analysis

The following issues were reviewed as part of this application:

- The Provincial Policy Statement 2014;
- General Development Policies of the County’s Official Plan;
- General Development Policies of the Municipality’s Official Plan;
- Existing/Proposed Lot Configuration; and
- Permitted uses for the subject lands.

2.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) 2014 was issued under Section 3 of the Planning Act and came into effect on April 30, 2014. It provides policy direction on matters of provincial interest related to land use planning and development. Under provisions of the Planning Act comments, submissions or advice that affect a planning matter “shall be consistent with” the PPS.

The PPS is based on three fundamental planning themes, specifically, “Building Strong Communities”, “Wise Use and Management of Resources” and “Protecting Public Health and Safety”. The following is a summary of policies within the PPS that are relevant to this proposal.

- Promoting efficient development and land use patterns which sustain the financial wellbeing of the Province and municipalities over the long term; (Policy 1.1.1a)

- Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; (Policy 1.1.1b)

- Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted; (Policy 1.1.3.1)

The proposed severance applications will have the effect of introducing additional single detached residential uses into an established neighbourhood utilizing an existing oversized lot of record. This development scenario is supported by provincial policy as it provides a mix of residential densities and further promotes intensification of the village of Eugenia.

Planning Staff are satisfied that the proposal is consistent with the PPS 2014.

2.2 County of Grey Official Plan

Section 3.6 of county of Grey OP states 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. In areas where partial services exist, 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 (see Section 8.9.1(10)(c)).

The proposed severances would comply with these policies.

2.3 Municipality of Grey Highlands Official Plan

Section 4.6.1.6. of the OP states that:

Permitted uses include: low density residential, commercial developments such as lodges, retail stores and service establishments accessory to the surrounding cottage recreational development, institutional uses, home occupations, bed and breakfast establishments, recreational and open space uses.

   (a) New development within Eugenia will be limited to residential infilling and the provision of minor commercial or light industrial uses along the main street.

   (b) New development shall proceed in a controlled and progressive manner, as new development should be contiguous to existing built up areas.

   (c) New residential development should front on local internal roads and individual driveway access on County Road No. 13 will be subject to the approval of the County of Grey.

The proposed development complies with these policies.

2.4 Municipality of Grey Highlands Comprehensive Zoning By-law No. 2004-50

The subject lands are zoned as Development (D) in the Zoning Bylaw. The lands will need to be rezoned to Residential (R) to implement the consent. The effect of this By-law amendment is to amend schedule ‘C1’ from Development (D) to Residential (R) and Residential (R-H). A holding symbol (-H) will be placed on each of the severed lots (3 lots in total). The removal of the hold provision will be subject to the owner providing a
3.0 Comments Received (Summary)

Comments were provided from the following departments and agencies:


Provided the subject properties can be adequately serviced and grey sauble conservation authority is satisfied with the holding symbol approach, County planning staff have no concerns with the subject application.


Eugenia is noted for having limited outlets for surface drainage and stormwater, which can create localized drainage issues. As such, we recommend that the proposed development of each property be accompanied with a grading and drainage plan and a stormwater management plan implemented through a development agreement with the Municipality.

A holding symbol (-H) will be placed on each of the severed lots (3 lots in total). The removal of the hold provision will be subject to the owner providing a drainage plan to the satisfaction of Grey Sauble Conservation Authority and the Municipality of Grey Highlands. The GSCA generally has no objections to the proposed zoning amendment as it is not anticipated to further negatively impact the natural hazard and/or significant natural heritage features. Furthermore, the proposed use of the holding provision with regards to the requirement for an acceptable drainage plan will satisfy our office.


No concerns.


No concerns.

Appendices

Appendix 1 – MGH Location Map
Appendix 2 – Aerial Map
Appendix 3 – Zoning Map
Appendix 4 – Agency/Department comments
Appendix 5 – Notice of Meeting and graphics
GREY HIGHLANDS STRATEGIC PLAN:
Respected Environment - Prioritize the stewardship of our lakes, rivers, and natural environment when making planning decisions pertaining to Municipal growth and development.

Approved By: Michael Benner, Director of Planning
Status: Approved - 21 Jan 2020
January 8th, 2020

Raylene Martell, Clerk
Municipality of Grey Highlands
206 Toronto Street South, Unit One
P.O. Box 409 Markdale, Ontario N0C 1H0
*Sent Via E-mail

RE: Zoning By-law Amendment Z02.2020
Park Lot 10 Napoleon St. S, Napoleon St. S PL 20 (160 Sutter Street / 11 Napoleon Street / 170 Napoleon Street)
Municipality of Grey Highlands (geographic township of Artemesia)
Owner/Applicant: Rainer Krone and Kathryn Lavoie
Agent: Rainer Krone

Dear Ms. Martell,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the zoning by-law amendment is to amend the Municipality's Zoning By-law 2004-50 to implement consent applications B34.2019, B35.2019, B36.2019. The effect of this By-law is to amend schedule ‘C1’ from Development (D) to Residential (R) and Residential (R-H). A holding symbol (H) will be placed on each of the severed lots (3 lots in total). The removal of the hold provision will be subject to the owner providing a drainage plan to the satisfaction of Grey Sauble Conservation Authority and the Municipality of Grey Highlands.

Schedule A of the County OP designates the subject property as a ‘secondary settlement’ area. Section 3.6(2) states,

Residential uses are a permitted use.

And Section 3.6(3) states,

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:

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January 8th, 2020

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.

Provided the subject properties can be adequately serviced and grey sauble conservation authority is satisfied with the holding symbol approach, County planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,

Stephanie Lacey-Avon
Planner
(519) 372-0219 ext. 1296
stephanie.lacey-avon@grey.ca
www.grey.ca
November 5, 2019

Mr. Michael Benner, Director of Planning and Development
206 Toronto St South, Unit 1
Box 409
Markdale, ON
N0C 1H0

Dear Mr. Benner:

Applicant: Rainer Krone and Kathryn Lavoie
Part Lot 26, Concession 9; 170 Napoleon St S
Roll Number: 420818000904100
Municipality of Grey Highlands, formerly Artemesia Township
GSCA File: P19459

The Grey Sauble Conservation Authority (GSCA) has reviewed this application in accordance with our mandate and policies for natural hazards, for natural heritage issues as per the Memorandum of Agreement with the Municipality of Grey Highlands and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

Subject Proposal
The subject proposal is to sever the property creating three new vacant lots and one lot featuring an existing residential dwelling.

Site Description
The property is located on the south west intersection of Napoleon Street and Sutter Street in the Municipality of Grey Highlands, formerly Artemesia Township. An existing dwelling is located near the south east corner of the lot, manicured lawn encompasses the dwelling. Hedgerows extend along the southern, western and northern property lines with another running through the middle of the lot from north to south, they are comprised of mainly maple. The remainder of the property is cultural prairie featuring sumac, golden rod and grasses with some young maple and spruce trees scattered throughout. The property is mildly sloped toward Napoleon St.
GSCA Regulations
The property is currently not regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. Thus, no permit is required from our office at this time for any development works.

Provincial Policy Statement (2014)
3.1 Natural Hazards
The GSCA did not identify any natural hazard features on the subject property.

2.1 Natural Heritage
The GSCA did not identify any natural heritage features on the subject property.

Additional Comments & Recommendations
Eugenia is noted for having limited outlets for surface drainage and stormwater, which can create localized drainage issues. As such, we recommend that the proposed development of each property be accompanied with a grading and drainage plan and a stormwater management plan implemented through a development agreement with the Municipality.

Our office generally has no objections to the subject proposal as it is not anticipated to further negatively impact the natural hazard and/or significant natural heritage features.

We request a notice of decision in this matter to be provided to our office and any notices of appeal.

If any questions should arise, please contact our office.

Regards,

Lauren McGregor
Planning Technician

cc Ms. Cathy Little, GSCA Director, Municipality of Grey Highlands
Planning & Building Department, Municipality of Grey Highlands
Planning Department, Grey County
January 16, 2020

Mr. Michael Benner, Director of Planning and Development
206 Toronto St South, Unit 1
Box 409
Markdale, ON
NOC 1H0

Dear Mr. Benner:

RE: Zoning Application Z02/2020
Applicant: Rainer Krone and Kathryn Lavoie
Part Lot 26, Concession 9; 170 Napoleon St S
Roll Number: 420818000904100
Municipality of Grey Highlands, formerly Artemesia Township
GSCA File: P19459

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Subject Proposal
The subject proposal is to amend the Municipality's Zoning By-law 2004-50 to implement consent applications B34.2019, B35.2019, B36.2019. The effect of this By-law is to amend schedule 'C1' from Development (D) to Residential (R) and Residential (R-H). A holding symbol (-H) will be placed on each of the severed lots (3 lots in total). The removal of the hold provision will be subject to the owner providing a drainage plan to the satisfaction of Grey Sauble Conservation Authority and the Municipality of Grey Highlands.

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**GSCA Regulations**
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**Provincial Policy Statement (2014)**

3.1 **Natural Hazards**
The GSCA did not identify any natural hazard features on the subject property.

2.1 **Natural Heritage**
The GSCA did not identify any natural heritage features on the subject property.

**Additional Comments & Recommendations**
The GSCA generally has no objections to the proposed zoning amendment as it is not anticipated to further negatively impact the natural hazard and/or significant natural heritage features. Furthermore, the proposed use of the holding provision with regards to the requirement for an acceptable drainage plan will satisfy our office.

We request a notice of decision in this matter to be provided to our office and any notices of appeal.

If any questions should arise, please contact our office.

Regards,

Lauren McGregor
Planning Technician

cc Ms. Cathy Little, GSCA Director, Municipality of Grey Highlands
Planning & Building Department, Municipality of Grey Highlands
Planning Department, Grey County
Planning Application Comments

Department: Building
Date: January 07, 2020
File No: Z02.2020
Applicant: Rainer Krone and Kathryn Lavoie
Roll Number: 180.009.04100

Comments:

- Building Department has no concerns with the proposed zoning application to amend the Municipality of Grey Highlands Zoning By-law 2004-50 to implement consent applications B34.2019, B35.2019, B36.2019. The effect of this By-law is to amend schedule 'C1' from Development (D) to Residential (R) and Residential (RH). A holding symbol (H) will be placed on each of the severed lots (3 lots in total). The removal of the hold provision will be subject to the owner providing a drainage plan to the satisfaction of Grey Sauble Conservation Authority and the Municipality of Grey Highlands.

- The owner should be aware that any development in the future on the subject lands will require approved permits from all legislated authorities and meet the required regulations in place at time of application.

Name: Debbie Anderson, CBCO, BCIN 11900
Title: Chief Building Official
Hi Cassondra

Pu does not have any concerns on this application at this time.

**Shawn Moyer,**  
**Director of Public Utilities**  
The Municipality of Grey Highlands  
519-986-4784  moyers@greyhighlands.ca

In accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Corporation of the Municipality of Grey Highlands wishes to inform the public that all information, including opinions, presentations, reports and documentation received by this office may be posted on the Municipality's website, included on a public agenda and/or made available to the public upon request.

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From: Cassondra Dillman <Planning@greyhighlands.ca>  
Sent: December 20, 2019 2:47 PM  
To: planning@grey.ca; grey.highlands@greysauble.on.ca; Fire Chief <ChiefF@greyhighlands.ca>; Shawn Moyer <MoyerS@greyhighlands.ca>; Herb Lemon <LemonH@greyhighlands.ca>; Debbie Anderson <cbo@greyhighlands.ca>; Raylene Martell <MartellR@greyhighlands.ca>  
Cc: Jenn Eagan <utilities@greyhighlands.ca>; Jessica Yaniw <fireadmin@greyhighlands.ca>; Lisa Mulligan <MulliganL@greyhighlands.ca>  
Subject: Request for comment - Z02.2020 Krone and Lavoie

Good afternoon,

The above noted file is scheduled for the January 27, 2020 public planning meeting. If you can kindly review and provide comment by January 17, 2020.

The application can be found here: [https://greyhighlands.civicweb.net/filepro/documents/215115](https://greyhighlands.civicweb.net/filepro/documents/215115)

Kind regards,

**Cassondra Dillman, BES**  
Planning Coordinator / Secretary-Treasurer, Committee of Adjustment  
The Municipality of Grey Highlands  
206 Toronto Street South, Unit 1, P.O.Box 409 Markdale, Ontario NOC 1H0  
519-986-1216 x 111  Toll-Free 1-888-342-4059  Fax 519-986-3643  dillmanc@greyhighlands.ca  www.greyhighlands.ca

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Municipality of Grey Highlands wishes to inform the public that all information, including opinions, presentations, reports and documentation received by this office MAY be posted on the Municipality's website, included on a public agenda and/or made available to the public upon request.

If you have received this communication in error, please notify the sender immediately by return e-mail and permanently delete the copy you have received so we may ensure the integrity of the principles of MFIPPA are maintained.
NOTICE OF PUBLIC MEETING

Application For Zoning By-law Amendment: Z02.2020

Monday, January 27, 2020 at 5:00p.m.
Municipality of Grey Highlands
206 Toronto St. S, Unit 1, Markdale, ON

Registered Owner: Rainer Krone and Kathryn Lavoie
Agent: Rainer Krone
Legal description: PARK LT 10 NAPOLEON ST S, NAPOLEON ST S PL 20 ARTEMESIA; GREY HIGHLANDS
Civic Address: 160 Sutter Street / 11 Napoleon Street / 170 Napoleon Street
Frontage: 161 m Depth: 151 m Area: 2.43 ha
Having access on: Sutter Street / Napoleon
Assessment roll number: 42 08 180 009 04100

What is being proposed? The Municipality is seeking input on development application within 120 metres of your property that would require a zoning by-law amendment.

The purpose and effect of Zoning By-law Amendment Z02.2020: To amend the Municipality's Zoning By-law 2004-50 to implement consent applications B34.2019, B35.2019, B36.2019. The effect of this By-law is to amend schedule 'C1' from Development (D) to Residential (R) and Residential (R-H). A holding symbol (-H) will be placed on each of the severed lots (3 lots in total). The removal of the hold provision will be subject to the owner providing a drainage plan to the satisfaction of Grey Sauble Conservation Authority and the Municipality of Grey Highlands.

Why? This meeting is an opportunity to learn about the proposed Zoning By-law amendments and provide feedback.

A Key Map is attached.

Where do I submit my comments?
Please submit written comments to the Clerk, Raylene Martell.

By mail or in person:
206 Toronto St. South, Unit 1
PO Box 409
Markdale, ON N0C 1HO
Fax: 519-986-3643
Email: clerk@greyhighlands.ca

Written comments are requested by January 24, 2020 so that they may be read at the public meeting for the benefit of everyone in attendance.

Questions? Want more information? Ask the Planning Department.
Visit: 50 Lorne Street, Markdale, ON during regular office hours 8:30am to 4:30pm
Phone: 519-986-1216 x193 Email: planning@greyhighlands.ca Website: www.greyhighlands.ca
MUNICIPALITY OF GREY HIGHLANDS
(GEOGRAPHIC TOWNSHIP OF ARTEMESIA)

SCHEDULE "A"

BY-LAW No. ______________________

DATE PASSED: ______________________

SIGNED: ______________________________          ______________________________

PAUL McQUEEN, MAYOR                      RAYLENE MARTELL, CLERK

LEGEND

Lands subject to amendment

R Residential
D Development