



# Committee Report

To: Councillor Steve Hammell, Chair and  
Members of the Planning and Development Committee

From: Claire Dodds  
Director of Planning and Development

Date: October 20, 2022

Re: Consent Application B-2022-034 (Barry's Construction)

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## Staff Recommendation:

That Consent Application B-2022-034 (Barry's Construction) be approved; and

That the Secretary-Treasurer of the Land Division Committee be authorized to sign the Decision Sheet.

## Summary:

This application proposes to sever an existing vacant lot and create two residential lots of equal size for single-detached dwelling use. The property is located on Bricker Street, Port Elgin.

The Consent application is being referred to the Committee for a decision due to objections and concerns raised by a neighbouring landowner.

## Alignment with Guiding Principles:



### GOOD GROWTH

To put growth in the right locations with the right services



### AGRICULTURE

To support our key economies, including supporting a thriving agriculture community



### CONNECTING

To improve our ability to move people, goods, and information between communities



### HOMES

To increase the supply and mix of homes



### BUSINESS

To create opportunities for a diversity of businesses, jobs, and employers



### COMMUNITIES

To create wellbeing through access to healthy complete communities



### HERITAGE

To identify and manage our cultural heritage resources



### NATURAL LEGACY

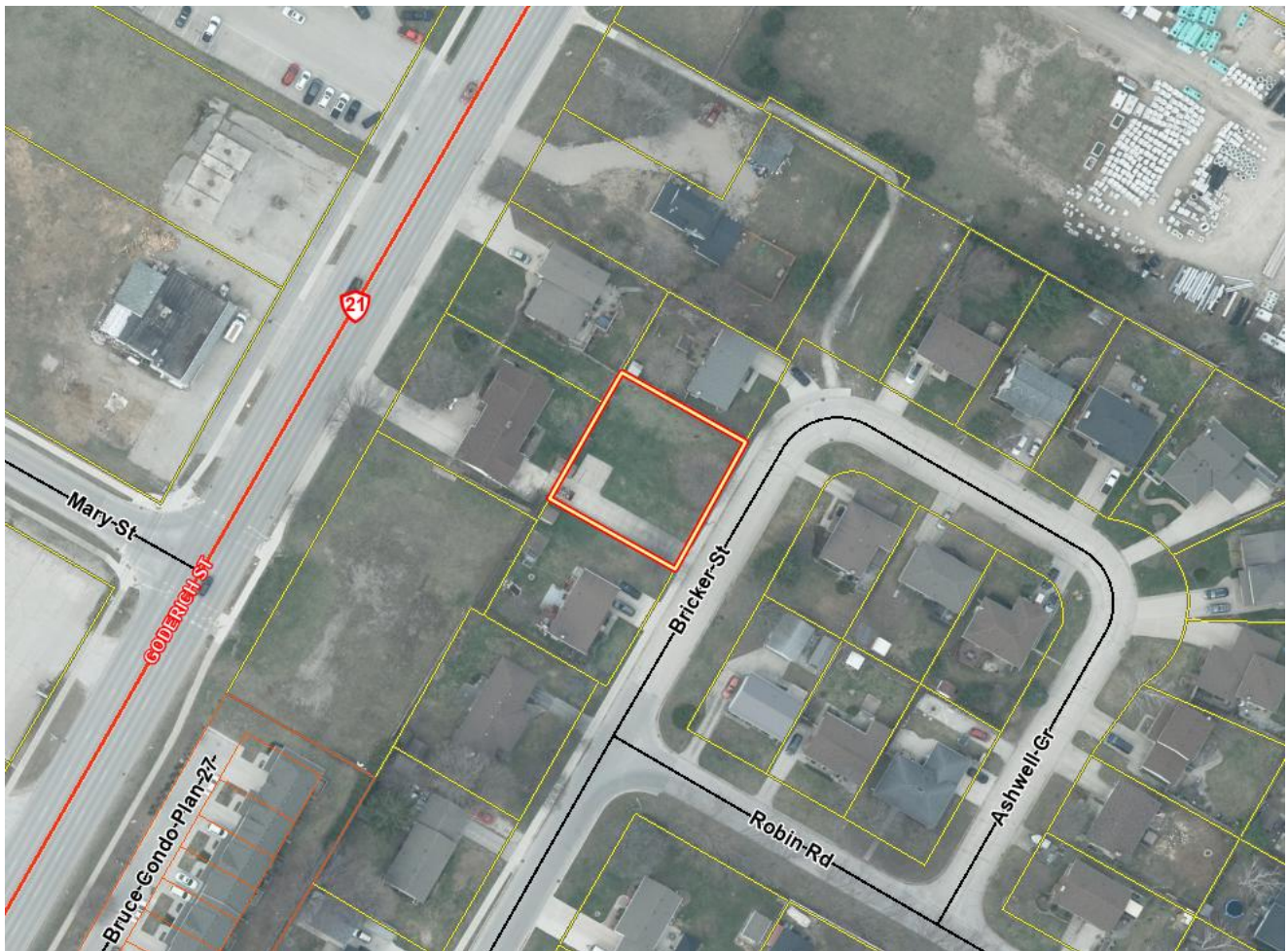
To manage natural resources wisely for future generations

- Not applicable
- Not aligned
- Aligned
- Strongly aligned

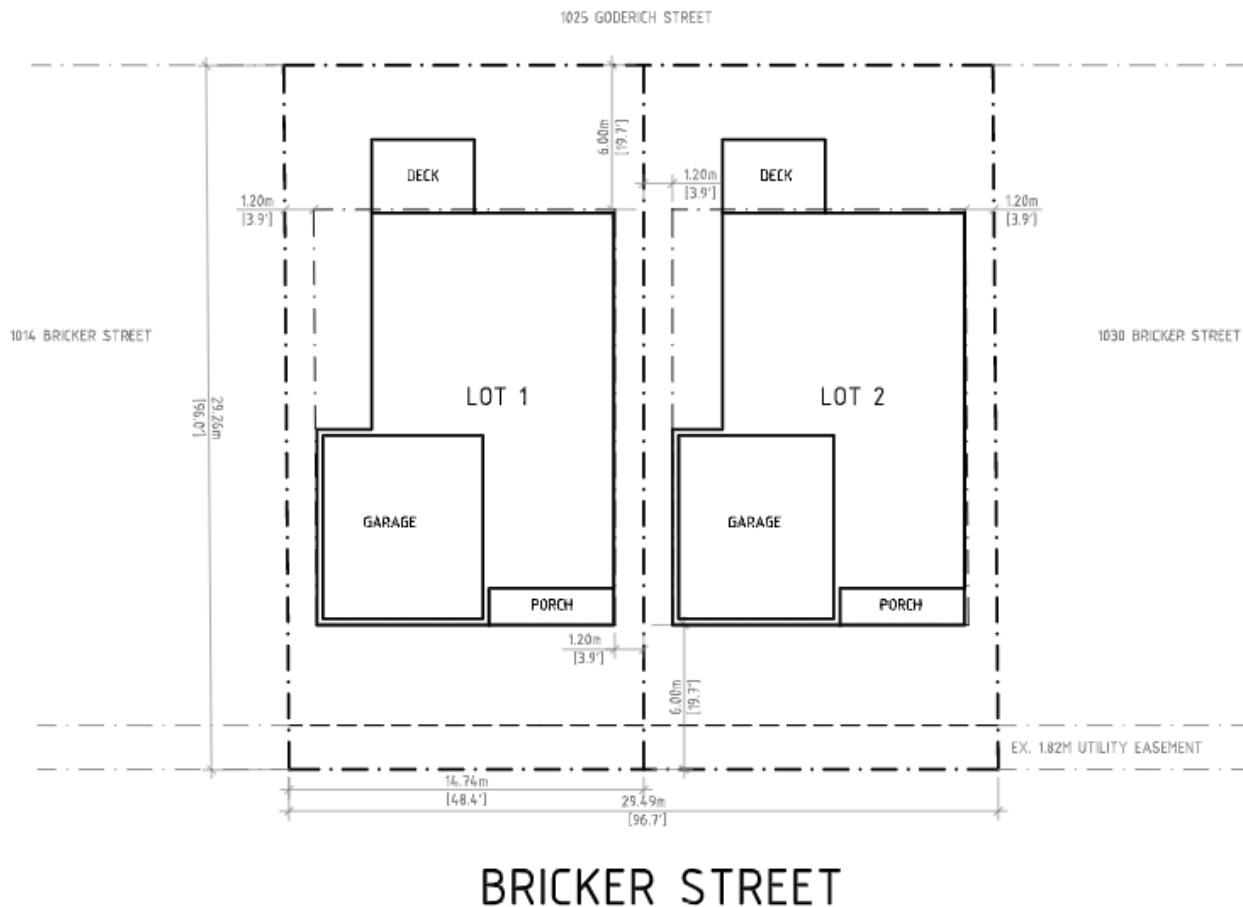
The proposal is strongly aligned with Bruce County's Guiding Principle on Homes, and is aligned with the principles of Good Growth and Communities. Port Elgin is designated as a Primary Urban Community in the County Official Plan which is to accommodate a large portion of growth for the County. Overall, the consent will provide more housing in a designated urban area that will contribute to the growth of Port Elgin as a complete community. The proposed function of the severed and retained lands is appropriate and compatible with the surrounding area.

On balance, this proposal is aligned with the Guiding Principles and the Vision of a healthy, diverse and thriving future.

### Airphoto



## Site Plan



### Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments (attached), public comments (attached) and planning policy sections.

#### Efficient use of Lands and Resources

The subject lands are designated Primary Urban Communities in the Bruce County Official Plan. It is the intent that the majority of permanent population growth in the County will be directed to Primary Urban Communities. Permitted uses include a broad variety of residential land uses. The subject lands are designated Residential in the Saugeen Shores Official Plan. The Residential designation applies to lands within the Saugeen Shores settlement area and is intended to provide a variety of housing forms and to ensure that development maintains the character of established residential areas.

The proposed properties will be developed for single-detached use and are considered to be modest in size and will contribute towards the Town's goal of a mix of densities while maintaining neighbourhood character. New residential development is encouraged in both Official Plan designations.

The subject lands are zoned Residential One (R1). Permitted residential uses include a single detached dwelling. The Zoning By-law outlines several provisions in section 7.3 for the R1 zone to maintain orderly development. The lots meet the zoning requirements including variances approved on the site. The related Minor Variance application (A-2022-018) granted a reduced lot area of 434m<sup>2</sup> from the 450m<sup>2</sup> requirement, a reduced rear yard depth of 6.0m from the 7.5m requirement, and an increased lot coverage of 50% rather than the 45% requirement. The Minor Variance was approved on July 18, 2022 which facilitates the Consent application and use of the lands for two residential lots.

Given that the subject lands are located in an area intended to accommodate a large proportion of urban growth and development for the County, and that the lands are within an established residential neighbourhood, the proposed consent will result in the efficient use of lands. The residential intent of the lands will be maintained and provide for appropriate low-density residential development.

### Water and Sewer Services

The County Official Plan provides consent policies for Primary Urban Communities. Among the consent policies is the requirement for adequate servicing in accordance with policy 4.7.5 of the Official Plan. Full municipal water and sewage services are the preferred form of servicing. All new lots are to be of a size and orientation that would permit said lots to be divided to create two or more lots in conformity with the zoning by-law for lots serviced with municipal water and sewer services.

Similarly, the Saugeen Shores Official Plan provides consent policies in section 2.11.2. In considering lot creation by consent, the proposed lot should be of an adequate size and able to be serviced with appropriate water and sewage services.

The proposed consent for the creation of two residential lots is consistent with the water and sewer requirements. The subject property is located within an area with full municipal services. A Minor Variance application was approved which included relief from the lot area requirements. The lot area of 434m<sup>2</sup> will not preclude the ability for the lots to be serviced with municipal services.

### Summary

The proposed consent is permitted in the Residential land use designation and R1 zone. The consent meets all other requirements of the consent policies of the County and local Official Plan.

### Financial/Staffing/Legal/IT Considerations:

Potential Appeal to the Ontario Land Tribunal.

### Report Author:

Gillian Smith  
Consulting Planner

### Departmental Approval:

Claire Dodds  
Director of Planning and Development

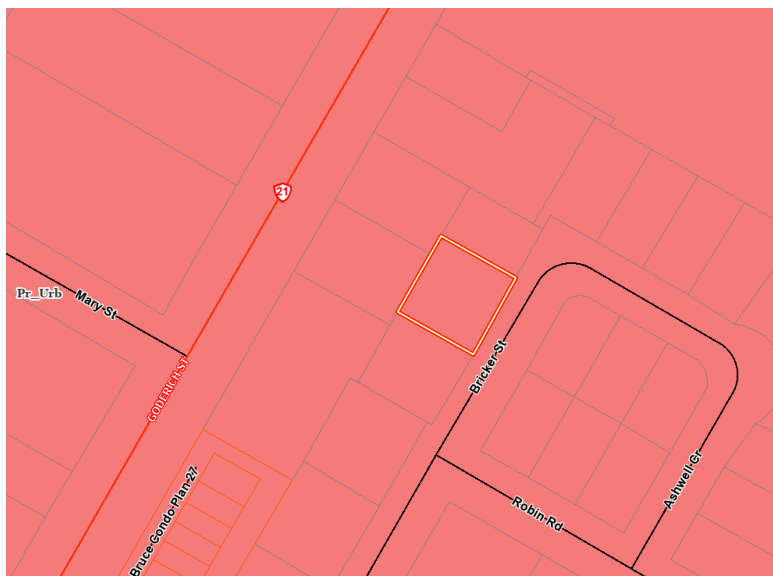
**Approved for Submission:**

Derrick Thomson  
Chief Administrative Officer

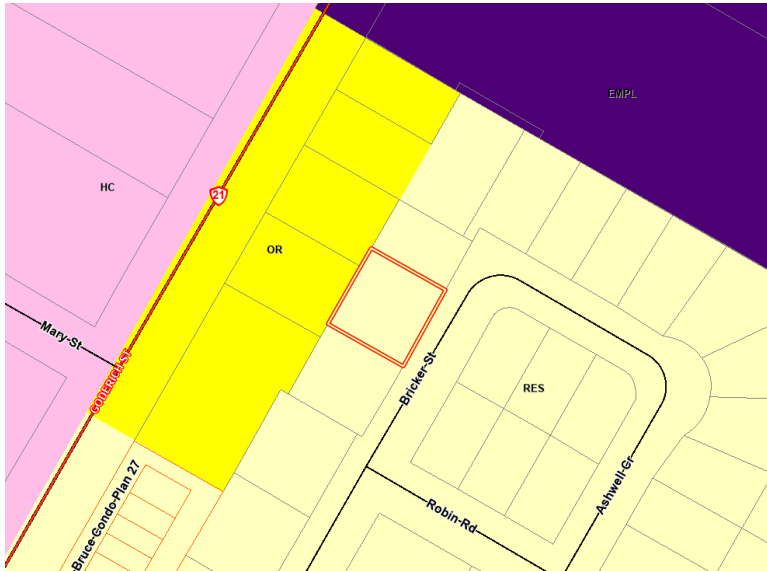
**Appendices**

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- Agency Comments
- Public Comments
- Public Notice

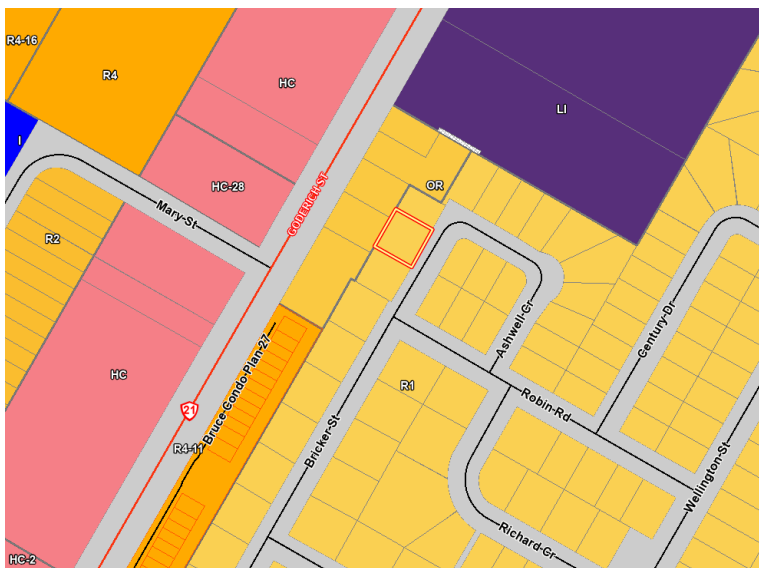
**County Official Plan Map (Designated Primary Urban Communities)**



## Local Official Plan Map (Designated Residential)



## Local Zoning Map (Zoned Residential One 'R1')



## Agency Comments

- Grey Sauble Risk Management Office confirms that neither section 57 (prohibited activities) nor section 58 (regulated activities) applies to the subject property. No policies apply to the activities identified in the application under the approved source protection plan for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region.
- Saugeen Valley Conservation Authority find the application acceptable as the property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest to SVCA.
- The Town of Saugeen Shores provided the following comments, to be applied as conditions of consent approval for application B-2022-034:

- Services are required to be connected to the severed lot prior to final approval;
- The Town seeks 5% cash in lieu of parkland dedication if the severance is approved.

### **Public Comments**

- One public comment was received in opposition of the associated Minor Variance application A-2022-018. The resident expressed concern with the compatibility of the two dwellings on the street. The resident has indicated objection to Consent application B-2022-034.