



Staff Report

Planning

Report To: COW-Operations_Planning_and_Development_Services
Meeting Date: November 25, 2024
Report Number: PDS.24.147
Subject: 24 Alfred Street Follow-Up Report
Prepared by: David Riley, Principal, SGL Planning & Design Inc.

A. Recommendations

THAT Council receive Staff Report PDS.24.147, entitled "Recommendation Report – 24 Alfred Street Draft Plan of Subdivision and Zoning By-Law Amendment";

AND THAT Council enact a By-law to rezone the subject lands from Residential (R1-1) Zone to Residential (R1-1-h50) Zone, Residential (R1-1-150-h50) Zone, Residential (R1-1-151-h50) Zone, and Open Space (OS-h50) Zone as outlined in **Attachment 1** of Staff Report PDS.24.147;

AND THAT Council support the Draft Plan of Subdivision and Draft Plan Conditions shown in **Attachment 4** and **Attachment 5** of Staff Report PDS.24.147 and refer the matter to Grey County Council for approval.

B. Overview

The purpose of this report is to provide Town Council with options for consideration in response to the motion passed at the Committee of the Whole meeting held on November 19, 2024 as it relates to Staff Report PDS.24.140 (Recommendation Report - 24 Alfred Street Draft Plan of Subdivision and Zoning By-Law Amendment).

At the Committee of the Whole meeting of November 19, 2024, Committee passed the following motion:

"THAT Council receive Staff Report PDS.24.140, entitled "Recommendation Report - 24 Alfred Street Draft Plan of Subdivision and Zoning By-Law Amendment";

AND that Council directs staff to bring a follow-up report regarding a buffer between Lots 11, 12 and 13 and the existing properties on Bruce Street, and regarding further considerations of rear-yard set-backs for consistency along the entire property where the semi-detached units are located".

In accordance with the above noted motion, this report provides options for Council's consideration.

C. Options

Option 1: Proceed with Recommended Zoning By-law Amendment attached to Staff Report PDS.24.140 (attached to this Staff Report as Attachment 1)

Option 1 consists of proceeding with the recommended Zoning By-law Amendment that was attached to Staff Report PDS.24.140. The Zoning By-law amendment for Option 1 is attached to this Staff Report as **Attachment 1**.

Planning Staff recommend proceeding with Option 1, as the proposed R1-1-151 zoning applicable to the proposed semi-detached dwellings would require a minimum rear yard setback of 9.0 metres, an greater standard than is typical for semi-detached dwellings, and equal to that of single detached dwellings within the R1-1 zone. Planning Staff is of the opinion that there proposed minimum setback of 9.0 metres from the existing rear property lines for all proposed semi-detached lots will provide for an appropriate buffer and mitigates compatibility and transition concerns raised by nearby residents.

Option 2: Update Zoning By-law Amendment to restrict the construction of accessory structures within 5.5 metres of the rear lot lines of the semi-detached dwellings located on lots 11 (southern half), 12 and 13 (attached to this Staff Report as Attachment 2)

Option 2 consists of updating the recommended Zoning By-law Amendment to restrict the construction of accessory structures within 5.5 metres of the rear lot lines of the semi-detached dwellings located on lots 11 (southern half), 12 and 13 of the proposed plan of subdivision. The Zoning By-law Amendment for Option 2 is attached to this Staff Report as **Attachment 2**.

Option 2 proposes an increased setback for accessory structures on lots 11 (southern half), 12, 13 on the proposed plan of subdivision. Section 4.3 (h) of Zoning By-law 2018-65 requires accessory structures in a rear yard to be setback a minimum of 1.2 metres from the rear lot line. The rear lot lines of the remaining proposed semi-detached dwellings on lots 8, 9, 10 and 11 (northern half) of the proposed plan of subdivision abut a Town-owned piece of land that is approximately 4.3 metres wide, which provides for a buffer between those lots and the rear yards of adjacent properties fronting on Bruce Street. The rationale for increasing the minimum setback of accessory from 1.2 metres to 5.5 metres for the semi-detached units on lots 11 (southern half), 12 and 13 is to ensure that accessory structures in the rear yards of those lots would be located no closer to the rear yards of adjacent properties along Bruce Street than accessory structures in the rear yards of lots 8, 9, 10 and 11 (northern half).

It was noted that consideration should be given to adding a 'Planting Strip' along the rear yards which was similarly considered under the Lora Bay Phase 4B subdivision review process. The 24 Alfred Street subdivision grading and servicing plans require stormwater management / drainage swales to be created along the majority of the property lines of the subject property. The details of the stormwater management and drainage solution for the subject property will be further detailed through detailed engineering drawings to be completed through the clearance of the draft plan conditions and implemented through the subdivision agreement.

Due to the location of the required stormwater management / drainage swales, a planting strip is not recommended to be required along the property boundaries, so as not to conflict with the required infrastructure

While Option 2 essentially equalizes the extent of lot depth to which accessory structures can be built on all proposed semi-detached lots, Planning Staff do not believe that this is necessary in order to achieve appropriate transition and to mitigate compatibility issues. As noted in the previous section of this report, Planning Staff continue to recommend Option 1, for the reasons noted.

Option 3: Update Zoning By-law Amendment to Require Greater Rear Yard Setback for Semi-detached dwellings located on lots 11 (southern half), 12 and 13, as well as restrict the construction of accessory structures within 5.2 metres of the rear lot lines of those same lots (attached to this Staff Report as Attachment 3)

Option 3 incorporates and builds upon Option 2, described in the previous section of this report, with an added requirement for a greater rear yard setback for the principal dwellings (semi-detached dwellings) located on lots 11 (southern half), 12 and 13. The Zoning By-law Amendment for Option 3 is attached to this Staff Report as **Attachment 3**.

Similar to the rationale provided above for the increase in the minimum rear yard setback for accessory structures, Option 3 proposes an increase to the minimum rear yard setback to the principal dwellings (semi-detached dwellings) located on lots 11 (southern half), 12 and 13 in order to equalize the extent of the distance of the rear walls of all proposed semi-detached dwellings from the existing rear lot lines of all adjacent Bruce Street properties.

Planning Staff do not believe that this is necessary in order to achieve appropriate transition and to mitigate compatibility issues. As noted in the previous section of this report, Planning Staff continue to recommend Option 1, for the reasons noted.

D. Strategic Priorities

1. Communications and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

E. Environmental Impacts

There are no adverse environmental impacts anticipated from the observations contained within this Report. Environmental impacts are being considered in the current review of these applications.

F. Financial Impact

Decisions of Council on planning applications may be subject to an appeal to the Ontario Land Tribunal (OLT). Depending on the scope of the appeal and Town involvement in the appeal process, additional financial obligations may be required.

G. In consultation with

Adam Smith, Director of Planning and Development Services;

Shawn Postma, Manager of Planning and Development Services.

H. Attached

1. Attachment 1: Draft Zoning By-law Amendment – Option 1
2. Attachment 2: Draft Zoning By-law Amendment – Option 2
3. Attachment 3: Draft Zoning By-law Amendment – Option 3
4. Attachment 4: Draft Plan of Subdivision
5. Attachment 5: Draft Plan of Subdivision Conditions

Respectfully Submitted,

David Riley
SGL Planning & Design Inc.

For more information, please contact:
planning@thebluemountains.ca

Report Approval Details

Document Title:	PDS.24.147 24 Alfred Street Follow-Up Report.docx
Attachments:	<ul style="list-style-type: none">- PDS-24-147-Attachment-1-Option- 1.pdf- PDS-24-147-Attachment-2-Option- 2.pdf- PDS-24-147-Attachment-3-Option- 3.pdf- PDS-24-147-Attachment- 4.pdf- PDS-24-147-Attachment- 5.pdf
Final Approval Date:	Nov 26, 2024

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

Adam Smith - Nov 26, 2024 - 5:31 PM