



MEMO

TO: County of Dufferin

FROM: Matt Alexander, Project Manager, WSP

William Turman, Planner, WSP

SUBJECT: Applications for Minor Variance (A-11/21) – 7 Mason Street, Town of Orangeville.

DATE: August 3, 2021

Recommendation

Based on our review, the proposal is consistent with the Urban Settlement Area designation and related policies of the Dufferin County Official Plan, provided that:

- Consultation occur with the Township of Grand Valley, and the Grand River Conservation Authority (GRCA) related to the potential impacts to source water related to the property location within a source water protection area (Significant Groundwater Recharge Area).

Summary

The purpose of the Minor Variance is to increase the permitted yard encroachment into the rear yard from a maximum of 0.6 metres to 1.2 metres to facilitate the construction of stairs for access into an accessory apartment.

The documents received by WSP on July 12th, 2021 includes:

- Application Form

Dufferin County Official Plan (2017)

The subject property is designated as Urban Settlement Area in the County Official Plan Schedule B – Community Settlement Structure and Land Use. The intent of the Urban Settlement Area designation is to function as the primary centre for growth, development, and urban activities. Per policy 3.3.1, local municipalities are encouraged to promote development within settlement areas that is compact, mixed use, with a broad range of housing types for all residents.

Per Policy 3.3.2, Urban Settlement Areas accommodate a broad range of uses and are the focus of growth. The County Official Plan directs that the range of permitted uses and associated land use policies will be established in the local municipal official plans and in accordance with the policies of this Plan. The County Official Plan also directs that urban settlement areas to provide a range of land uses and densities, a mix of housing types including affordable housing options. Local municipalities are encouraged to identify and promote intensification, infill and redevelopment of designated and vacant and/or underutilized sites, in the urban settlement areas, taking into account existing building stock

and the availability of suitable existing or planned infrastructure and public service facilities to accommodate projected needs.

The County Official Plan defines “Second residential units” as follows:

Second Residential Units: Means a separate and complete dwelling unit that is contained within the structure of a single detached, semi-detached, or townhouse residential dwelling or within a secondary building on the same property as a principal dwelling unit.

Section 3.7.4 states it is a priority for the County to support the provision of second residential units and garden suites as a means to provide a greater diversity of housing types and housing affordability. The County generally encourages the permission of second residential units within single detached, semi-detached, and townhouse dwelling units where a residential unit is not permitted in an accessory structure to those housing types on the property. Local municipalities may permit the second residential unit to be located within a residential accessory structure, subject to the policies and regulations of the local municipal official plan and zoning by-law. In addition, local municipal official plans and implementing zoning by-laws will contain detailed policies and requirements relating to second residential units which generally support their creation, and will have consideration for such matters as: land use permissions for second residential units, parking requirements, servicing, and compliance with other relevant municipal and provincial requirements.

Appendix 2 (Source Water Protection) indicates that the subject property is within a Significant Groundwater Recharge Area, and a Water Quantity Area. It is recommended that the applicant consult with Credit Valley Conservation (CVC) to determine the significance of the aquifer and groundwater recharge area.

Per section 5.4.2(d), prior to the approval of new or expanded development within well head protection areas (shown as “Water Quantity Area on Appendix 2), the proponent shall demonstrate that pre-development groundwater recharge rates will be maintained and/or where possible improved.

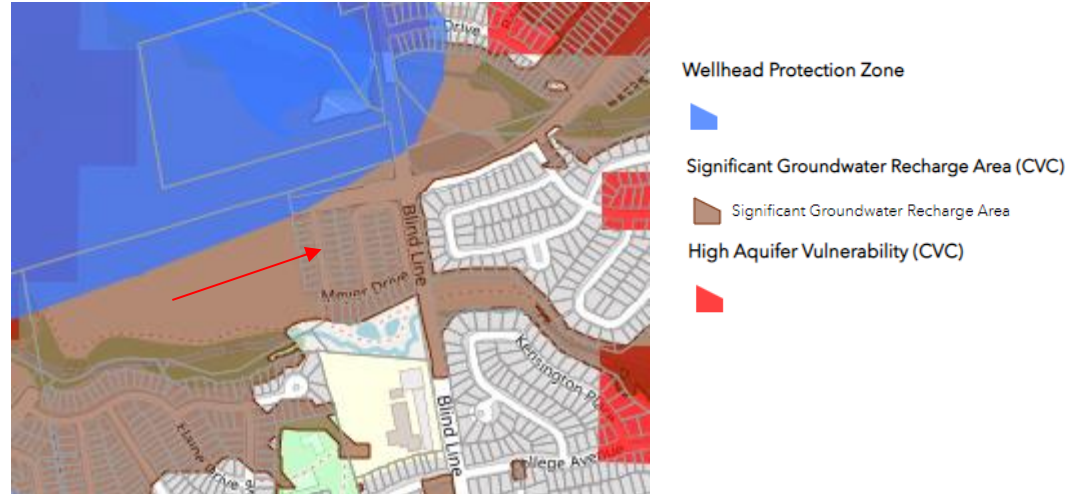


Figure 1 Dufferin County Official Plan - Appendix 2, Source Water Protection

Recommendation

Based on our review, the proposal is consistent with the Urban Settlement Area designation and related policies of the Dufferin County Official Plan, provided that:

- Consultation occur with the Township of Grand Valley, the Grand River Conservation Authority (GRCA) related to the potential impacts to source water because the subject properties are located within a source water protection area (Significant Groundwater Recharge Area).