



## MEMO

**TO:** County of Dufferin

**FROM:** Matt Alexander, Project Manager, WSP  
William Turman, Planner, WSP

**SUBJECT:** Applications for Minor Variance (A-13/21) – 108 Burbank Crescent, Town of Orangeville.

**DATE:** August 23, 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 with Credit Valley Conservation (CVC) occurs to determine the significance of the Wellhead Protection Area and whether there are concerns.

### Summary

The purpose of the Minor Variance is to facilitate the addition of a second unit by reducing the minimum required width of one of the parking spaces from 2.6 m. to 2.5 m. to accommodate the three parking spaces required for two dwelling units.

The documents received by WSP on August 13<sup>th</sup>, 2021, include:

- Committee of Adjustment Application for Minor Variance.
- Notice of Hearing package

These circulation documents were reviewed against the Province's Natural Heritage mapping and the Dufferin County Official Plan.

### 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. The policy additionally promotes optimizing the use of land to accommodate forecasted growth.

Per Policy 3.3.2, Urban Settlement Areas accommodate a broad range of uses and 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 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 subject property is located within the Built Boundary Area. The County supports redevelopment within the existing built boundary/built-up area wherever feasible and appropriate.

Section 3.4.2 states that local municipal official plans will identify appropriate locations and the type and form of intensification to be promoted. Furthermore, small scale intensification through modifications to an existing dwelling to include a second unit or construction of a new building containing one or two units (including the development of accessory residential dwellings, secondary dwelling units, and the development of garden suites, as guided by the policies of Section 3.7) are promoted. The County identifies a minimum intensification target of 50% for Orangeville. One of the criteria for considering applications for intensification is whether sufficient parking is provided.

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. 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 Wellhead Protection Area and a Water Quantity 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. It is recommended that the applicant consult with Credit Valley Conservation (CVC) to determine the significance of the aquifer and groundwater recharge area.

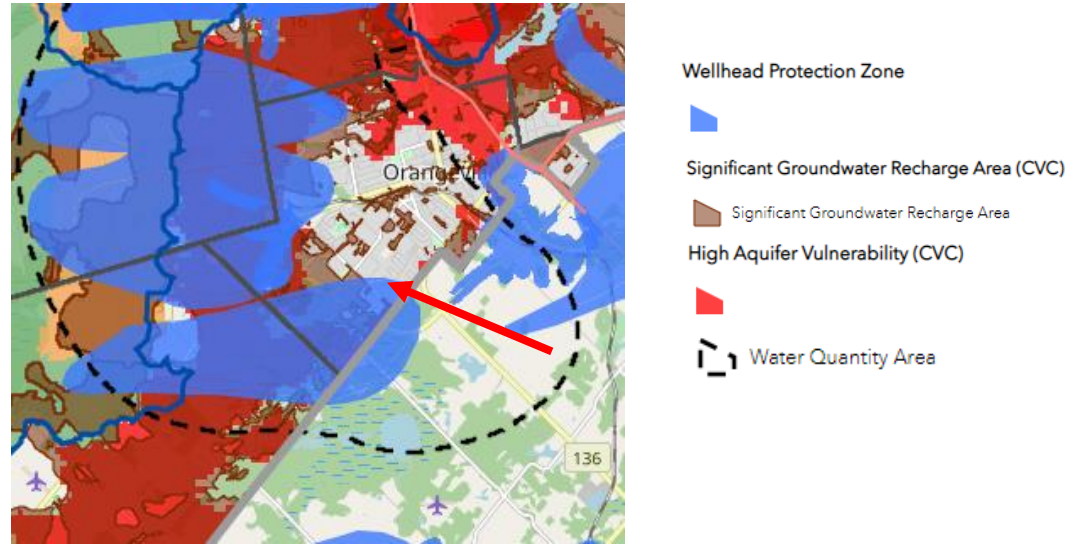


Figure 1 Dufferin County Official Plan - Appendix 2, Source Water Protection

### 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 with Credit Valley Conservation (CVC) occurs to determine the significance of the Wellhead Protection Area and whether there are concerns.