

Planning Brief

To: M. Stansfield, Planner

From: D. Kieffer, MCIP, RPP, Senior Development Planner

On behalf of our client, Candue Homes, Cobide Engineering Inc. is pleased to submit this Planning Brief in support of the minor variance and consent applications for the semi-detached dwelling located at a municipally unaddressed location at roll number 410339000413303 in the Town of Chesley, ON (hereinafter called the subject lands).

This Planning Brief serves to analyze the land use planning merits of the applications and determine the appropriateness of the proposed uses. The request will be analyzed within the context of the surrounding community and the relevant planning documents, including the Provincial Policy Statement (PPS), the Bruce County Official Plan (BCOP), the Municipality of Arran-Elderslie Official Plan and the Municipality of Arran-Elderslie's Zoning By-law.

This Brief has been organized in an issue-based format, speaking to the planning policies within the context of the relevant issues identified in pre-consultation rather than a document-based format where each individual policy is addressed in each planning document. Should the approval authority require more information, please contact the author below.

Site Context:

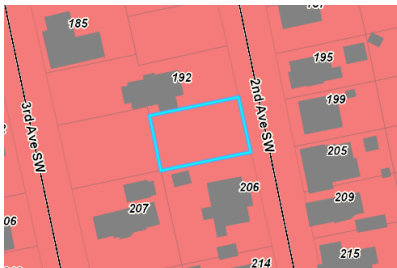
The subject lands are located in the Municipality of Arran-Elderslie in the former Town of Chesley in a predominately residential area. The subject lands are currently vacant and are approximately 530.5 sq. m. in size.



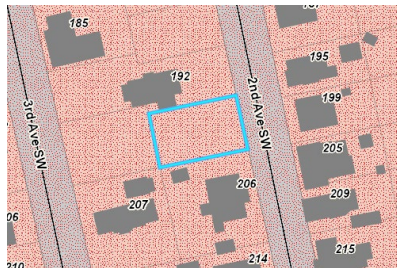
Figure 1: Aerial Photograph of the subject lands. Source: Bruce County Mapping 2020

Planning Context:

The subject lands are designated Primary Settlement Area in the Bruce County Official Plan and designated Residential in the Arran-Elderslie Official Plan and are zoned R2-Residential: Low Density Multiple in the Municipality of Arran-Elderslie Zoning By-law.



Bruce County Official Plan



Municipality of Arran-Elderslie Official Plan



Municipality of Arran-Elderslie Zoning By-law

Development Concept:

The development concept includes a semi-detached residential building facilitated by a consent to sever the two units onto separate lots.

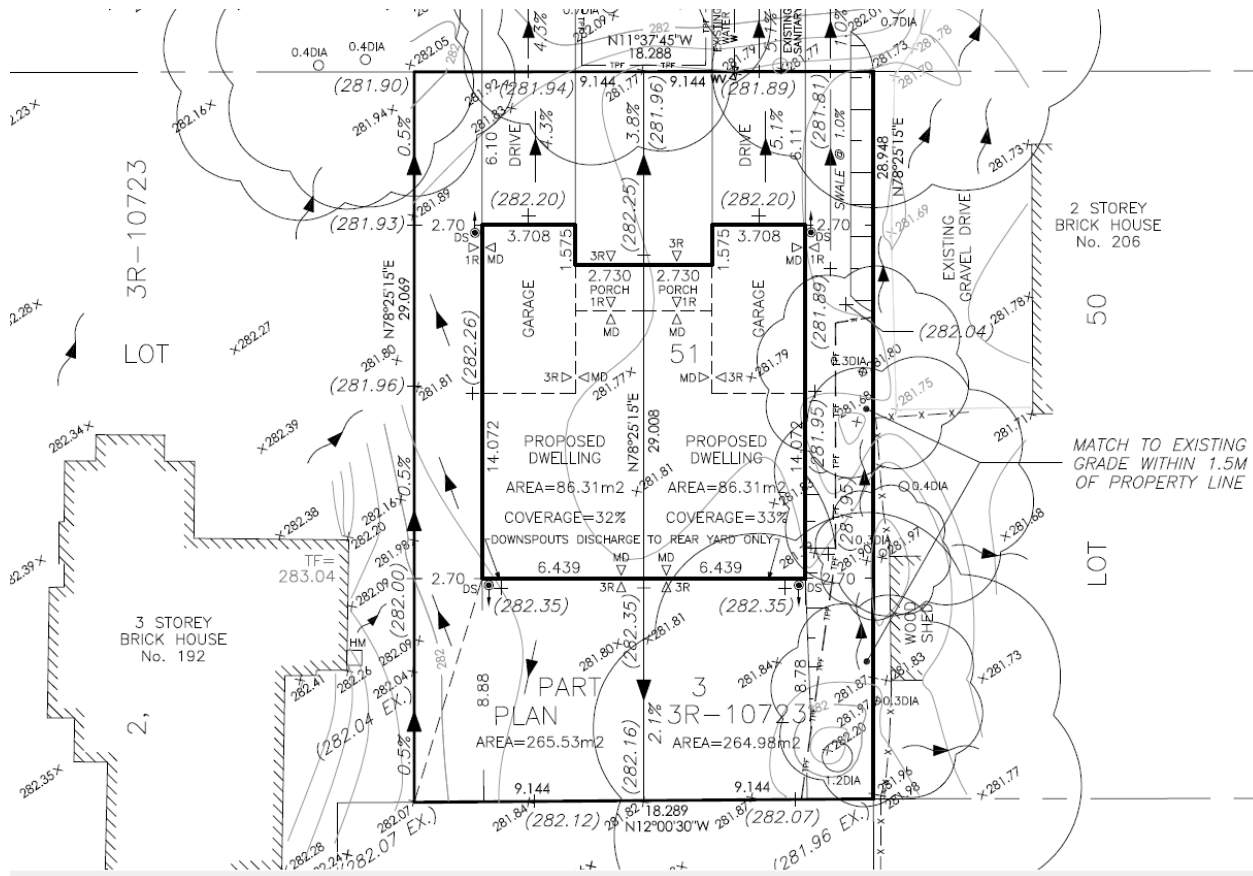


Figure 2: Site Plan.

Requested Amendments:

A consent is requested to facilitate the development.

A minor variance is requested for the following provisions:

- Reduce minimum lot frontage requirement from 15 m to 9.14 m
- Reduce minimum lot area requirement from 465 m² to 262 m²

The application meets the requirements of the Bruce County Official Plan and the Municipality of Arran-Elderslie Official Plan.

The Two 'I's: Intensification and Infill:

The Provincial Policy Statement (PPS) defines intensification as:

Intensification: means the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

The PPS requires that planning authorities have appropriate development standards to facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. It further states that planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions (PPS 1.4.3).

The Bruce County Official Plan (BCOP) supports opportunities to increase the supply of housing through intensification and redevelopment in appropriate locations, taking into account municipal services, existing facilities such as parks and schools, all modes of transportation, including walking and cycling, compatibility with adjacent land, environmental considerations, health and safety, and the demonstrated demand for the proposed type of dwellings (BCOP 4.4.4.1 v). The plan directs that housing intensification shall be located primarily in Primary and Secondary Urban Communities and will be permitted in other built-up areas with full municipal services (BCOP 4.4.4.1 vi). The proposal is consistent with the BCOP requirements.

The Arran-Elderslie Official Plan promotes a mix and affordable supply of housing to meet present and future needs of the community. It encourages a wide range of housing types and designs (policy 3.1.2 b). The Official Plan states that the Municipality shall support a wide range of housing types, zoning standards and subdivision design standards to provide a full range of housing types and opportunities and may consider cost effective development standards for new residential development and redevelopment (policies 3.1.4 c & d).

The proposed applications would facilitate a combination of intensification and infill. The subject lands are located within a developed neighbourhood, making this proposal infill development and the development concept proposes to develop an under-utilized lot.

Consent Policies:

Table 1: Section 3.1.8 of the Municipality of Arran-Elderslie’s Official Plan

An application for consent for infilling purposes shall be reviewed with regard to the following policies and the policies of Section 7.12 Subdivision and Consent Policies:	
To determine to what extent infilling is compatible with the character of the surrounding neighbourhood, it shall be demonstrated that the proposed development is in keeping with the traditional development pattern in the immediate area.	The proposed use remains low density residential as defined by the Plan and continues the predominately residential uses present in the immediate vicinity.
Factors such as lot sizes, lot frontage, lot coverage and density, streetscapes, building form and typical building setbacks shall be taken into consideration in determining the compatibility of proposed infilling developments with the character of the surrounding residential neighbourhood.	The massing and orientation of the development are not proposed to be changed in relation to the immediate surrounding areas, which is a low-density, older, residential neighbourhood. The residential uses that front 2 nd Ave SW are single detached homes.

	<p>It is important to note that compatibility does not mean match the existing, it means that the existing and the proposed can co-exist.</p> <p>The proposed residential built form, although different than that what is established, is still considered to be at a scale, height and massing that is compatible with, just not the same as, the surrounding area.</p> <p>In terms of the vision as outlined by the Official Plans to promote intensification, this increase is desirable so long as it is compatible with the surrounding community. It is natural that the scale, massing and orientation may be increased through emerging built form when seeking to intensify and better utilize existing lots and services.</p>
Infill proposals may be required to provide a 'lot grading and drainage plan' that addresses potential impacts on abutting properties.	A lot grading and drainage plan is not required for this proposal.

Zoning By-law

Semi-detached dwellings are permitted within the R2-Residential: Low Density Multiple Zone.

Table 2: R2-Residential provisions with deficiencies listed in red.

Provision	Required	Provided
Minimum Lot Area	465 m ²	262 m ²
Minimum Lot Frontage	15 m	9.1 m
Minimum Exterior Side Yard	6 m	N/A
Minimum Front Yard	6 m	6.1 m
Minimum Interior Side Yard	1.2 m	2.7 m
Minimum Rear Yard	7.5 m	8.7 m
Maximum Height - Main Building	10 m	7.62 m
Maximum Lot Coverage	35%	33%
Minimum Gross Floor Area	90 m ² per unit	172 m ²

Minimum Lot Area:

A reduction from 465 m² to 265 m² in the Minimum Lot Area is requested. It is noted that the Zoning By-law Minimum Lot Areas are the same for both a single detached and a semi-detached home without taking into consideration the advantages gained by the

common wall. A smaller lot size can be considered since a side yard along this common wall is not required.

Minimum Lot Frontage:

A reduction in the Minimum Lot Frontage from 15 m to 9.2 m is being requested. Such as the Minimum Lot Area provision, minimum lot frontage is the same for both single detached dwellings and semi-detached dwellings without taking into consideration the advantages gained by the common wall. A smaller lot size can be considered since a side yard on the one side is not required. Further, the development concept proposes a shared driveway which reduces the need for increased frontage.

Conclusions:

This application represents good land use planning for the following reasons:

1. The development concept is consistent with the Provincial Policy Statement and conforms with the Bruce County Official Plan and the Municipality of Arran-Elderslie Official Plan.
2. Once complete, the development concept will provide the community of Chesley with a greater range and mix of housing options.
3. The development concept represents a combination of intensification and infill which avoids the need for urban expansion onto agricultural land and ensures that community infrastructure and services are used efficiently.
4. The proposed land use, orientation and massing of the development concept is consistent with the surrounding context.

Thank you for the consideration of this application, please contact the undersigned with any questions.

Kind regards,

Cobide Engineering Inc.



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