

Consent Application

File GOD C04-22

September 8th, 2022

Victor Kloeze, Senior Planner

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Subject Property

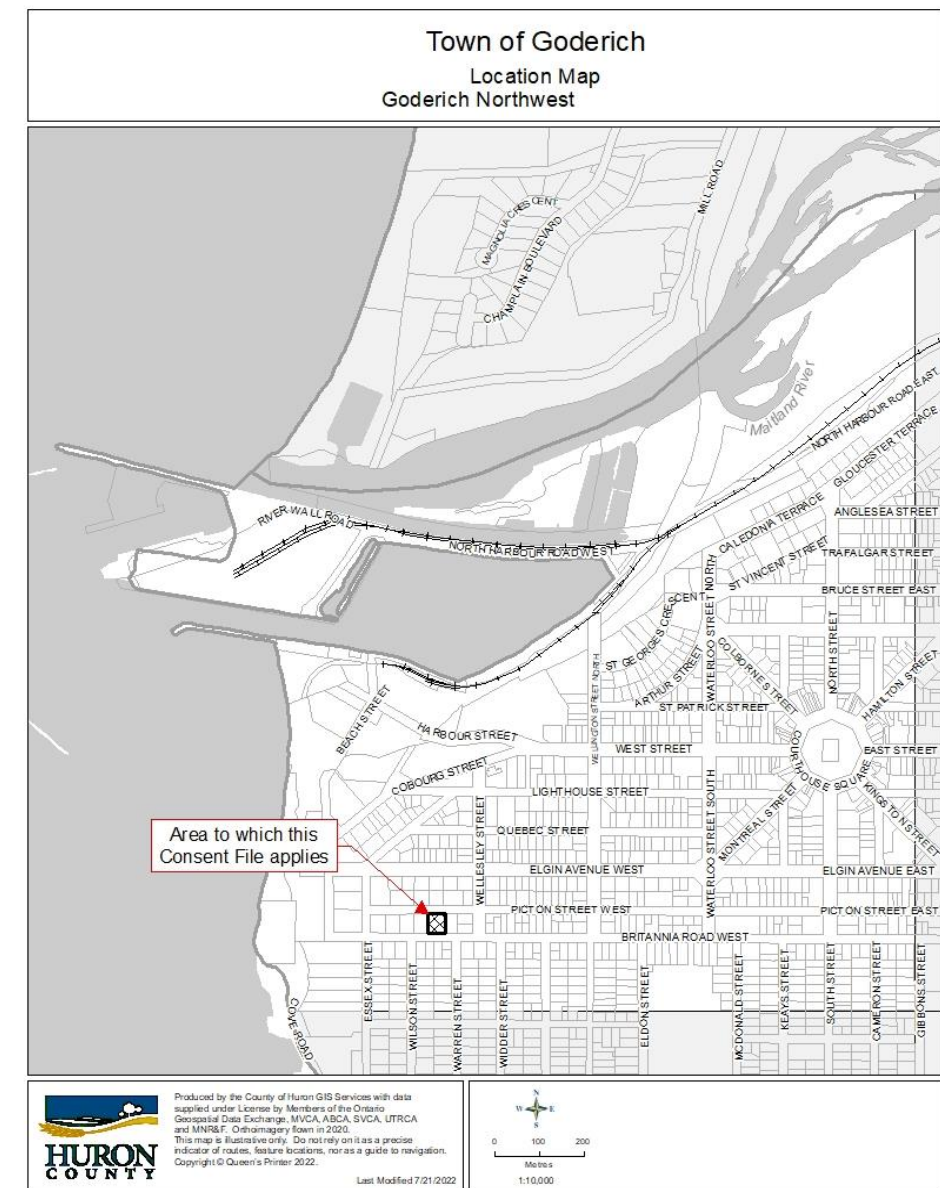
Lot 391 & PT Lot 392, Plan 457

232 Britannia Road West

Applicant/ Owner: Ken McGee

Designated Residential

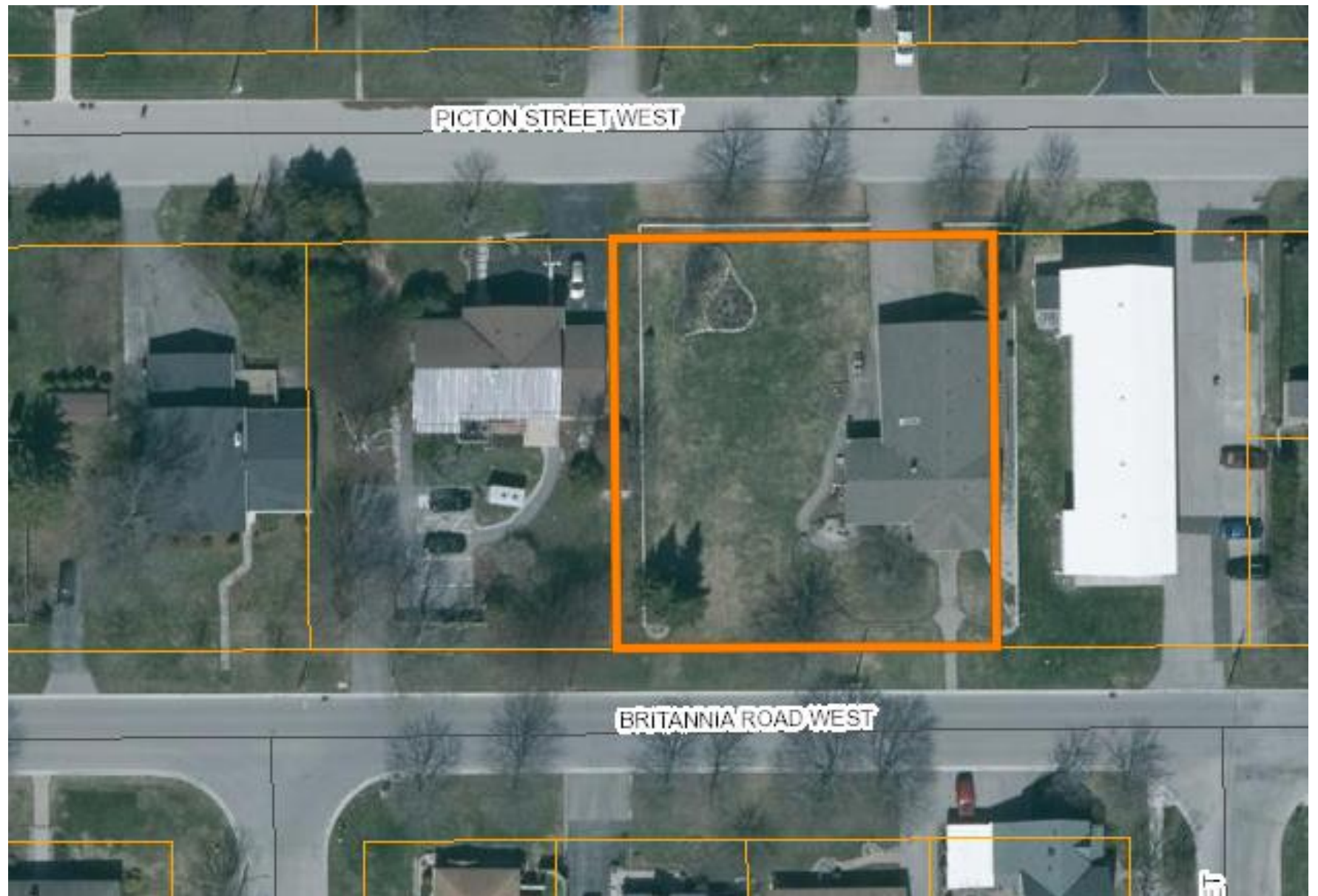
Zoned Low Density Residential (R2)



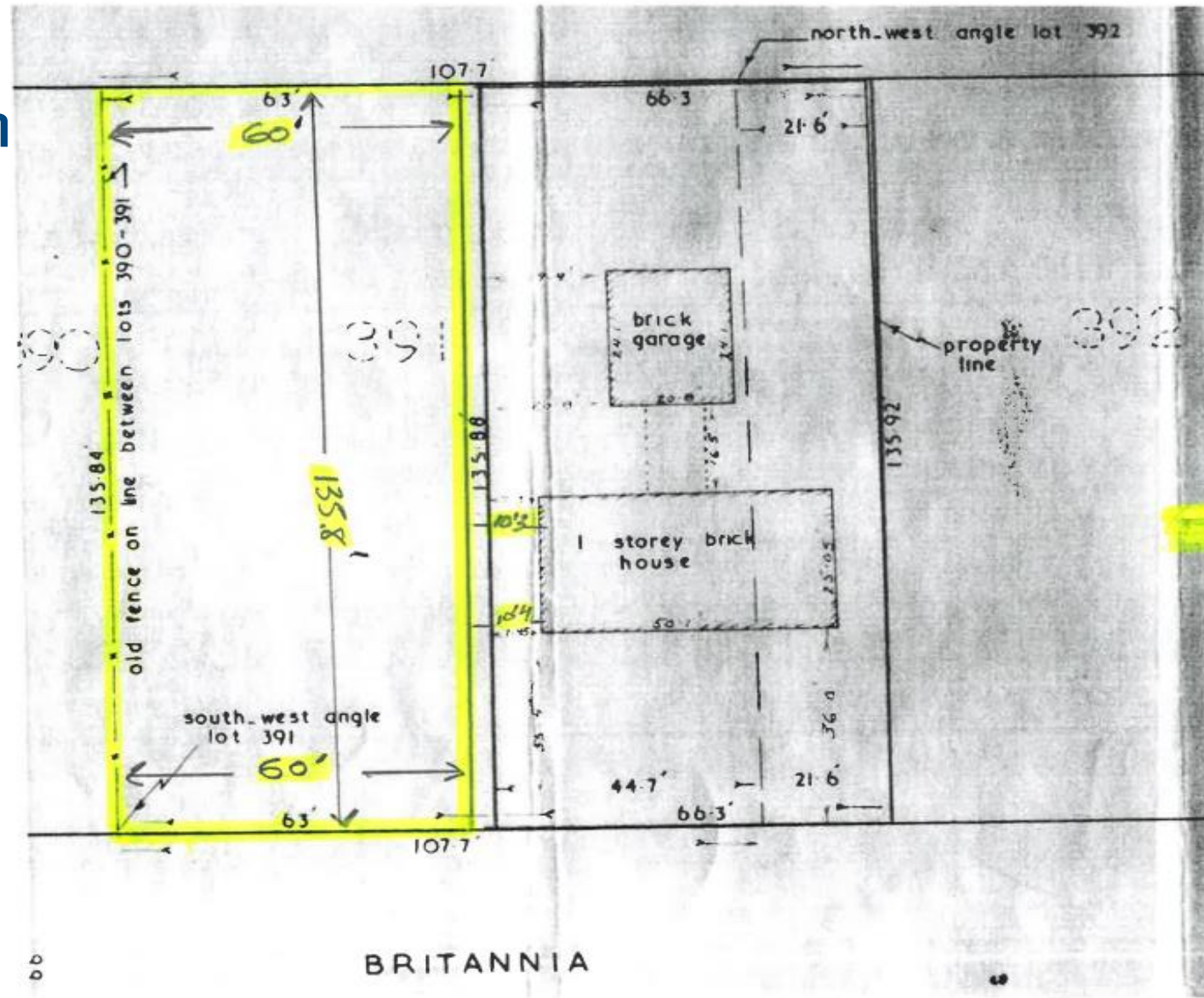
Purpose

- The purpose of the consent application is to create a new lot.
- There is currently an existing dwelling on the proposed retained lot.
- The proposed severed lands is a vacant side yard
- Both proposed lots front on Britannia Road W. and are through lots to Picton Street W.

Aerial Photo



Severance Sketch



- Yellow
proposed
severed
lot

Policy Framework

The Town's Official Plan, Section 10, provides consent policies that require the following for the division of land into smaller parcels through the consent process:

- i. No undue extension of any major service is required;
- ii. All proposed parcels abut an existing, public road of construction acceptable to the Town;
- iii. The Consent does not result in extending built-up areas unduly, but permits infilling of existing built-up areas;
- iv. The parcel size is appropriate for the proposed use and conforms with the provisions of the Zoning By-Law, unless the by-law is duly amended or a variance granted. Where required, the amendment or variance will be in force prior to the finalization of the severance;
- v. Development shall not result in traffic hazards from limited site lines or curves, grades, or nearness to intersections;
- vi. Consents will not hinder or restrict the interior development of a block of land.

Policy Framework

- Applications must be consistent with the Provincial Policy Statement (PPS) 2020, conform to the County and Town Official Plans.
- Both the PPS and County Official Plan direct settlement areas, such as the Town of Goderich, to be the focus of growth and development, and encourage and efficient development patterns for continuing intensification. Infill development on existing roads and services is supported and encouraged by all levels of planning policy.
- The division of the property into two lots for the purposes of building additional housing is consistent with the direction to encourage intensification and infill development, and is compatible with the surrounding neighbourhood.

Public and Agency Comments

- At the time of report submission, no comments or concerns were received by members of the public.
- No concerns or objections were raised by staff.
- Additional items may be raised before or during the public hearing.

Recommendation

It is recommended that the application for consent be **approved** subject to the following conditions:

1. A survey be submitted to the Town showing the lot lines of the severed parcel, easements or right-of-ways, and the location of any buildings or structures thereon. Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning shall be obtained before the deed is stamped;
2. All other municipal requirements be met to the satisfaction of the Town including property maintenance, compliance with zoning by-law provisions for structures, and any related requirements, financial or otherwise;
3. That the Town requirement for a \$500 cash-in-lieu of park dedication be provided;
4. Conditions imposed must be met within two years of the date of notice decision, as required by Section 53(41) of Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within two years, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for three years from the date of decision.