



STAFF REPORT

Meeting Date: January 13, 2025

Title: 20 Evans Place – Zoning Amendment Application

Prepared By: Pam Skillen, Chief Building Official

Department: Building and Planning

Report Number: Building & Planning-2025-002

Recommendation:

THAT Council receives this Staff Report, in conjunction with any comments and feedback received during today's Statutory Public Meeting.

If during this Public Meeting no questions or adversarial comments are received, Council may elect to proceed directly to a decision at the next Regular Council Meeting on January 27, 2025 or can elect to request a Recommendation Report be provided.

Background:

A Zoning By-law Amendment application was submitted for the Subject Lands, municipally known as 20 Evans Place, legally described as PLAN M895 LOT 22 PT PCL 40157; 23R8851 PT 1 PCL 40025, in the City of Dryden. The Subject Lands are shown in Figure 1. The Subject Lands are proposed to be rezoned from the Rural Residential (RR) Zone to the Multiple Residential (RM) Zone, in order to permit a 4-unit (4-plex) building. The property fronts onto Evans Place which is a municipally maintained road.

Figure 1: Subject Lands



The proposed development for the property is a 2 storey, 4-unit (4-plex) building, that features four, two-bedroom dwelling units. The main access to the Subject Lands will be provided from Evans Place. The building will be serviced with well water and private sewer service.

The proposed site plan drawing is shown on Figure 2. The proposed elevation drawings of the proposed building are shown on Figure 3.

Figure 2: Proposed Site Plan

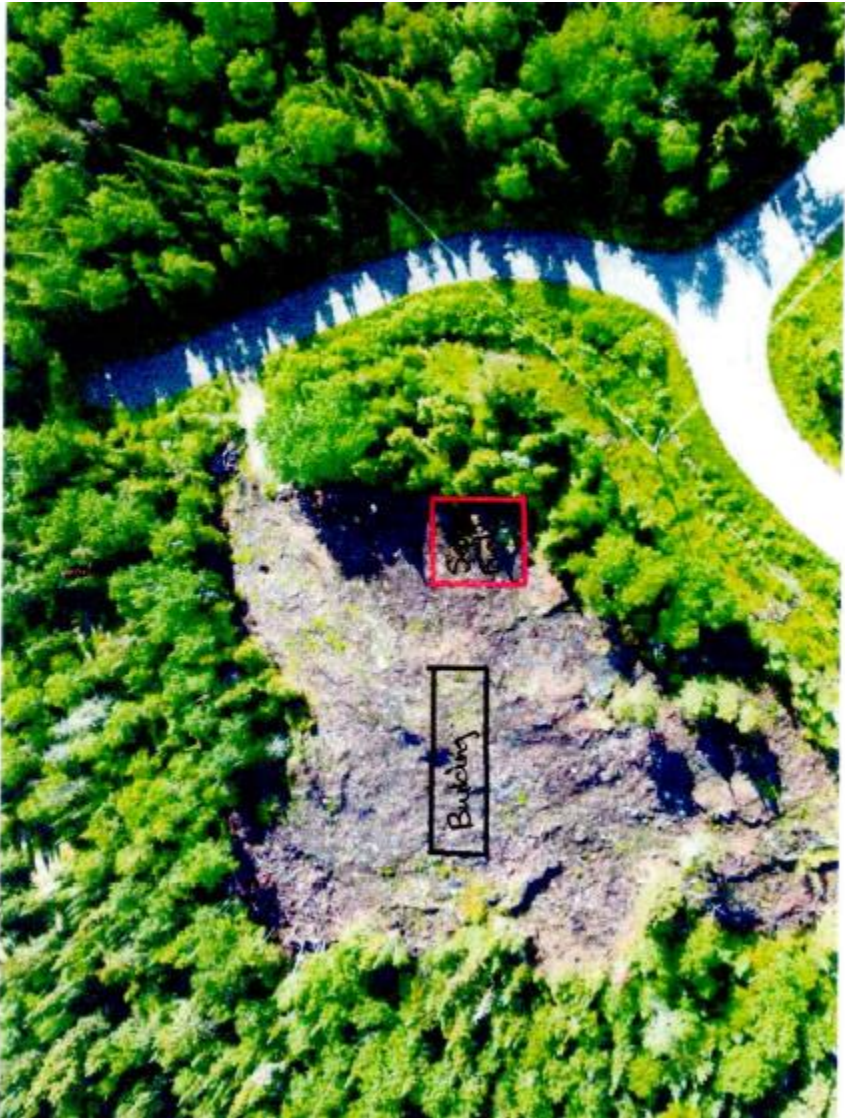


Figure 3: Proposed Renderings



1: Description of the Subject Land

City of Dryden Official Plan	Shoreline
City of Dryden Zoning By-law	Rural Residential (RR) Zone
Present Use	Vacant land
Adjacent Zones	<u>North:</u> Rural (RU) <u>South:</u> Shoreline Residential (RS) <u>East:</u> Open Space (OS) <u>West:</u> Hazard (HZ), Rural Residential (RR)
Immediate Surrounding Land Uses	Residential, Rural, Recreational (Open Space)
Lot Area	26,143 m ²
Lot Frontage	115.8 metres

Discussion:

Provincial Policy Statement:

The Provincial Policy Statement (PPS) - 2020, is a document that guides development in the province. In the context of the PPS, the subject lands are located within a Settlement Area. Settlement Areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. The new development proposed will generate additional housing units through this application.

City of Dryden Official Plan:

The subject lands are located within the Shoreline designation of the Official Plan. Acceptable uses in the Shoreline designation include residential, tourist commercial, recreation and open space uses. The designation of the lands as Shoreline allows for development provided that the lake environment is protected.

Section 4.7.2 of the Official plan encourages development and where septic systems servicing shoreline areas shall be located, they must be at least 30 metres from the high water mark of the abutting water body. The proposed layout of the property locates the new septic field more than 160 metres from the shoreline therefore complies with the Official Plan.

Section 4.7.3 of the Official Plan mandates that a vegetative shoreline buffer to filter sediment and nutrients from surface run-off and that the shoreline buffer extend 10 metres inland and comprise at least 75% of the shoreline lands. The proposed site layout does not include any alteration to the described area therefore complies with the Official Plan.

Section 4.7.7 of the official plan mandates compliance of all shoreline development lands to Official Plan policies 5.4 and 5.6. Policy 5.4 speaks to protection of any watercourse or waterbody through an Environmental Impact Assessment (EIA) if the proposed construction is within 30 metres of the high water mark. Policy 5.6 regulates how development should be assessed if constructed within Hazard Lands or floodplains. Neither situation apply to the proposed development on property therefore the proposed complies with the Official Plan.

City of Dryden Zoning By-law:

The proposed amendment has been reviewed with the context of the applicable policies and regulations. The subject property is zoned Rural Residential (RR). The permitted uses within the Rural Residential Zone are included in Section 4.6.1 of the Zoning By-law. There is no existing use of the lot as it is currently vacant. The Zoning By-Law Amendment application proposes the subject property to be re-zoned to the Multiple Residential (RM) Zone.

The permitted uses within the Multi Residential (RM) Zone are provided in Section 4.3.1 of the Zoning By-law and includes apartment building, bed and breakfast, duplex dwelling, group home, home occupation, quadraplex/4-plex dwelling, semi-detached dwelling, single detached dwelling, townhouse dwelling, triplex building. A review of the zone standards for the RM Zone is included in Table 2. This review is based on the details provided in the ZBA application and supporting documentation.

The Subject Lands exceed the minimum lot area for the RM Zone and the proposed building is compliant to all location requirements and lot coverage standards of the zone.

Table 2: Zoning Review

PROVISION	REQUIRED	PROPOSED
Min. Lot Area	800 m ²	26,143 m ²
Min. Lot Frontage	32 m	115.8 m irregular
Min. Front Yard	7.5 m	40 m
Min. Interior Side Yard	5 m	n/a
Min. Exterior Side Yard	5 m	50 m
Min. Rear Yard	7.5 m	145 m +/-
Max. Lot Coverage	50%	1%
Min. Landscaped Open Space	20%	95%

Conclusion:

The purpose of the required Statutory Public Meeting is to provide an opportunity for public comments on the proposed application. Following the Statutory Public Meeting, a decision may be made by Council on the Zoning By-law Amendment application. If comments are provided that cannot be adequately addressed and require further analysis, it is recommended that a subsequent report be prepared to address the comments received, prior to a decision.

Staff recommend approval of the Zoning By-law Amendment, on the basis that the proposed use is residential in nature, provides additional housing to those desiring a rural setting and with approval would be a permitted use on the subject property.

Notice Provisions:

Notice of the Public Hearing was provided by City staff in accordance with the requirements of the Planning Act. Note: notices to applicable surrounding property owners were either hand delivered by staff or emailed to known addresses as a result of the postal strike.

Financial Implications: None

Current Budget Allocation:

Account #:

Attachments (Reference Material):

Draft Zoning Amendment By-law text