

STAFF REPORT

Department: Administration

Date: November 6, 2024

Item: Consent Application B05 24

Recommendation: Be It Resolved That: Council approve Consent Application B05/24 to sever property known as MERRITT CON 5 LOT 9 PLAN; M176 LOT 8 PT. PCL 31453, creating two separate lots and to establish a shared access easement for a common driveway shown as Part 2 and Part 3 on proposed Lot Severance Plan providing that the following conditions are met: 1. That the Owner file with the Clerk three copies of the registered Reference Plans, prepared by an Ontario Land Surveyor registered in the Province of Ontario, for the purposes of facilitating the transaction to which this consent applies, and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office. The Reference Plan should conform substantially to the sketch filed with the Application for Consent. 2. The balance of any outstanding taxes, including penalties and interest shall be paid to the Town of Espanola, if required. 3. That the Owner provides payment for the cash-in-lieu of parkland representing 5% of the value of the land to be paid to the Town of Espanola 4. Adequate water and sewer capacity is confirmed to the Town's satisfaction.

Background: The subject application concerns lands legally described as MERRITT CON 5 LOT 9 PLAN; M176 LOT 8 PT. PCL 31453. The property is zoned R1 – Residential First Density. The purpose of the consent application is to create a new lot. The proposed development for each lot is a semi-detached dwelling with two additional residential units and a third additional residential unit in an ancillary structure. The application also seeks an easement for a shared driveway.

Analysis: Provincial Policy Statement (PPS), 2024.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities; Section 2.2 of the PPS directs planning authorities to *provide an appropriate range and mix of housing options and densities to meet projected needs of current and future residents by permitting and facilitating: 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents; and 2. all types of residential intensification, including the development and introduction of new housing options within previously developed areas, and redevelopment, which results in a promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities.* Section 2.3 further directs planning authorities to *support general intensification*



and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options.

If approved, this proposal will create 10 additional housing units for our community and add to the mixed housing options and densities that is currently available by efficiently using the land, infrastructure and public services that are already in place.

Growth Plan for Northern Ontario Communities (GPNO)

Section 3.4.3 of the GPNO speaks to a Healthy Population which can be supported and promoted by communities providing a diverse mix of land uses and housing types.

Section 4.2 encourages *municipalities to employ the use of available tools to support and facilitate land-use planning that implements their long-term community strategies.*

The proposal supports the GPNO directly as the development would help to support a diverse mix of housing types. Through the Strategic Plan, Council's number one goal is to offer plentiful and varied supply of housing, the proposal aims to do just that.

The Espanola Official Plan

Section 2.8 A Healthy Community

The Town will be a healthy community which strives for a high quality of life for all of its citizens. The Town will be an attractive location for families and individuals, of all ages, backgrounds, and abilities, offering a high quality of life for all those who live here. The mental and physical health of the Town's residents will depend upon the effective delivery of:

b) Affordable housing (rental and ownership) for people of all ages and levels of independence (single detached homes, multiple residential, home sharing, nursing homes, homes for the aged, etc.)

Section 3.6 Division of Land

Subsection 3.6.1 General Lot Creation Policies Applicable to All Land Use Designations

1. *The frontage, size and shape of any lot created shall be appropriate for the proposed use and conform to the provisions of the Zoning By-law.*

Subsection 3.6.4

2. *The proposed development shall be at a scale which is compatible with the existing or anticipated scale of development in the area.*

8. *The proposal shall be appropriately served by existing levels of municipal*

services, such as fire protection, police protection, garbage collection and school facilities.

The land is designated Residential in the Town's Official Plan (OP). The Residential designation promotes the development of a mix of housing types in order to satisfy the Town's projected housing needs. These needs have been identified in the current Strategic Plan.

Town of Espanola Zoning Bylaw

The following table outlines the zone requirements for R1 as well as what is being proposed by the developer. All proposals conform to our Zoning Bylaw.

Requirements	Needed	Proposed
Lot Area (minimum) Other	300 m ² / unit	668.26 m
Lot Frontage (minimum)	9.0 m / unit	18.27 m
Yard Requirements (minimum)		
Front	5.0 m	5.0 m
Rear	7.0 m	17.8 m
Interior Side	0 between adjoining units	0
Interior Side	1.22 m + 0.5 m for each additional storey above the first	2m
Building Height (maximum)	10 m	7.5 m
Lot Coverage (maximum including all structures)	40%	33.8%
Dwelling Units per Lot (maximum)	2 plus accessory apartments/additional dwelling units in accordance with Section 3.1.	5 per lot. Semi-detached, each with an accessory unit and additional detached dwelling All units are permitted under section 3.1.1 of the Zoning Bylaw (iii) A maximum of one accessory unit is permitted in a detached dwelling, one in each half of a semi-detached building, one for the whole of a duplex dwelling, one for a rowhouse dwelling; (iv) An additional dwelling unit is also permitted in a building or structure ancillary to a detached house, semi-

Existing Policy: Town of Espanola Zoning Bylaw, Official Plan, Strategic Plan, PPS, GPNO,

Strategic Goal: Housing, Quality of Life, Town Government

Financial Commitment: NA

Budgeted: **Yes** ☐ **No** ☐

Implementation: Upon Council resolution

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Department Manager:

CAO/Clerk: Joseph Burke

Approval of Recommendation: **Yes** ☒ **No** ☐

Comments: