



Staff Report PL2020-062

Title of Report: PL2020-062-Request for Second Entrance -Harris
Department: Clerks
Branch: Planning Services
Council Date: September 16, 2020

Recommendation:

Be it resolved that Council receive Staff Report PL2020-062 for information; and
That Council refuse the request for a second entrance for this residential property.

Property Location: 100 Harris Crescent



Subject Lands:

The subject lands are legally described as Plan 16M35 Lot 7 and has approximately 200ft of frontage on to Harris Crescent. The lot is approximately 1.28 acres in size. The lands are currently zoned R5 residential.

The Proposal:

Mr. Harris has approached the Township requesting a second entrance to the property from Southgate Sideroad 41 to access a shop/detached garage.

Background:

Mr. Harris approached the Public Works department regarding an entrance permit earlier this year and was denied based on a consistent response to similar requests for a second entrance.

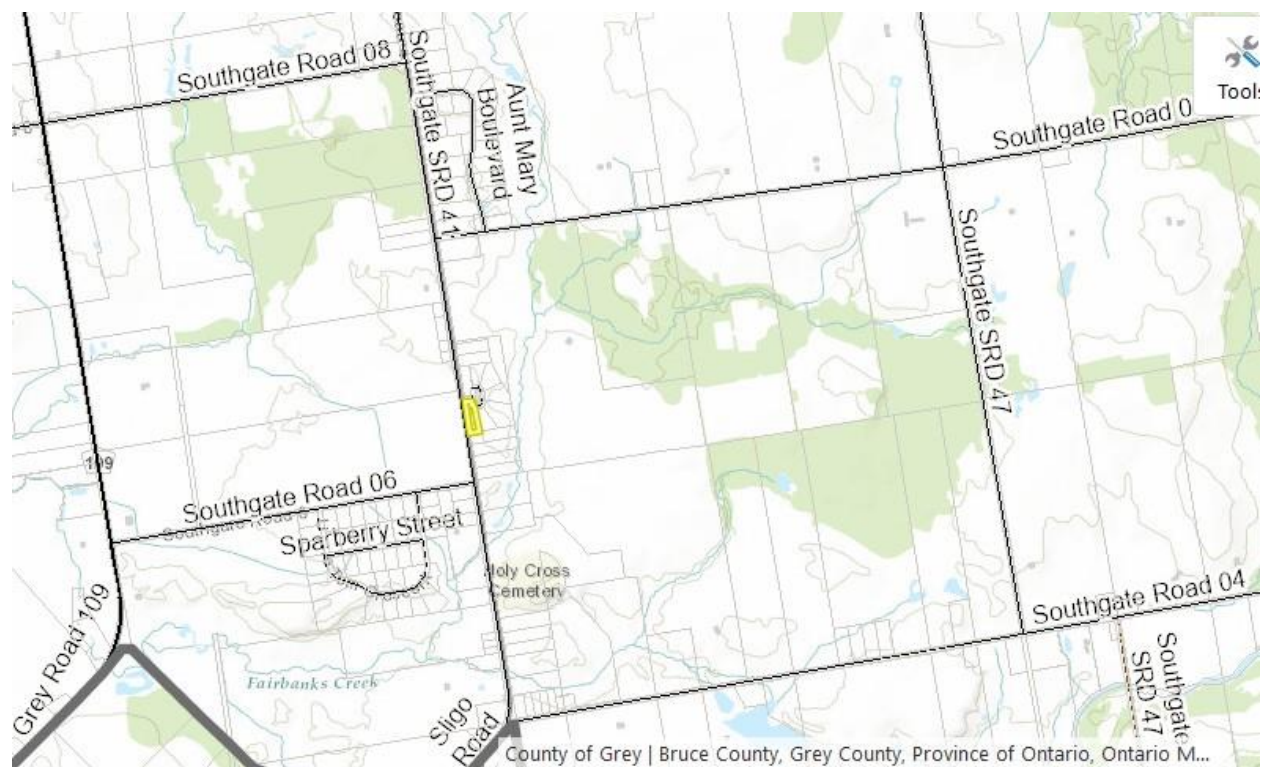
Mr. Harris then requested that the Planning department review the policy to see if an entrance could be permitted.

During that investigation it was determined that the lot is part of a plan of subdivision that was approved and is now nearly fully developed. As part of that approval the County of Grey placed a one foot reserve along both lots of the subdivision that have frontage on both Harris Crescent as well as Southgate Sideroad 41 to control the number of access points onto a busy roadway.

The inclusion of this one foot reserve was done to deter and prevent this type of request. Based on this information Township staff again refused the request for a second entrance.

Mr. Harris then appeared before Council as a delegation on August 5th, 2020 and had Don Scott of Cuesta Planning Consultants provide an explanation for the entrance.

Council then directed Staff to prepare a report on the matter for a September meeting of Council.

Lot fabric map

Comments:

During the August 5th Council Delegation Mr. Harris's Planner, Mr. Don Scott submitted the argument that the Side Road 41 was previously a County Road and the expectation was, that the road would have a higher traffic volume and potentially a higher speed limit and therefore the one foot reserve was necessary at that time. Since the road is now a Township responsibility Mr. Scott suggests that the one foot reserve is no longer required and a second entrance would not harm anything. Mr. Harris contends that there is not enough room to access the back yard from Harris Crescent.

The property is currently Zoned R5 Residential and the uses and structures that are permitted are those of a residential type use. Township staff visited the site and note that the house has a large footprint with an angled three car garage attached to the house which meets with zoning standards. The exterior side yard required for the lot is 6m (19.68ft). Public works have indicated that with the removal of some trees a 6m access is a sufficient width to access the back yard. Therefore, on a functional basis, there is no need for the requested second entrance.

From a good planning principles perspective, as discussed orally at the August 5th Council meeting. An additional entrance along Sideroad 41 is neither desirable or appropriate. It is generally accepted that strip development is a poor form of development in the rural area largely because of the number of new entrances that it introduces along a road. More entrances on a road results in increased traffic and potential for accidents. Ultimately, increased development of this type can lead to a reduced speed limit along the roadway.

Looking at the Lot fabric map above it is evident that a significant amount of historic strip development has occurred along Sideroad 41 between Southgate Road 08 and 04. There are a significant number of entrances onto Side Road 41 and it is staff's position that the poor development decisions of the past should not force Council to continue to make the same decision regarding development. If we know certain development patterns do not represent good planning we should not keep allowing them.

The issue of precedent was brought up and Township staff do not believe that precedent should be an issue in the instance as every application and request are evaluated on there own merits.

Southgate staff also reviewed how some other Municipalities in Grey County handle multiple entrance and the municipalities of Grey Highlands, Georgian Bluffs and Chatsworth all prohibit second entrances.

Lastly there was an objection from a concerned neighbour that does not want to see a second entrance permitted as she feels it would be inviting by-law enforcement complaints in the form of a Commercial use of Mr Harris's property

and the possibility of future property standards complaints in a residential area. Mr. Harris has said the proposed shop is for his personal use only however looking down the road to the next owner of the home this indeed could become a significant headache for the Township.

Concluding Comments:

Based on the above, Township staff do not recommend that a second entrance be permitted.

Respectfully Submitted,

Municipal Planner:

Original Signed By

Clinton Stredwick, BES, MCIP, RPP



CAO Approval:

Original Signed By

Dave Milliner, CAO

Attachments: