

# **Planning Justification Report**

## **Official Plan Amendment and Rezoning By-Law Amendment**

**TOWNSHIP OF HANMER PINS 73504-3070 & 73504-3071 PARCEL 18575**

**PART 1 PLAN 53R-20725 LOT 6 CONCESSION 3**

**CITY OF GREATER SUDBURY**

**PREPARED BY MICHAEL AND CAROLE LEBLANC**

**FEBRUARY 4, 2020**

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### **6.0 SUMMARY**

## **1.0 INTRODUCTION**

**As part of the review process associated with this proposal, City of Greater Sudbury Planning Services has requested a planning justification report be submitted as part of a complete application. This report provides a planning analysis and justification for the official plan amendment and zoning by-law amendment needed to facilitate the development. We do not claim to be registered professionals or qualified in any way whatsoever. This document is created to the best of our ability.**

## **2.0 PROPOSAL**

**The proposed official plan amendment and zoning by-law amendment intends to amalgamate two (2) existing rural parcels of land on Gravel drive in Hanmer, and to create two (2) new parcels with a remaining parcel. This will facilitate the creation of three (3) separate lots where only (2) lots currently exist. Our proposal would create three (3) rural lots with approximately 63 meters (206 feet) each and approximately 4.9 hectares (12 acres) each.**

**The bylaw presently allows for a rural lot to have a minimum lot frontage of 90 meters and a minimum lot area of 2.0 hectares.**

**The official plan requires that “the severed parcel and parcel remaining must have a minimum size of 2 hectares (5 acres) and minimum public road frontage of 90 meters (295 feet) The official plan also states “regardless of the size and frontage of the parent parcel, no more that three (3) new lots may be created from a single parent rural parcel in existence as of June 14, 2006.**

### **3.0 SUBJECT LANDS AND SURROUNDING AREA**

#### **3.1 SUBJECT LANDS**

**The subject properties are located approximately 740 meters east of the corner of Gravel Drive and Desmarais Road in Town of Valley East. The subject properties consist of an approximate 12.5 hectare (31 acres) parcel of land and a approximate 2.4 hectare (6 acre) parcel of land. The properties consist of flat wooded land with a mixed variety of trees. There are presently no buildings on the properties and does not appear to have been any in the past. The parcels are fronting on the south side of Gravel drive. The far rear of the 12.5 hectare parcel does include a marshy area according to the zoning maps. The properties are zoned Rural on the zoning map. The subject lands would be serviced with private sewage systems and private wells.**

#### **3.2 SURROUNDING AREA**

**The surrounding area has a rural residential character with single detached dwellings on large lots. The majority of the lots are .80 Hectare (2 acres) in size. The majority of these lots have 60 metre (200 feet) lot frontages. Our proposal would blend in easily with the neighbourhood fabric. See attached (figure 1). The whole neighbourhood is zoned Rural and encompassed residential homes and small hobby farms. All surrounding lands are serviced with private sewage systems and private wells.**

## **4.0 SUPPORTING DOCUMENTS**

- 1. A Pre-Consultation Understanding**
- 2. Proposed sketch (figure 1)**
- 3. Neighborhood sketch (figure 2)**

## **5.0 PLANNING ANALYSIS**

### **5.1 Provincial Policy Statement 2014**

**The 2014 Provincial Policy Statement (PPS) provides provincial policy direction for planning approval authorities in preparing municipal planning documents, and in making decisions on Planning Act applications. Municipal Official Plans are to be consistent with the 2014 PPS. Applicable PPS policy to this development proposal is outlined and discussed below.**

***“1.1.4.1 Healthy, integrated and viable rural areas should be supported by:***

- a) building upon rural character, and leveraging rural amenities and assets;
- c) accommodating an appropriate range and mix of housing in rural settlement areas;
- d) encouraging the conservation and redevelopment of existing rural house stock on rural lands.

Our proposal would see the construction of 3 new residential homes similar to the neighbourhood fabric. Opportunities for garden suites or secondary suites are

# Pre- Consultation Understanding

Planning Services

200 Brady Street, Tom Davies Square  
Sudbury, ON P3A 5P3  
T: (705) 674-4455 Ext. 4295  
F: (705) 673-2200

January 10, 2019

# PRE-CONSULTATION UNDERSTANDING

Requirements (Senior Planner to confirm reports/plans required on OPA, ZBL, SUB and CONDO)  
(Subdivision/Site Plan Engineer to confirm reports/plans required on Site Plan)

PRE-CONSULT FILE: PC 2019-048					
OWNER: MICHAEL & CAROLE LEBLANC					
SPART MEETING: JUN 12/19					
PROPERTY DESCRIPTION/ADDRESS: PINS 73504-3070 & 73504-3071 (GRAVEL DR., HANMER)					
REPORTS AND PLANS	OPA	ZBL	SITE PLAN	SUB	CONDO
<b>REPORTS</b>					
Application Form	X				
Arborist Report					
Archaeological Assessment					
Draft Official Plan Amendment					
Draft Zoning By-law Amendment					
Environmental Impact Study (Full-Site)					
Environmental Impact Study (Scoped)					
Functional Servicing Study					
Geotechnical/Soils Report					
Heritage Impact Assessment					
Hydrogeologic Study					
Mine Hazard Study					
Noise Study					
Parking Study					
Phase I Environmental Site Assessment					
Planning Justification Report	X				
Public Consultation Strategy	X				
Risk Management Plan					
Servicing Options Report					
Source Protection Plan Section 59 Application					
Stormwater Management Report					
Sun/Shadow Study (6 storeys or greater)					
Traffic Impact Study					
Transportation Demand Management Plan					
Vibration Study					
Wind Study (6 storeys or greater)					
<b>PLANS</b>					
Comprehensive Development Plan					
Concept Plan	X				
Construction Erosion and Sediment Control Plan					
Draft Plan of Condominium					
Draft Plan of Subdivision					
Elevation Plans					
Grading Plan					
Landscape Plan					
Legal Survey Plan					
Off-Site Servicing Plan					
Photometric Exterior Lighting Plan					
Site Plan					
Servicing Plan					
Other Reports/ Plans(s) – Specify					
1. MINIMUM DISTANCE SEPARATION CALCULATION	X				
2.					
<b>Agencies to be Contacted by Applicant</b>					
	OPA	ZBL	SITE PLAN	SUB	CONDO
Canada Post					
Canadian National Railway					
Canadian Pacific Railway					
Greater Sudbury Utilities					
Hydro One					
Ministry of Municipal Affairs					
Ministry of Natural Resources and Forestry					
Ministry of the Environment and Climate Change					
Ministry of Transportation Ontario					
Nickel District Conservation Authority	X				
Sudbury District Health Unit (SDHU)					
Sudbury East Planning Board					
Others – Specify					
1.					

PRE-CONSULTATION UNDERSTANDING

Planning Services Notes

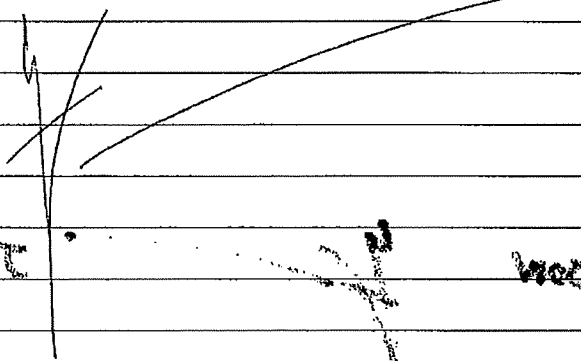
PLANNING - a rezoning application should accompany the  
SERVICES application to amend the City's Official Plan  
DIVISION (ie. to recognize relief from the "RU" Zone).

- an MDS calculation is to be completed by the owner (given to PSD to review) given the potential proximity of agricultural uses in the area. New lots must comply with MDS II formulae as developed by Ontario's Ministry of Agricultural and Rural Affairs.

- Planning Justification Report is required which demonstrates that the lot creations will not exacerbate the existing supply of available and vacant rural lots and that there is a need for the proposed new rural lots in order to accommodate projected rural unit growth.

NDCA - southerly portion of the lands are within a regulated area and are within a floodplain. A permit from NDCA is required prior to any development in this area.

BUILDING - at building permit stage, geotechnical & hydrogeological  
SERVICES assessment may be required given presence of floodplain.  
- site alteration permit may also be required.

  
JUN 11 2019  
GLEN FERGUSON

Name: GLEN FERGUSON

Date: JUN. 12 / 19



PRE-CONSULTATION UNDERSTANDING

1. Official Plan Designation: RURAL

Conformity with Official Plan designation ☐ YES ☒ NO

If "No" what is the nature of the amendment needed?

to permit creation of 2 rural lots (with a remainder)  
having approximately 64m of frontage where 90m is required.

2. Existing Zoning: RU

Compliance with the City's Zoning By-law? ☐ YES ☒ NO

If "No" what is the proposed zoning or amendment required?

if OPA approved, a rezoning is required to recognize reduced frontage.

3. Related File No.(s): N/A

4. Additional Information: N/A

Acknowledgement by Owner/Agent

The owner acknowledges that this form in no way confirms support or non-support by the City of the presented proposal, is based on the agreed processing and submission requirements discussed.

By signing below, I acknowledge that, subject to any appeals, the drawings, report(s) and other information requirements indicated on the above chart, must be submitted along with a completed application form, any information or materials prescribed by statute, the required application fees and this executed Pre-consultation Application Form to be considered complete. All comments and direction offered by City staff and outside agencies is preliminary and based solely on the information available at the time of the meeting, and is only applicable for up to one year from the date of the Pre-consultation meeting. Once an application has been submitted, deemed complete and circulated for comments additional information or consultation meetings may be required during the processing of the application. In addition, I have read, understood, and agreed to all of the notes listed on this form.

Carole Leblanc  
MICHAEL LEBLANC  
Owner/Agent  
(Print)

Carole Leblanc  
Owner/Agent  
(Signature)

06/15/19  
Date

Greater Sudbury Planning Services Staff  
(Print)

Greater Sudbury Planning Staff  
(Signature)

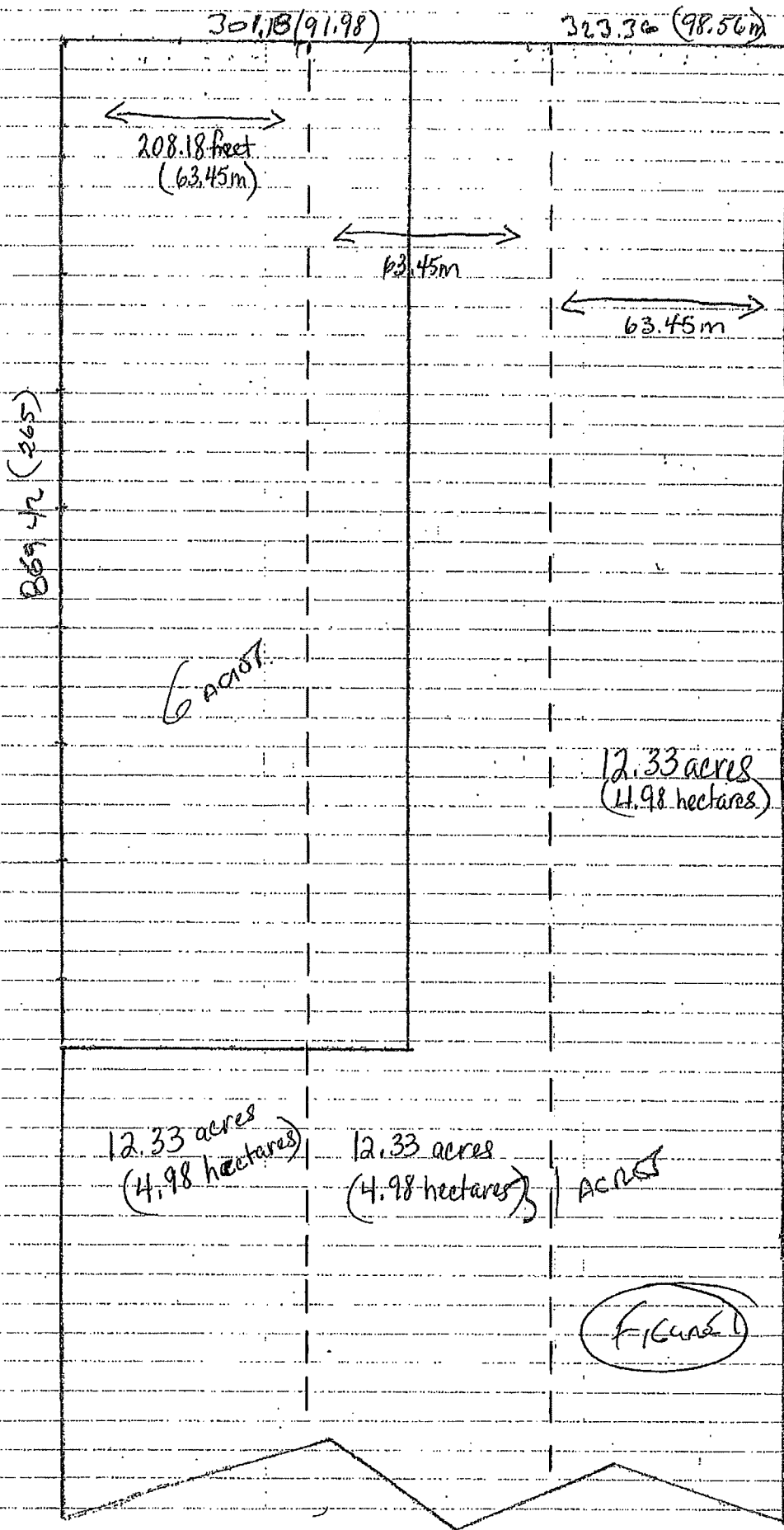
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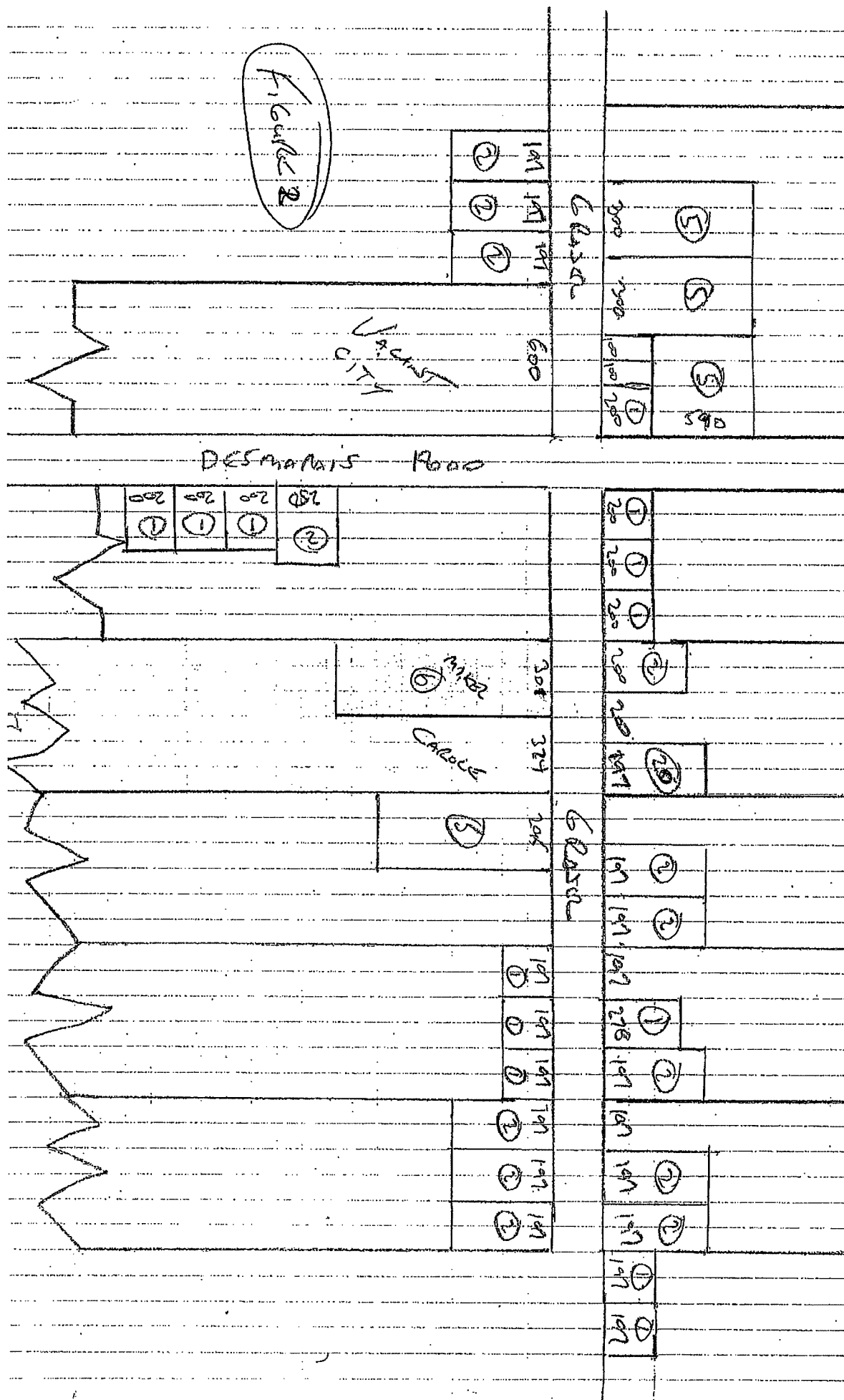
GLEN FERGUSON

[Signature]

JUN. 17/19

# GRAVEL





possible with the new builds, where it may be difficult to accommodate on an existing site. These forms of housing meet the social, health and wellbeing requirements of our ageing population.

***1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.***

The reasoning for our proposal is to add the one lot to the two we already have to allow for both our two children to build homes beside us in the near future. Our families have grown up in the neighbourhood and we want our immediate family to have those same opportunities.

***1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.***

The lots will be serviced with private septic beds and private wells. Natural gas, hydro, and internet are all available at the lot line. The mail box is located a block away. There is no need for expansion of infrastructure.

## **5.2 CITY OF GREATER SUDBURY OFFICIAL PLAN**

**The subject lands are included in the Rural Areas of the official plan. The amendment would facilitate the creation three (3) rural lots with a minimum frontage of 63 meters (206 feet) where the by-law requires 90 meters (295 feet).**

### **5.0 Rural Areas**

Given Greater Sudbury's vast geographic area, a significant proportion of the municipality is comprised of Rural Areas. Although some areas are partially serviced by municipal water, most rural households, businesses and farms rely on private water and sewage disposal systems. There is no intention to expand services to these areas.

Due to these constraints, Rural Areas require well-defined policies that protect existing uses while recognizing that the focus of future development will be fully serviced areas within Communities. The Rural Areas designation supports this overall concept, while also striving to protect those qualities that make Rural Areas special for their waterfront areas, open space, natural features, and resource potential.

The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location, especially those that provide rural economic benefits that are balanced with protection of the natural environment and the agricultural resource base. Intensive development of these lands is not desired, as more suitable locations within Communities have been identified for urban growth. Rural Areas are shown on Schedules 1a, 1b and 1c, Land Use Map.

### **5.1 OBJECTIVES**

It is the objective of the Rural Area policies to:

- a. provide an efficient and orderly pattern of land use in Rural Areas, reducing land use conflicts and requiring minimal municipal services;
- b. ensure that all development is adequately serviced and does not negatively impact the environment;
- c. encourage a strong rural economy with a range of rural uses and activities;
- d. recognize the importance of agriculture, silviculture and other rural land uses to the economy; and,
- e. preserve the cultural and historical attributes of rural areas.
- f. promote opportunities to support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

### **5.2 RURAL AREA DESIGNATION**

Rural Areas contain a variety of land uses, such as farms, woodlots and forests, small industry, and clusters of rural residential development. These areas also provide for outdoor recreation opportunities such as snowmobiling, skiing, hiking, canoeing, and other activities in natural areas.

#### **Policies**

1. The following uses are permitted within the Rural Areas designation:
  - a. residential uses;

- b. agricultural uses, agriculture-related uses and on-farm diversified uses;
- c. conservation, open space and natural resource management activities;
- d. mineral exploration;
- e. rural industrial/commercial uses;
- f. resort and shoreline commercial uses;
- g. public uses including hydroelectric generation and associated facilities; and
- h. community hubs.

2. Waterfront development in Rural Areas must also comply with the policies of Section 8.4.

3. All new farm and non-farm development in the Rural Areas designation will comply with the Minimum Distance Separation (MDS) formulae established by the Province in order to minimize conflicts between livestock facilities and surrounding development.

#### **5.2.1 Rural Residential**

Residential uses in Rural Areas typically take the form of rural strip development along municipal roads, as well as permanent and seasonal waterfront residences located along the shorelines of non-urban waterbodies and watercourses. Although some linear residential development along municipal roads is partially serviced by municipal water, most households are not connected to municipal services.

##### **Policies**

1. Rural residential development compatible with the character of surrounding existing uses is permitted, provided no additional public services, including the extension of existing or creation of new partial services would be required.

2. One single detached dwelling is permitted on any existing lot, provided that it fronts onto a public road that is maintained year-round. The lot must also have the capability to provide an individual on-site sewage disposal system and water supply with both quantity and quality suitable for domestic uses.

3. Seasonal residential uses are permitted on waterbodies and watercourses that have public water access with adequate off-street parking and boat docking facilities.

4. The conversion of existing seasonal dwellings to permanent use is permitted provided that:

- a. the dwelling has frontage on a public road maintained year-round;
- b. Ontario Building Code standards for permanent dwellings are met;
- c. minimum lot size requirements for the zone category set out in the Zoning By-law have been satisfied;
- d. approval is obtained for a Class 4 sewage system; and,
- e. there is an adequate supply of potable water.

5. This Plan contemplates a seasonal residential zone in the implementing Zoning By-law. New lots proposed for seasonal residential use may be permitted in the Rural Areas designation on waterbodies and watercourses subject to rezoning.

6. Based on watershed and lake studies, the Zoning By-law may set different density standards for waterfront developments on different lakes according to their lake and watershed development capacity and ecological sensitivity to development.

7. An individual mobile home unit is allowed where a single detached dwelling would be permitted, provided that it is built in accordance with the Ontario Building Code.

8. A Garden Suite is allowed in accordance with Section 2.3.5. Despite these policies a Garden Suite may be served by its own individual on-site sewage and water services, where appropriate. Also, despite these policies a mobile home may be used as a Garden Suite if it is built on its own foundation and in accordance with the Ontario Building Code. None of these policies are intended to result in the creation of new residential lots in the Rural Area.

9. A Second Suite is allowed in accordance with Section 2.3.6. Despite these policies a Second Suite may be served by its own individual on-site sewage and water services, where appropriate. Also, despite these policies a mobile home may be used as a Second Suite if it is built on its own foundation and in accordance with the Ontario Building Code. None of these policies are intended to result in the creation of new residential lots in the Rural Area.

### 5.2.2 Rural and Waterfront Lot Creation

Policies on lot creation in Rural Areas are required to mitigate the pressures inherent to unserviced development and the environmental impact of private septic systems. Consistent with the objective to concentrate development within fully serviced Communities, limits on the location, size and number of lot severances in Rural Areas are established.

#### Policies

1. New lot creation for rural residential development is not permitted on those lands restricted by:
  - a. the Mining/Mineral Reserve;
  - b. the Aggregate Reserve;
  - c. the Flood Plain; or
  - d. significant natural features and areas.
2. \*For new lots not on a waterbody or watercourse, the following lot creation policies apply. The City will monitor the supply and demand of rural lots with a goal of avoiding an oversupply of rural lots. The policy of this plan will be reviewed and revised if it has been demonstrated that the existing policies have not had the effect of aligning the supply of rural lots not on a waterbody or watercourse with projected need. For new rural lots not on a waterbody or watercourse, the following lot creation policies apply:\*(2019 MMAH Mod #2a)
  - a. The severed parcel and the parcel remaining must have a minimum size of 2 hectares (5 acres) and a minimum public road frontage of 90 metres (295 feet).
  - b. Regardless of the size and frontage of the parent parcel, no more than three (3) new lots may be created from a single parent rural parcel \*based on the date of the adoption of this Plan in existence as of June 14, 2006\*. (2019 MMAH Mod #2b)
3. \*Where an official plan amendment is requested for lot creation in excess of the permitted three severed lots plus a retained, a planning report shall be submitted which demonstrates conformity with the Official Plan and consistency with the Provincial Policy Statement, and which demonstrates that:
  - a. That the application will not exacerbate the existing supply of available vacant rural lots.
  - b. That there is a need for the proposed new lot(s) in order to accommodate projected rural unit growth over the life of the plan.
  - c. Additional studies required by the Official Plan to address any negative cumulative impacts (e.g., servicing) may also be required.

**For any official plan amendment to permit additional rural lots not on a waterbody or watercourse, the severed and retained parcels must meet the minimum lot size referred to in Policy 2.\* (2019 MMAH Mod #2c)**

**4. For new lots located on a waterbody or watercourse, the following lot creation policies apply:**

**a. Excluding those waterbodies or watercourses covered by Chapter 20.0, Special Policy Areas, new lots on waterbodies or watercourses in Rural Areas will be a minimum 0.8 hectare (2 acres) in size and have a minimum water frontage of 45 metres (148 feet), unless detailed waterbody studies indicate a change in the standard. The appropriate regulations will be set out in the Zoning By-law.**

**b. New lots for permanent waterfront residential use must front onto a public road that is maintained year-round.**

**c. New lots for seasonal waterfront residential uses are permitted on waterbodies or watercourses with public water access with adequate off-street parking and boat docking facilities.**

**d. Dwellings and accessory buildings must be set back to appropriate levels based on individual waterbody or watercourse conditions and regulations set out in the Zoning By-law (see additional water resource policies in Section 8.4).**

**5. Where applicable, all rural residential severances must also comply with the Minimum Distance Separation (MDS) formulae established by the Province in order to minimize conflicts between residential development and adjacent livestock facilities.**



### 5.3 CITY OF GREATER SUDBURY ZONING BY-LAW

**The subject lands are included in the Rural Zones of the by-law. The amendment would facilitate the creation three (3) rural lots with a minimum frontage of 63 meters (206 feet) where the by-law requires 90 meters (295 feet).**

#### PART 9:

#### RURAL ZONES

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##### 9.1 GENERAL PROHIBITION

No *person* shall, within any Rural Zone, *use* or permit the *use* of any land, or *erect, alter, enlarge, use* or maintain any *building* or *structure* for any *use* other than as permitted in Tables 9.1 and 9.2, in accordance with the standards contained in Table 9.3 the General Provisions contained in Part 4 and the Parking and Loading provisions contained in Part 5 of this By-law.

##### 9.2 PERMITTED USES

*Uses* permitted in a Rural Zone are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted *use* in Tables 9.1 and 9.2. A number(s) following the symbol 'X', zone heading, or identified permitted *use*, indicates that one or more special provisions apply to the *use* noted or, in some cases, to the entire Zone. Special Provisions are listed below the Permitted Use Tables 9.1 and 9.2 below: (By-law 2012-67Z)

##### Rural Zones

Agricultural	A
Rural	RU
Rural Shoreline	RS
Seasonal Limited Service	SLS

**Note:** Wherever a zone symbol on the Schedules to this By-law is followed by a period, a letter "D" and a number, please also refer to Section 2.2 of this By-law with respect to the maximum number of dwelling units permitted on a lot.

**Table 9.1 - Permitted Residential Uses (By-law 2012-67Z) (By-law 2014-235Z)**

USE	A	RU	RS	SLS
<i>Single Detached Dwelling</i>	X(1)	X(1)	X(1)	
<i>Mobile Home Dwelling</i>	X (1)(2)	X (1)(2)	X (1)(2)	
<i>Bed and Breakfast Establishment</i>	X (7)	X (7)	X (7)	
<i>Group Home Type 1</i>	X(9)	X(9)	X(9)	
<i>Seasonal Dwelling</i>		X (1)(3)	X (1)(3)	X (1)
<i>Private Cabin</i>		X (4)	X (4)	X (4)
<i>Private Home Daycare</i>	X	X	X	

**Table 9.2 – Permitted Non-Residential Uses (By-law 2012-67Z)**

USE	A	RU	RS	SLS
<i>Agricultural Use</i>	X (5)	X (5)		
<i>Animal Shelter</i>	X	X		
<i>Forestry Use</i>	X (6)	X (6)		
<i>Hunting or Fishing Camp</i>		X (8)		
<i>Garden Nursery</i>	X	X		
<i>Kennel</i>	X (6)	X (6)		
<i>Public Utility</i>	X	X		
<i>Veterinary Clinic</i>	X	X		

**SPECIAL PROVISIONS FOR TABLES 9.1 AND 9.2**

1. Maximum number of *dwelling units* permitted on a *lot* – 1.
2. If mounted on a permanent foundation.
3. If on a *legal existing waterfront lot*.
4. Maximum number of *private cabins* – 1. *Maximum gross floor area* of 30.0 m<sup>2</sup> on any *lot accessory* to a permitted *seasonal dwelling* only.
5. *Buildings* housing *livestock* and *manure handling facilities* are subject to the Special Setback Provisions in Section 4.37.1
6. No *non-residential building* or *structure* directly associated with a *kennel* or with the cutting or sawing of *timber* shall be established or erected closer than 300.0 metres to a *residential building* or Residential (R) Zone.
7. Permitted within a *single detached dwelling* only. Maximum number of *guest rooms* – 2.
8. Only where such use constitutes a *legal existing use*.

9. Only within a permitted *single detached dwelling*. – Maximum number of beds  
-10. (By-law 2014-235Z)

### 9.3 ZONE STANDARDS

No person shall within any Zone use or permit the use of any lot or erect, alter, use any building or structure except in accordance with the following zone standards in Table 9.3. A number(s) following the zone standard, zone heading or description of the standard, indicates an additional Zone requirement. These additional standards are listed as Special Provisions at the end of Table 9.3 below: (By-law 2011-49Z)

**Table 9.3 – Standards for All Rural Zones**

	Minimum Lot Area	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Corner Side Yard	Maximum Lot Coverage	Maximum Height	Other
A	30.0 ha	90.0 m	10.0 m (1)	10.0 m (1)	10.0 m (3)	10.0 m (2)	10% (4)(8)	21.0 m (5)	(6)
RU	2.0 ha	90.0 m	10.0 m (1)	10.0 m (1)	10.0 m (3)	10.0 m (2)	10% (4)(8)	21.0 m (5)	(6)
RS	8,000 m <sup>2</sup>	45.0 m	10.0 m (1)	7.5 m (1)	3.0 m	4.5 m (7)	10% (8)	11.0 m	
SLS	8,000 m <sup>2</sup>	45.0 m	10.0 m	10.0 m	3.0 m	10.0 m (2)	10% (8)	11.0 m	

### SPECIAL PROVISIONS FOR TABLE 9.3

1. *Abutting a primary arterial road* – 15.0 metres.
2. (i) *Legal existing lots* having an area of 0.8 ha or less:
  - a) For *lots abutting a primary arterial road* – 15.0 metres;
  - b) For *lots abutting a secondary or tertiary arterial road* – 7.5 metres;
  - c) For *lots abutting any other road* – 4.5 metres.
 (ii) *All other lots*:
  - a) For *lots abutting a primary arterial road* – 15.0 metres.
3. On a *legal existing lot* having an area of 0.8 ha or less – 3.0 metres
4. This provision shall not apply with respect to any greenhouse constructed primarily of translucent materials and uses solely for growing plants in conjunction with an *agricultural use* or a *garden nursery*.
5. *Residential uses* – 11.0 metres.
6. *Building separation* – 3.0 metres.
7. (i) For *lots abutting a primary arterial road* – 15.0 metres;
- (ii) For *lots abutting a secondary or tertiary arterial road* – 7.5 metres.
8. Maximum *lot coverage* for *legal existing lots* having an area of 0.42 hectares or less – 25 percent.

## **6.0 SUMMARY**

Our proposed severance represents an opportunity to maintain the existing neighborhood fabric without altering the rural landscape of the area. The extra lot will maintain a rural residence and therefore help maintain the rural housing stock and rural character of the area. The relief from the official plan and bylaw is quite minor in nature as the proposed lot will blend in with the rest of the homes on Gravel drive.

In consideration of the foregoing, it is our opinion the proposed amendments are consistent with the 2014 Provincial Policy Statement, and represents good planning. It is understood the property will be subject to a site specific amendment to recognize the proposed frontage.

Although we understand that past decisions do not guarantee future results, we have found numerous planning committee decisions that have favored reduced frontages on rural lands including files 751-5/18-4 (RR15-Chelmsford), 751-7/16-5 & 701-7/16-2 (Gravel drive, Hanmer), and 751-7/15-6 & 701-7/15-6 (Gravel drive, Hanmer)

Our ultimate goal is to gift our two boys with lots so that they could afford to build their future homes and that we can all be together in our ageing years.

Michael and Carole Leblanc