



February 27th, 2025

183 Sutacriti Street – Block 42

Zoning by-law amendment application

Planning Justification Report

This report provides a planning justification for the proposed development on Block 42 of 183 Sutacriti Street, addressing how it aligns with the Official Plan, the Provincial Policy Statement (PPS), and the Zoning By-law. The proposal seeks approval for a residential dwelling on Block 42, which is currently vacant land adjacent to the shoreline and Presqu'ile Road.

1. Site Context & Existing Conditions

- The property is divided into two parts:
 - The main portion has front access to Sutacriti Street and includes a two-storey dwelling with an existing septic system.
 - Block 42 is located near the shoreline and Presqu'ile Road and is currently vacant.
- Surrounding Development Pattern:
 - The west and east adjacent properties do not have existing dwellings.
 - However, further north on Presqu'ile Road, similar two-storey residential dwellings exist. Please see neighbourhood around Presquile road and Grey rd 1.
- The neighborhood's intent appears to be maintaining the shoreline view by limiting development, though residential zoning exists along Presqu'ile Road.

2. The Proposal

The proposal includes the development of a residential dwelling on Block 42, with design elements carefully considered to mitigate impacts on views and compatibility with the neighborhood.

Key Design Elements:

- Building Height: Proposed at 7.5m, ensuring unobstructed views for neighboring properties along Sutacriti Street.
- Setbacks & Lot Configuration:
 - 2-meter front setback along Presqu'ile Road (as per planner Mr. Benner's recommendation) to allow for snow maintenance.

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- 2-foot rear setback to accommodate the residential unit, given the irregular triangular shape of Block 42.
- 20-meter distance from the 100-year flood level.
- Septic System: A private septic treatment system is proposed.
- Parking:
 - Parking Considerations: No garage is currently proposed. However, potential to integrate parking within the building at one storey side or designate a shaded area near the existing driveway.

4. Policy & Regulatory Framework

4.1 Official Plan Compliance

The proposal aligns with the Official Plan's objectives by:

- Supporting residential growth in designated residential areas.
- Maintaining compatibility with existing development patterns along Presqu'ile Road.
- Ensuring minimal visual and environmental impact on the surrounding area.

4.2 Provincial Policy Statement (PPS) Alignment

The proposal meets PPS policies by:

- Promoting efficient land use within an existing residentially zoned area.
- Avoiding impacts on natural hazards by maintaining more than a 15m setback from the 100-year flood level.
- Supporting diverse housing needs, aligning with the property owner's requirement for additional family accommodation.

4.3 Zoning By-law Analysis

- Current Zoning: The property is zoned for residential use. -SR
- Compliance & Variances:
 - Due to the irregular lot shape, a variance is required for the rear setback to allow for a small residential dwelling.
 - The proposed 2m front setback along Presqu'ile Road aligns with municipal recommendations for snow maintenance, required variance.
 - The lot coverage is 25%, due to the irregular shape of the lot.



5. Conclusion & Planning Rationale

This proposal presents a reasonable and compatible development within the existing residential zoning framework and the look of the building is maintain the essence of the neighbourhood. The design considers the neighborhood context, floodplain constraints, and Official Plan policies, while making necessary adjustments to setbacks to allow feasible development on an irregular lot.

We respectfully submit this Planning Justification Report in support of the application and look forward to further discussions with the County.

Best Regards

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