

ZONING BYLAW AMMENDMENT APPLICATION

January 17, 2021

1 VICTORIA STREET, ALTON

INTRODUCTION

This is an application for a zoning amendment for the property at 1 Victoria Street in Alton

The property has frontage on Victoria Street, King Street and Agnes Street and the proposal for three lots will provide one lot on each of the streets.

I am requesting approval to allow the construction of 3 small residential homes and with each lot having it's frontage on those different streets.

The existing site for this rezoning application, presently has an old dilapidated house and the property is poorly maintained and is an eye sore to the neighborhood.

I met with Planning Staff several times over the past year in regards to my proposed development, and their requests were as follows:

1 ) Planning Staff recommended that I reduce the number of lots from four as I had initially proposed, to three.

My proposed site plan now shows just the three lots.

2 ) Historical Staff requested that I provide a Historical Study to substantiate the house and property are not worthy of a Historical Designation.

I provided the ASI report which concludes as follows:

"the existing residence and property at 1 Victoria Street are not architecturally or contextually significant"

3 ) Engineering Staff required I provide an Engineered Septic System and a Site Grading and Drainage Plan, to substantiate among other things, that the existing infrastructure can accommodate the water runoff from the development of the property.

I provided the Van Harten Engineering Report which concludes as follows:

"the proposed development would appear to have a negligible impact on runoff characteristics from the site to the municipal roadways"

One of the concerns of Good Planning, is that the proposed development blends into the neighborhood.

Each lot being on a different street and having frontages of at least 70' and which frontage being larger than, or comparable to, all of the neighboring properties, satisfies that aspect.

Some of the surrounding properties are larger in total area, but the additional land area is in the back yards and as such this additional land has no impact on the similar visual open character of the lot frontages.

For example, the closest properties surrounding 1 Victoria Street at 4, 6 and 8 Victoria Street, all have frontages of 20 m or 66'

35 and 38 King Street have frontages of 21 m or 69'

9 Agnes Street has a frontage of 24 m or 79'

1429 Queen Street has a frontage 20 m or 66'

Infilling is a suggested proposal in the Official Plan for Peel Region and as such this development adheres to that intent.

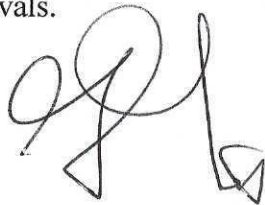
I have built 2 other homes on Queen Street which are within a few hundred meters of this property, and are they were designed and landscaped in such a manner as to be visual assets to the village of Alton.

I plan to do the same type of development on this property.

In summary, having provided all of the reports requested by Planning, having the proposed three lots on separate streets, having the 70' lot frontage of the proposed lots to blend in with the neighboring lots frontages, it is submitted this Application has all of the positivity of Good Planning, and as such it is hoped that Planning Staff will support the requested approvals.

Regards

Gary Grant

A handwritten signature in black ink, appearing to be 'Gary Grant', written over a faint rectangular box.