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<b>Date</b>	Monday, April 12, 2021
<b>From</b>	Robert Armstrong, CAO / Director of Development Services
<b>Subject</b>	<b>Meaford Golf Course Draft Plan of Condominium – 42CDM-2020-07</b>
<b>Report No.</b> DEV2021-22	<b>Roll No.</b> 421049300119900

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### Recommendation

That Council of the Municipality of Meaford support Draft Plan Approval of the Vacant Land Plan of Condominium to the County of Grey subject to the conditions contained in the report.

### Background

The County of Grey has received an application for a Vacant Land Plan of Condominium (File 42CDM-2020-07) to create a total of 33 single detached dwellings.

The Municipality passed Zoning By-law Amendment No. 2021-06 on January 11, 2021 to permit the proposed development. Attached as Appendix 1 is the Planning staff report (Dev2021-01) which addressed the Zoning Amendment and noted the Plan of Condominium process. The Zoning By-law Amendment recognized the full development of Phase 2 being 51 units, however the proposed Vacant Land Plan of Condominium is for Phase 1 only consisting of the 33 units. This is due to the additional environmental study work required in the area of the additional 18 units. The Zoning By-law identifies the need for this additional work and utilizes the Holding Symbol to ensure the completion of the additional environmental work.

The Municipality of Meaford held a Public Meeting on March 15, 2021 on behalf of the County of Grey for the Proposed Plan of Condominium. Correspondence was received from a number of residents, which focussed on traffic and pedestrians on Ridge Road and Pearson Street, the future development on the golf course and environmental concerns.

Due to timing, the proponent has proceeded with the installation of services under a Pre-Servicing Agreement to reduce impacts on golf operations. This

is done at their own risk in advance of the execution of a full Development Agreement and approval of the Plan of Condominium.

## Analysis

It is the opinion of staff that the principle of development was established by the Municipality through the passing of the Zoning By-law. This confirmed that the development is consistent with the Provincial Policy Statement, as well as complied with the County and Local Official Plans.

The process for the proposed Vacant Land Plan of Condominium is related to the tenure and was contemplated in the Municipal review of the development. The proposed Draft Plan Conditions noted in Appendix 2 confirm the recommendation contained in staff report DEV2021-01.

The comments that were received as part of the Plan of Condominium process were similar to those presented as part of the Zoning By-law Amendment process and were addressed in the staff report related to the Zoning.

## Financial Impact

No adverse impacts are anticipated from this recommendation.

## Implications

Any implications were already addressed through the Zoning By-law Amendment process.

## Strategic Priorities

This report supports the mission, vision and values of the Municipality of Meaford, as well as the goals and objectives set out in Council's Strategic Priorities, particularly with respect to:

- Ensuring Sustainability

## Consultation and Communications

County of Grey

Comments received from the Public as part of the Public Meeting process.

## Conclusion

Based on the foregoing, staff recommend that the County of Grey grant Draft Plan Approval of the Vacant Land Plan of Condominium subject to the conditions noted in the report.

## Supporting Documentation

Appendix 1 – Planning Staff Report DEV2021-01

Appendix 2 – Draft Plan Conditions

Respectfully Submitted:

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Robert Armstrong, RPP  
CAO / Director of Development Services



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<b>Date</b>	Monday, January 11, 2021
<b>From</b>	Robert Armstrong, CAO / Director of Development Services
<b>Subject</b>	<b>Zoning By-law Amendment – Phase 2 Meaford Golf Course</b>
<b>Report No.</b> DEV2021-01	<b>Roll No.</b> 421049300119900

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### Recommendation

Be it resolved that By-law 2021-06, being a by-law to amend the Municipality of Meaford Comprehensive Zoning By-law 60-2009, as amended, applicable to Plan 309 Part Lots 1654 to 1659 & 1695 and RP 16R1810 Part of Part 1 & RP 16R3593, Part 1, known municipally as 408 Ridge Road, to facilitate the proposed 51 single detached dwellings on the lands, be taken as read a first, second and third time and finally passed.

### Background

In 2018, the Municipality of Meaford amended the Official (Amendment No. 12) which created policies that established the general intent/permission for inclusion of residential uses on the golf course lands, subject to Zoning By-law Amendment and only where specified development criteria can be met. The public meeting to consider the amendment to the Official Plan also included proposals to rezone a portion of the lands for a 40 unit semi-detached and multi-attached land lease development (Phase A) which was approved and is under construction. Further, it also considered the development of a proposed 31 unit single detached dwelling development.

The applicant has now amended this application to include the additional land with the proposal to include 51 single detached units. **Appendix 1** is the plan that denotes the proposed single detached development subject to this report.

### County of Grey Official Plan Designation:

The County of Grey Official Plan identifies the subject lands as 'Primary Settlement Area' and 'Hazard'. Constraints mapped within the County Official Plan for the area include a small patch of 'Significant Woodland' in the north-west corner of the subject lot which is contiguous with a larger woodland on

the lots to the north and west of the golf course. The Hazard designation is generally applied to a number of ponds, watercourses and associated floodplain & slope hazards on-site. Additionally, the County Official Plan identifies the lands as being within the Intake Protection Zone 2 associated with the Water Treatment Plant & Surface Water intake from Georgian Bay. Based on the policies of the applicable Source Water Protection Plan which now include a fuel-storage-focused 'Events Based Area' for the Meaford intake, it is not anticipated that further study or consideration is necessary in relation to the Intake Protection Zone constraint – Residential uses are not considered to constitute a significant drinking water threat.

The policies of the new policies under the County of Grey Official Plan have noted a minimum net density limitations of

### Municipality of Meaford Official Plan Designation:

The Municipality of Meaford's Official Plan places the subject lands in the 'Major Recreation' designation which recognizes the existing golf course use within the urban area of Meaford. Amendment No. 12 added the following policies to the Major Recreation Designation with regard to the introduction of residential development within this designation:

#### B1.9.4 Development Policies

It is the intent of the golf course owner to develop this property for residential purposes in various phases while maintaining the operation of the golf course. In this regard, housing developments may be permitted on these lands in various ownership forms subject to the following:

- (i) The lands shall be rezoned to an appropriate zone on a phase-by-phase basis in order to reflect the specific housing development proposed;
- (ii) The residential development shall be in accordance with the 'Urban Living Area' designation policies and all other relevant policies of the Official Plan.
- (iii) The rezoning application shall be accompanied by a detailed site plan illustrating the proposed development in addition to a servicing report, stormwater management report and all other reports that are deemed necessary by the municipality such as a planning justification report, archaeological assessment, environmental impact study and traffic impact study.
- (iv) Each phase of development shall take into account options for linking services with previous or future phases of development on the golf

course property with regard to sanitary sewers, piped water, stormwater management and other services and utilities.

- (v) Dwellings and associated access and amenity areas shall be sited so as to minimize potential conflicts with the surrounding golf course use. Safety and compatibility must be addressed via a rezoning application to facilitate residential development. Related studies (e.g. Golf Ball Spray Analysis, etc...) may be required in support of the application.

#### B1.9.5 Implementing Zoning By-law

All lands within the Major Recreation designation shall be zoned MR (Major Recreation) until such time as a specific residential development proposal has been considered in accordance with the policies of Section B1.9.4. At that time, the lands subject to the specific residential development proposal shall be placed in the appropriate Residential Zone in the implementing zoning by-law.

Section D1.9.1 of the Official Plan also addresses the service allocation and reservation limitation. In particular it states that “The Municipality shall have regard for competing demands for servicing capacity and proposed schedules of build out when considering commitment of plant capacity, with particular regard for appropriate servicing limitations related to phases of large developments. The allocation of existing plant capacity shall be generally be restricted to development phases of approximately thirty (30) units, where practical. The remaining development potential for the lands may be placed in a holding category and reservation from the design capacity may also be deferred for some future development phases where further detailed development approvals are required.

#### Municipality of Meaford Zoning By-law:

The Municipality of Meaford’s Comprehensive Zoning By-law (60-2009, as amended) places the lands in the ‘Major Recreation (MR)’ and ‘Environmental Protection (EP)’ Zones. The MR zone is intended to be applied to lands that are the site of large-scale, privately operated recreational uses and thus permits a golf course, driving range and ancillary uses on-site. Buildings and Structures are prohibited within the EP zone.

#### Surrounding Uses:

Surrounding uses to the Golf Course (subject lands) include:

- Residential dwellings, largely being single-detached dwellings on lots within traditional plans of subdivision;

- Vacant lands (to the north) within the urban boundary of the Meaford Primary Settlement Area and identified for future residential development; and;
- Lands designated for Agricultural uses (to the west), falling outside of the urban boundary/settlement area.

### Supporting Documents:

The applications for Official Plan & Zoning Amendment were submitted along with a number of supporting documents, plans and studies:

- Planning report Addendum for Phase 2 (Ron Davidson, **Appendix 3**)
- Environmental Impact Study – Initial & Addendum
- Butternut Health Assessment
- Stage 1 & 2 Archaeological Assessment Report
- Traffic Study/Comments
- Servicing Report
- Stormwater Management Report
- Plans & Drawings

Additionally, based on comments arising from preliminary engineering review and early staff, agency and public comment, the applicant has submitted:

- Addendum Stormwater Management Report
- Letter from Georgian Bay Golf Academy re: Course Design & Safety
- Pete's Creek Tributary Hydraulic Modelling Memo

### Notification & Public Process to-date:

A revised applications for Zoning Amendment were submitted to the Municipality of Meaford on July 10<sup>th</sup>, 2020 with plans and drawings received on July 23, 2020. These applications were reviewed by Staff and a letter notifying the applicant of 'Incomplete Application' was issued on August 24, 2020. This letter highlighted several items to be addressed, including the provision of additional detail regarding Traffic, clarification on addressing Conservation Authority concerns, confirmation of any zoning variances other than the lot frontage deficiency noted by staff and the updated spray analysis noted in the Official Plan. Based on discussions with the applicant and the provision of additional information, Notice of Complete Application and the Public Meeting Notice was issued on September 16<sup>th</sup>, 2020. At that time, the notice and related supporting documents were posted on the Municipal Website for public and agency review.

A number of written comments were received in response to the public notice issued. Additionally, the statutory public meeting was held on October

5, 2020. A copy of the public comments & public meeting minutes are included as **Appendix 2** to this report.

## Analysis

In order to approve the proposed amendments, Council must be assured that the application demonstrates consistency with the Provincial Policy Statement (PPS), conforms to the objectives and directions of the County and Local Official Plans and represents good planning.

The applicant's Planning Report, prepared by Registered Professional Planner, Ron Davidson provides a discussion of the applicable Provincial, County and Local policies.

### Provincial Policy Statement 2014 (PPS)

The applicable policies of the Provincial Policy Statement (PPS) are addressed within Section 6 of Mr. Davidson's Planning Report. Staff concur with Mr. Davidson's conclusion that the proposed Official Plan and Zoning By-law Amendment is consistent with the Provincial Policy Statement.

### County of Grey Official Plan

The relevant policies of the County Official Plan are discussed within Section 5.1 of Mr. Davidson's Planning Report. Staff concur with Mr. Davidson's conclusion that the proposed OPA & ZBLA conform to the County of Grey Official Plan.

The County of Grey, Planning & Development Department provide comments attached within Appendix 3. In particular, they have noted the need for the development to meet the minimum 20 units per hectare development density. As per the Planning Opinion of Mr. Davidson, the revision for Phase 1 and 2 does meet the minimum density requirement. The County will further confirm conformity with any future County approvals.

### Municipality of Meaford Official Plan

The relevant policies of the Municipality of Meaford Official Plan are discussed within Section 5.2 of Mr. Davidson's Planning Report. Staff generally concur with Mr. Davidson's conclusion that the proposed ZBLA are supported by the policies of the Municipal Official Plan and Staff are of the opinion that the amendments conform to the relevant policies of the Plan.

Staff wish to provide additional comment with respect to Mr. Davidson's comments regarding Section B1.1.5 b) of the Official Plan which requires that new development be "easily integrated with surrounding land uses".

Generally, Staff are of the opinion that the policy relating to 'integration of uses' is intended to prompt consideration of how the uses will be compatible and functional alongside existing and proposed land uses in the vicinity. In this regard Staff would suggest that the introduction of fully serviced residential uses in proximity to other residential and supportive uses in the Primary Settlement Area is appropriate and compatible.

With respect to compatibility and integration of the proposed residential uses with the abutting golf course/recreational use, Staff would note that a letter has been submitted by Cameron Burechails (Golf Professional with the Georgian Bay Golf Academy & Member of the Canadian Golf Teachers Federation) which speaks to compatibility with the proposed residential development. It is noted that no additional buffering or safety measures are necessary for this phase. Therefore Staff are satisfied that proposed residential development on the lands will be compatible and functional alongside existing and future development and thus will 'easily integrate with surrounding land uses'.

### Municipality of Meaford Zoning By-law

The proposed Zoning Amendment before Council includes a number of items to address the proposal, as well as comments from the Conservation Authority and the County. These include the following:

1. All lots with the plan are proposed to be Zoned Residential R1, which would permit the singled detached dwellings within the Vacant Land Plan of Condominium.
2. Exceptions need to be applied to allow a reduce frontage of proposed lot 31 to 33 due to their position on the corner bulb.
3. Increase the side yard setback to 3 metres for lots 48-49 to allow a maintenance access to the top of the slope and a prohibition of any buildings and structures within 6 metres of the rear lot line. An easement in favour of the condominium corporation will also be required.
4. Lot 6 has a reduced lot frontage of 16 metres due to a bend in the road.
5. The Holding H(5) will be applied to all lots, which will require the execution of a Development Agreement prior to the removal. Further, this will confirm the availability of servicing capacity prior to any phase proceeding.
6. The Holding (H6) will be applied to Lots 18 to 35, with the condition of an updated Environmental Impact Study must be prepared to the satisfaction of the Municipality prior to the removal. This has been identified by the County of Grey for the additional lands being added.

## Servicing Capacity

Recent analysis of the available capacity of the Sewage Treatment Plant has identified that the Municipality is a critical point in addressing the need to expand the facility. This will impact our ability to approve future developments and for proponents to obtain Draft Approvals from the County of Grey.

With regard to this proposed development, it is critical that the Municipality utilize the Holding Symbol as noted under the Official Plan and that prior to execution of any agreement to permit all or part the development to proceed, available servicing capacity will be confirmed. This would include the phasing noted in the Official Plan. The Holding H5 zone will be utilized on all lots with the proposed Development. A condition of the H5 zone is a Development Agreement which will be the process to confirm servicing allocation.

## Matters Raised through Public Consultation

The Comments received as part of the public process were similar to those received in Phase 1. The following were the themes and the comments made as part of Phase 1.

### **1) The notion of the Golf Course as 'green space':**

While the Golf Course certainly provides visual and natural amenity enjoyed by nearby residences, the property is privately owned and is sited within the boundary of the Primary Settlement Area, with availability of municipal water and sewer services to support the proposed redevelopment. Aside from those areas within the Environmental Protection designation/zoning or having specific natural heritage value, where site alteration/development is prohibited, there is no requirement upon the landowner to maintain the lands as 'green space' or in a recreational or natural state.

### **2) Traffic volume, speed and lack of pedestrian facilities:**

Arguably the most common comment received from the public was in relation to traffic volumes, speed and lack of pedestrian facilities in the general area. Staff would note that it is expected that the traffic generation from the proposed redevelopment can be reasonably accommodated by Ridge Road/Pearson Street and the abutting roads

network, however, Staff acknowledge the concerns of the public with respect to the need for pedestrian facilities in the general area.

Staff propose that this specific matter be addressed in the following ways:

- That via the associated development agreement, a financial contribution be required for sidewalks on Ridge Rd. abutting the Golf Course to connect the proposed Phase 2 residential development with the existing sidewalks on St. Andrews Drive. A similar requirement was imposed on the Meaford Haven Development were it to proceed;
- That via the upcoming Development Charges Background Study, this area be considered for street urbanization, such that the Development Charges would include an amount to be collected for the installation of pedestrian facilities along Ridge Road when warranted or when upgrades are required.

In addition, the Municipality is finalizing a Transportation Master Plan, which is considering the specific concerns raised by the public and making recommendations to the Municipality. As it relates to the proposed development, as long as the Municipality is satisfied that Ridge Road can handle the increase traffic generated by this development the development, which staff and our consultant have noted acceptance, a contribution to improvements is all that can be required by the development.

### Other Comments

The comments from one resident speak to the Master Planning for the Golf Course. The Official Plan Amendment that was approved for the Golf Course considered this an established specific policies for development approved. It is planning staff's opinion that these policies have been met. They have further highlighted water and sewer connections to the south on the engineering drawings. It was our understanding that the limit of proposed development as it relates to the servicing linkage to Ridge Road as established by Phase A was only for Phase A and B and other potential future development would need to be considered comprehensively in relation to other connections. Therefore we will require the removal of these future connections. It is further noted that this comment was the reason that the Municipality required the proponent to modify the plan to include an area that was shown as future development and would require Phase 2 to develop.

Environmental protection was noted as a concern. In this regard, the development has been peer reviewed by the Conservation Authority and have noted that they are satisfied with the proposal. Further, an updated

EIS will be completed for the additional area that was added to the plan from the original proposal.

### Matters to be addressed via Site Plan & Development Agreement

The Municipality has the option to require 5% land to develop parks or take cash-in-lieu to develop other parks. The Parks and Recreation Master Plan have identified the need for a developed parkette in the north end of the settlement area. The 5% land dedication from this area would be too small to develop a park so it is more appropriate to take the cash-in-lieu from this development. Discussions have occurred to obtain parkland from a larger development in this area, which would address the Master Plan recommendations.

### Financial Impact

No adverse financial implications are anticipated by the proposed development.

### Implications

Approval of the Zoning By-law Amendment (Phase 2) will establish criteria to apply to future building construction/alterations on the Golf Course lands, and will protect a number of natural heritage and hazard features on-site.

### Strategic Priorities

This report supports the mission, vision and values of the Municipality of Meaford, as well as the goals and objectives set out in Council's Strategic Priorities, particularly with respect to:

- Ensuring Sustainability

### Consultation and Communications

Notice has been circulated in the manner prescribed by the Planning Act to the following:

Grey Sauble Conservation Authority  
Grey County Planning Department  
Hydro One Networks Inc.  
Ontario Power Generation Inc.  
City of Owen Sound  
Union Gas  
Municipal Property Assessment Corporation  
Métis Nation of Ontario  
Saugeen Ojibway Nation

Historic Saugeen Métis  
School Boards  
Rogers – Simcoe Communication  
Canada Post – Delivery Planning  
Ministry of Municipal Affairs and Housing  
Ministry of Transportation (Dev. Review & Corridor Management Divisions)  
Municipal Clerk's, Building, Infrastructure (incl. Transportation) Departments  
Meaford & District Fire Department

One hundred and twenty seven property owners within 120 metres of the subject lands were directly mailed notice of the application.

Written and oral comments were received from members of the public and circulated agencies (Appendix 2) and have been considered in formulating the recommendations herein.

Further circulation/communications will occur as prescribed by the Planning Act, R.S.O. 1990.

## Conclusion

Staff are satisfied that the proposed (Phase 2) Zoning Amendment for the golf course is consistent with the Provincial Policy Statement, conforms to the County of Grey & Municipality of Meaford Official Plans and represents good planning.

## Supporting Documentation

Appendix 1 – Proposed Plan  
Appendix 2 – Comments Received  
Appendix 3 – Planning Justification Report Addendum

Respectfully Submitted:

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Robert Armstrong, RPP  
CAO / Director of Development Services

CAUTION:  
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

DEV2021-01  
Appendix 1

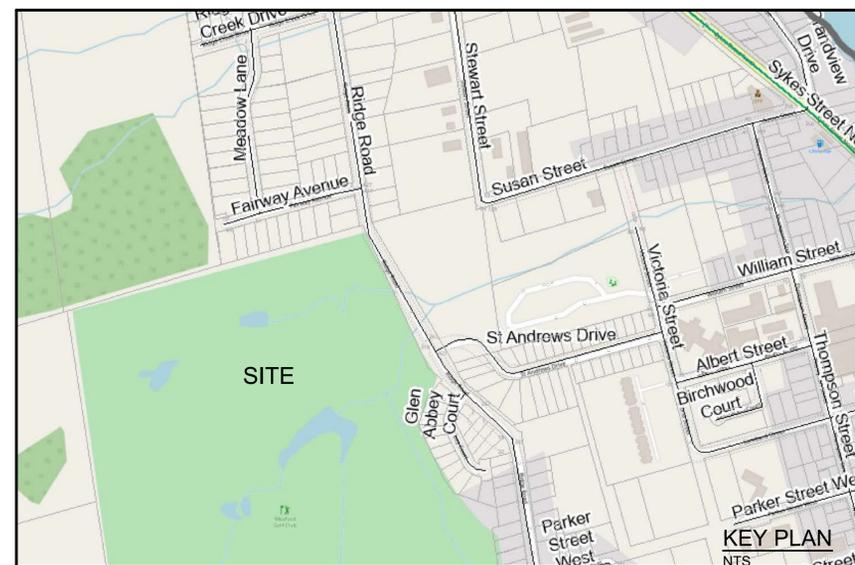
# HILTON HEAD HEIGHTS - AREA B

## MUNICIPALITY OF MEAFORD

CONTRACT NO. 20-02703-01

MAYOR : MS. BARB CLUMPUS  
CHIEF ADMINISTRATIVE OFFICER/DIRECTOR OF DEVELOPMENT SERVICES : MR. ROB ARMSTRONG

**OWNER :**  
1665426 ONTARIO INC.



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SHEET No.	DESCRIPTION
02703-C1	GENERAL SERVICING PLAN
02703-SAN1	SANITARY CATCHMENT AREAS
02703-STM1	STORM CATCHMENT AREAS
02703-C2	HILTON HEAD HEIGHTS STA. 4+000 TO STA. 4+240 PLAN AND PROFILE
02703-C3	HILTON HEAD HEIGHTS STA. 4+240 TO STA. 4+460 PLAN AND PROFILE
02703-C4	HILTON HEAD HEIGHTS STA. 4+460 TO STA. 4+700 PLAN AND PROFILE
02703-C5	RIDGE ROAD STA. 7+040 TO STA. 7+140 PLAN AND PROFILE
02703-C6	LOT GRADING PLAN
02703-C7	PAVEMENT MARKINGS AND SIGNAGE PLAN
02703-C8	EROSION AND SEDIMENTATION CONTROL PLAN
02703-C9	ENGINEERING STANDARDS, MISCELLANEOUS DETAILS & TYPICAL CROSS-SECTIONS
02703-C10	MISCELLANEOUS DETAILS 1
02703-C11	MISCELLANEOUS DETAILS 2

No.	DATE	DESCRIPTION	BY	APPD
2	DEC 23/20	SECOND SUBMISSION	TLB	TLB
1	JUL 22/20	FIRST SUBMISSION	TLB	SJC

REVISION / ISSUE

Seal not valid unless signed and dated



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Title: **HILTON HEAD HEIGHTS  
Municipality of Meaford**

TITLE SHEET

Client: **1665426 ONTARIO INC.**

Design: <b>LFP</b>	Scale:
Drawn: <b>LFP</b>	Approved:
Checked: <b>TLB</b>	
Date: <b>JAN 2020</b>	Design Engineer:

DRAWING No. **02703-TS**



## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

October 5<sup>th</sup>, 2020

Matt Smith, Clerk  
Municipality of Meaford  
21 Trowbridge Street West  
Meaford, Ontario N4L 1A1

**RE: Zoning By-law Amendment Z07.2020  
408 Ridge Road  
Municipality of Meaford (geographic town of Meaford)  
Owner: Meaford Golf Course Inc.  
Applicant: Ivan Alderdice  
Agent: Ron Davidson Land Use Planning Consultant Inc.**

Dear Mr. Smith,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to create 51 single detached residential units within a proposed Vacant Land Plan of Condominium on a portion of the Meaford Golf Course. Access to the development is to be obtained from Ridge Road. The subject lands were previously considered for development of 31 units and identified as Area B at the previous Public Meeting on April 9<sup>th</sup>, 2018. Application has been made to the County to create the Vacant Land Plan of Condominium which will be considered at a later date. The proposed Zoning By-law Amendment proposes to rezone a portion of the lands to the Residential (R1) zone to facilitate single detached units. An exception has also been requested for proposed lots 6, 31, 32 and 33 that are deficient of the required 18 metres lot frontage due to their location on a turn in the road.

Schedule A of the OP designates the subject property as a 'primary settlement area'. Section 4.1 states *the County will aim to provide a variety of housing types to satisfy the present and future social, health, safety, and well-being requirements of residents.* Sections 3.5(2) & 3.5(3) state,

*Land use policies and development standards in areas designated primary settlement areas will be in accordance with local official plans and/or secondary plans.*

*This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational and institutional land uses.*

The proposed zoning would facilitate single detached units within the primary settlement area. Staff will further assess the detailed development criteria for the proposal under the related Vacant Land of Condominium application. County planning staff have no concerns.

Section 3.5(5) of the County OP states,

*For the City of Owen Sound and the Town of Hanover, it is recommended that a minimum development density of 25 units per net hectare will be achieved for new development. For all other Primary Settlement areas, a minimum development density of 20 units per net hectare will be achieved for new development.*

The proposed development will be required to meet the density provisions outlined above, being 20 units per net hectare.

Schedule A of the County OP also designates 'hazard lands' on the subject property. Section 7.2(3) states,

*In the hazard lands land use type, buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of section 7. Non-habitable buildings connected with public parks, such as picnic shelters, may be permitted.*

Appendix B identifies streams on the subject property. Section 7.9(2) states,

*No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced.*

An Environmental Impact Study has been completed February, 2011 for the related Vacant Land Plan of Condominium. County planning staff recommend comments are received from the local conservation. Staff will also be completing a thorough review of the EIS as part of the condominium process.

Appendix A of the County OP identifies the subject lands to be within the IPZ-2 zone and an events-based-area. Section 8.11.2(1)(a) states,

*Intake protection zones (IPZ's) are areas of land and water, where run-off from streams or drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes.*

County planning staff recommend comments are received from the local risk management official.

Section 1.6.6.2 of the PPS states,

*Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, infrastructure and redevelopment shall be promoted wherever feasible to optimize the use of the services.*

Included as part of the related Condominium submission, it would appear the proposed development will be entirely serviced by municipal services.

County planning staff generally have no concerns with the proposed zoning by-law amendment. It should be noted that further assessment and review of the development will take place under the related Vacant Land Plan of Condominium application. County planning staff recommend comments are received from the local conservation authority, the local risk management official, and further review of the density provisions be considered.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,



Stephanie Lacey-Avon  
Planner  
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[stephanie.lacey-avon@grey.ca](mailto:stephanie.lacey-avon@grey.ca)  
[www.grey.ca](http://www.grey.ca)



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Telephone: 519.376.3076 Fax: 519.371.0437  
[www.greysauble.on.ca](http://www.greysauble.on.ca)

December 23, 2020  
**GSCA File: P20306**

Cobide Engineering  
517 10<sup>th</sup> Street  
Hanover, ON  
N4N 1R4

Attn: Travis Burnside, P. Eng.  
Director, Cobide Engineering Inc.  
[tburnside@cobideeng.com](mailto:tburnside@cobideeng.com)

Dear Travis Burnside,

**Re: Cobide Engineering First Submission Comment Response (02703)  
Zoning By-law Amendment Z07-20  
Hilton Head Heights; 408 Ridge Road  
Municipality of Meaford, Town of Meaford**

Our office has reviewed the letter issued by your office, dated October 16, 2020, in response to comments issued by our office associated with Zoning By-law Amendment File Z07-20. Please see below for follow-up comments.

#### **Lots 48 and 49**

As per original comments, no portion of the hazard area associated with the slope feature should be captured within the individual residential lot fabric(s). In addition, it is recommended that development maintains a minimum 6 metre setback from the top of slope, and that a maintenance access allowance of 6 metres is maintained from the road to the top of slope. This could be achieved through site specific zoning that requires development on Lots 48 and 49 to maintain a minimum setback of 3 metres from the shared lot line.

#### **Floodplain and Access**

As per Drawing No. 02703-C6 prepared by Cobide Engineering Inc. for Hilton Head Heights, dated Jul 22/20, the centreline elevation of the access road immediately west of Ridge Road is shown as 192.71 m. As per the Hydraulic Modelling Memo prepared by Water's Edge, WE 18023, updated November 29, 2018, the cross section immediately west of Ridge road listed a water surface elevation of 192.88 m and a velocity of 0.26 m/s.

1 of 2



Watershed Municipalities  
Arran-Elderslie, Chatsworth, Georgian Bluffs, Grey Highlands  
Meaford, Owen Sound, South Bruce Peninsula, Blue Mountains

As per provincial guidelines, safe access is defined as, during the Regulatory Flood, the flow velocity does not exceed 1.7m/s, the depth of flooding along the access route does not exceed 0.8 metres and the product of depth and velocity does not exceed 0.4 m<sup>2</sup>/s. Based on the above noted information, the proposed access route meets safe access requirements, given the expected depth of 0.17 metres, velocity of 0.26 m/s, and a product of 0.0442 m<sup>2</sup>/s. This should be confirmed based on the discrepancy between the elevation provided in the comment response provided by Cobide and the drawings provided as part of the submission.

It is noted that any changes to the elevation of Ridge Road or increase in culvert size under Ridge Road as part of the road reconstruction should provide consideration to potential impacts to neighbouring properties as a result of these changes. The increase in culvert size may result in elevated flooding risks to downstream properties due to increased conveyance capacity.

The access road should be shifted to the south to the greatest extent possible to minimize grading within the floodplain. While it is noted that there is a separate parcel south of the access road, Part 1 & 2 of 16R-1978, there appears to be room to facilitate a modest shift in the road location. If a minor encroachment within the floodplain remains, a cut and fill plan should be prepared to ensure there is no loss of floodplain storage as a result of the proposed development. Disturbance to vegetated areas can be addressed through the installation of sediment controls prior to construction, and stabilization works implemented post-construction.

#### **Erosion and Sedimentation Control Plan**

Our office has no objection to approval of the subject zoning application prior to the submission of an Erosion and Sedimentation Control Plan.

Should you have any questions do not hesitate to contact the undersigned.

Thank you,



Jacob Kloeze  
Planning Technician, Environmental Planning & Regulations Department

cc Rob Armstrong, CAO/Director of Development Services, Municipality of Meaford  
Keirsten Morris, Planner, Municipality of Meaford

## Liz Buckton

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**From:** Matt Smith  
**Sent:** October 2, 2020 4:24 PM  
**To:** Liz Buckton  
**Subject:** FW: Golf Course Development

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**From:** Stewart G Hilts [mailto:shilts@uoguelph.ca]  
**Sent:** Friday, October 2, 2020 3:13 PM  
**To:** Matt Smith <msmith@meaford.ca>  
**Cc:** Stewart G Hilts <shilts@uoguelph.ca>  
**Subject:** Golf Course Development

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Dear Mr. Smith:

I'm writing to provide my comments on the proposed golf course development phase B. I should first point out that I live on Iron Wood Drive where I have a view over the golf course, so I am of course disappointed to see development beginning to appear on this open space. However we recognize that some development here is inevitable, but it should be carried out as carefully as possible.

My first comment is on behalf of the larger community. The golf course is the largest area of open space left in town and is already popular with a significant number of Meaford residents as a golf course. As this area gets developed an important community asset will be lost. The open space is also important to many who don't golf, whether they just look at it as I do, or whether they walk there.

For the future homeowners in this development. it appears that golf balls will be a common hazard, especially on the holes that come very close to the houses. I think you have a responsibility to take into account the golf course design that surrounds these homes, just for safety. There is no indication of how golfers will get between greens and the next tee in cases where the development interferes with present routes, for example between the 8th and 9th holes. Golfers already complain about getting lost between holes.

Secondly, if the long term future of the course is for development, it would be sensible planning to see the big picture first. There are a lot of streams and ponds in the area, as reflected in the zoning by-law, and a band of open space beside them would make ideal walking trails, while interfering with development very little. Only by pro-actively planning for such opportunities will Meaford continue to be an attractive community in the future.

In the future, depending on how much development is proposed, the golf course will be gone. But the open space value of the larger property with all the ponds and stream corridors will remain. Council has an obligation to see the bigger picture rather than allow a piecemeal approach to this development as there will probably be further development in this area.

Even more important are the water services. I notice two lines (sewer and water supply?) extending out into the golf course on the south side of the proposed street between lots 36 and 37. Will this allow for future servicing for development southwards? Surely that means you cannot take a piecemeal approach here. The entire servicing plan for this and future development should be considered at one time before parts are approved piecemeal.

Are there any severances or initial indications of future development that have been seen by our planning staff or applications made? What is the likely future here? Even more than the water services, where else will any future roads exit onto Ridge Road or Nelson St. West? What is the apparent narrow service corridor in the farthest northwest corner of this proposal?

Third, I'm concerned about the traffic exiting onto Ridge Road. I see no discussion of sightlines or traffic volumes, but in my experience this curve in the road is already dangerous. I am in a wheelchair, and find I can only drive on roads around our neighbourhood as there are no sidewalks. But I would not drive my wheelchair on that stretch of Ridge Road because of the sightlines and the traffic volume and speed. Will there be school buses stopping here? Personally I think the section of Ridge Road through the valley should have a sidewalk, at least on the west side. Traffic volumes and safety concerns for the entire development should certainly be included in the related reports.

And how long will construction continue after the first homes are occupied? Will there be trucks going in and out, and will these homes possibly be purchased by families with young children? If so, as is likely, where will the children play if not on the road? Will it be safe for them to play on the golf course? Or if the homes are designated for seniors only, will allowance be made for sidewalks for the older population with their wheelchairs and walkers?

Fourth, environmental impacts should be a big concern. I also see no discussion of how the watercourse leading into Pete's Creek, or the associated ponds will be protected, although it may be buried in the engineering reports. It appears that most of this development is being built on the slopes leading down into the two creeks that border the proposed street. The street exits onto Ridge Road in a very small area right between the two creeks that join on the east side of the road.

This will be a prime site for erosion impacting the streams. What measures will be put in place to prevent the erosion on bare slopes during construction, like that which occurred when the first townhomes were built immediately north of this? Bare slopes adjoining streams are a huge source of sediment that can destroy the stream habitat. Will the Conservation Authority have to review this development?

What environmental benefits do the several ponds in the area provide? There are three ponds in the immediate area as well as the proposed settling pond. The streams themselves, particularly upstream from the development area are still quite natural. Will there be a separate environmental assessment? If not why is there not some consideration of these aquatic habitats in the present studies?

Finally I should say that it's been very difficult to review these studies and provide sensible comments on the proposed development because there is no summary report on the issues provided by the planners. Although I've been able to wade through the basics of these studies, I'm sure many citizens would just be baffled by all the engineering reports. It would be much better to have a discussion of issues in plain English.

I would also like to reserve my right to appeal this development as it goes forward, and to be kept informed of the results of this decision, as well as future proposed timelines for this and other proposed developments on the golf course.

We also assume that our Deputy Mayor, Shirley Keaveney, will declare a conflict of interest on this proposal and not be involved in the related meetings or discussions. This is not to criticize her involvement on Council in any way, but just to recognize the conflict of interest.

Thank you for the opportunity to comment,  
Stewart Hilts  
42 Iron Wood Drive  
University Professor Emeritus,  
University of Guelph.

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## Liz Buckton

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**From:** Matt Smith  
**Sent:** October 5, 2020 3:56 PM  
**To:** Rob Armstrong  
**Subject:** FW: Ridge/Pearson Streets

### Golf course comments

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**From:** KATE STEPHENS [mailto:meafordbookkeeping@rogers.com]  
**Sent:** Monday, October 5, 2020 12:12 PM  
**To:** Matt Smith <msmith@meaford.ca>  
**Subject:** Ridge/Pearson Streets

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Hello Matt,

I am a long time resident on Pearson Street (19 years). I have watched the Ironwood Street development, Glen Abbey, St. Andrews construction. A number of years ago I had communicated with the Town sending five copies of my letter to you and various council members about my concern of the development in the Golf Course without the necessary upgrades to Pearson/Ridge Roads. I had also asked why the Town is not requiring within development the inclusion of green space.

Those necessary upgrades included:

1. Reduction of speed limit to 40 kmp
2. Strategic placement of stop signs
3. Banning of trucks except for local deliveries
4. Signs denoting pedestrians
5. green space

I was ignored and did not hear back from one council member. Of course, the subdivision was all but approved. Now we are faced with a variance application to allow to squish more units into the remaining phase. On the issue of our roadway Pearson/Ridge neighbours have written to the town, to you, to the police committee, and discussions have taken place with various authorities in the town including the deputy-mayor and the director of infrastructure to no avail.

I then sent another letter to the Town on July 30.

It is very poor planning for the remainder of the residents along these two roads. Speeding is very much an issue. I understand there was purchased a digital speed sign back in June, but we have never seen such a sign along our road. In addition a few weeks ago we had an unmarked police car sitting in the gully between Pearson/Ridge Road; however he was on his phone and not taking radar. It wouldn't have mattered regardless as it was lunch time on a Saturday, and not mid-week early morning or later afternoon.

I spoke with Shirley Keaveney a couple of weeks ago and she said that it is necessary to complain to the 'police committee'. We have done that. Our council has all but ignored us in favour of pushing development without regard to the existing residents by making necessary street upgrades.

In addition I have a copy of your Notice of Complete Application & Public Meeting dated September 9 for 249 units to be built off of Highway 26. That subdivision has one point of egress. I assume improvements to highway 26 would result in a set of lights? Shirley Keaveney had mentioned that this subdivision given its size would have green space; however judging from the small picture there appears to be no continuous accessibility to the "green" space at the rear of the subdivision. The Application is to rezone the highway frontage to allow for houses. Where are these people going to walk, ride their bicycles and push their baby strollers?

The speeding and volume along this roadway has become a hazard. The Town continuously over the years has ignored us. Should someone be maimed or killed I would solely place the blame on the shoulders of this municipality. You have removed our "community" and have replaced it with sprawling suburbia where speed and getting from point A to point B remains the priority.

I'm very much discouraged with the lack of concern given to us from the Town. And please, do not plead the pandemic for not having dealt with us. Every day I watch speeders whip up this roadway. Every single day.

Regards,

Kate Stephens

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RON DAVIDSON  
LAND USE PLANNING CONSULTANT INC.

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October 1, 2020

Municipality of Meaford  
21 Trowbridge St. West  
Meaford, ON  
N4L 1A1

Attention: Liz Buckton  
Manager, Development Services

**Re: Planning Report Addendum  
Meaford Golf Course  
Residential Development Phase 2**

This letter is intended to serve as an addendum to the Planning Report that was prepared on August 2, 2017 in support of a residential development proposed on the Meaford Golf Course. Please consider the following:

**Background:**

The residential development proposed three years ago involved a life-lease component in Phase 1 and a condominium in Phase 2. Applications in this regard to amend the Meaford Official Plan and Zoning By-law were submitted to the Municipality for approval at that time.

The Official Plan Amendment was approved and had the affect of amending the 'Major Recreation' designation of the entire golf course to allow for residential dwellings, not only for Phases 1 and 2, but for possible future phases as well.

The implementing Zoning By-law was also approved, but only for Phase 1.

**Need for Planning Report Addendum:**

The developer now wishes to proceed with Phase 2 and has submitted the required Zoning By-law Amendment application to the Municipality. The Plan of Condominium application package will be filed with the County in the near future.

The Municipality and County have both requested that the Planning Report from 2017 be updated to reflect the changes to the original proposal for Phase 2 and to address any policy changes that have occurred through the enactment of the 2020 version of the Provincial Policy Statement and the approval of the 2018 County of Grey Official Plan.

**Revised Proposal for Phase 2:**

The original proposal for Phase 2 involved 31 detached dwellings in a condominium tenure arrangement. As stated above, the requested zoning for this part of the development was deferred in 2017. The proposal is now to construct 51 detached dwellings in a condominium format.

**Official Plan Conformity:**

*i. County of Grey Official Plan*

Lands situated within the settlement area of Meaford were designated in the 2012 version of the Grey County Official Plan as 'Secondary Settlement Area'. The original development proposal in 2017 was evaluated within the policy framework of the 'Secondary Settlement Area' policies and all other relevant policies of the County Official Plan. Of particular importance at that time was the consideration of the development proposal with specific regard to the minimum density policies for new residential development. The development proposed for Phases 1 and 2 represented a density of 19 units per net hectare which, although slightly deficient, was deemed to be consistent with the minimum 20 unit per net hectare requirement. The development was considered to be in conformity with all relevant policies of the County Official Plan.

The 2018 version of the Grey County Official Plan has since come into effect. The policies that were pertinent to the proposed development in 2017, however, are very similar to the policies of the new Official Plan, with such relevant policies pertaining to such matters as servicing, natural heritage, housing and density. It is my opinion that the proposed development conforms to the new County Official Plan. It's worth noting that with the additional 20 units proposed for Phase 2, the overall density of Phases 1

and 2 collectively now exceeds the aforementioned minimum density requirement. This is ideal.

*ii. Municipality of Meaford Official Plan*

The 'Major Recreation' land use designation that applies to the subject lands now allows for residential dwellings as a result of the approval of Official Plan Amendment No. 12 in 2017. Residential development on this property shall occur in accordance with the 'Urban Living Area' policies of the Official Plan.

The original Planning Report evaluated the then-proposed development of Phases 1 and 2 within the context of the 'Urban Living Area' policies, along with other relevant statements contained within the Official Plan. The number of units proposed for Phase 2 has increased by 20 since the original rezoning application; however, the conclusions of the original Planning Report are still relevant today. The proposal is still in conformity with the Meaford Official Plan.

**Consistency with the Provincial Policy Statement (2020):**

The development proposal in 2017 was evaluated within the context of the 2014 edition of the Provincial Policy Statement (PPS). The development was deemed to be consistent with the PPS.

Earlier this year, the 2020 version of the PPS came into effect. The policies that pertain to the development proposed for the subject lands have not changed to any significant extent. Those relevant policies pertain to such matters as settlement areas, servicing, natural heritage, archaeology, etc. It is my opinion that Phase 2 is consistent with the new Provincial Policy Statement.

**Concluding Comments:**

The proposed development for Phase 2 involves more dwelling units than originally proposed. This is generally viewed as an improvement given the policies of the County Official Plan, local Official Plan and Provincial Policy Statement pertaining to housing, efficient use of serviced land, etc.

The proposal clearly conforms to the new County Official Plan and remains in conformity with the Meaford Official Plan. As well, the revised development proposal is consistent with the new Provincial Policy Statement.

Meaford Golf Course  
Planning Report Addendum

Based on the foregoing, the proposal represents sound land use planning and should be given favourable consideration.

I trust this information is satisfactory. Should you require additional information, please feel free to contact the undersigned.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, cursive script.

Ron Davidson, BES, RPP, MCIP

c.c. Ivan Alderdice

## Appendix 2

DEV2021-22  
Appendix 2

1. That this approval applies to draft Plan of Condominium File No. 42-CDM-2020-07, prepared by Cobide Engineering dated April 2020 showing thirty-three (33) residential units, a road allowances shown as Hilton Head Heights and two Block for servicing and golf cart access on the lands described as Part of Lots 1654 to 1659 and Lot 1695, Plan 309 (geographic Town of Meaford) in the Municipality of Meaford, County of Grey.
2. That this condominium plan be approved as a Vacant Land Condominium Corporation in accordance with the provisions of the Condominium Act, S.O. 1998.
3. That the common element condominium road be named to the satisfaction of the Municipality of Meaford.
4. That the site be fully serviced with municipal water and sewers to the satisfaction of the Municipality. Development shall be subject to suitable arrangements for the extension of municipal water and sewer services and the availability of adequate water and sewage allocations in accordance with the servicing provisions of the Official Plan.
5. Verification that all required easements (i.e. access, storm water, sanitary sewers) have been registered in favour of the future development.
6. That the applicant enters into a development agreement and/or condominium agreement with the Municipality of Meaford and that the said agreement will include provisions related to contributions towards sidewalks on Ridge Road and Pearson Street, Cash-in-lieu of parkland, future development and engineering amongst other matters.