



MIRIAM E. VASNI, MCIP, RPP
LAND USE PLANNING &
PROJECT MANAGEMENT

November 23rd, 2020

Scott Taylor,
Senior Planner
County of Grey
595 9th Avenue East
Owen Sound, Ontario
N4K 3E3

Dear Scott,

***Re: Planning Addendum
Proposed Plan of Condominium 42CDM-2020-08
McCullough Property
Part of Lot 23, BFC
Municipality of Meaford***

Further to your e-mail of October 19th, 2020, the following constitutes the requested Addendum to the Planning Opinion submitted on September 18th, 2020. This addendum specifically addresses Section 1.1.4 of the Provincial Policy Statement 2020 and Section 9.12 and 9.13 to the County of Grey Official Plan.

The subject property is designated Inland Lakes and Shoreline within the Municipality of Meaford Official Plan. The Inland Lakes and Shoreline is a designated settlement area within the County of Grey Official Plan.

Provincial Policy Statement (PPS) 2020

The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the Planning Act and came into effect on May 1, 2020. It provides policy direction on matters of provincial interest related to land use planning and development.

Under PPS, the subject lands are considered lands within a rural settlement area. Section 1.1.4 provides policies for Rural Areas and Section 1.1.4.2 states that rural settlement areas shall be the focus of growth and development and their vitality and regenerations shall be promoted. Within rural settlement areas, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate services levels.

Section 1.1.3 provides policies for Settlement Areas and states that settlement areas shall be the focus of growth and development.

The subject lands are within a rural settlement area. The scale of development is consistent with the rural characteristics of the surrounding area. All lots will be serviced with private septic systems, with the details, size and location to be determined once individual house designs and building permits are prepared. There is more than ample area on which to locate a 325 m² dwelling, or larger and the required and contingency septic bed areas. The Hydrogeological Assessment concluded that individual wells could be established for each lot that would be capable of providing water of suitable quality and quantity for normal domestic use, without impacting existing wells in the area.

The proposed development is consistent with the Provincial Policy Statement 2020 and represents good planning.

County of Grey Official Plan

Policies of Section 9.12 “Lot Creation” to the County of Grey Official Plan are summarized below.

- Land division is permitted by the appropriate land use policies of Section 3 to 8 of the Grey County Official Plan
- Development is in an orderly and contiguous manner and does not conflict with the established development pattern in the area
- Proposed use is compatible with existing and future permitted land uses on adjacent lands
- Servicing requirements of Section 8.9 are met
- Residential lots must not be approved where access from a road would create a traffic hazard because of limited sight lines, curves or grades
- Soil drainage conditions are suitable to permit proper siting of buildings, that there is sufficient potable water and conditions are suitable for sewage system construction
- Size of any parcel created is appropriate for the use and conform to the minimum provisions of the zoning By-law
- Proposed lots comply with Minimum Distance Separation Formulae, except lots created in settlement areas

Consistency

- The proposed five new lots and one retained lot, being the private common element condominium road conform to the relevant policies of Sections 3 through 8 to the County of Grey Official Plan.
- The proposed lots are generally rectangular in shape and are of similar size as existing residential parcels in the surrounding area. The proposed lot pattern is orderly and contiguous and does not conflict with the established development pattern in the area.
- To the north and south of the subject property there are existing larger rural residential properties. To the west is existing residential development along Bayshore Road and the shore of Georgian Bay. To the east is an agricultural parcel used for cash crop purposes. There are no active livestock operations or livestock barns in the surrounding area. The proposed uses are compatible with existing and future permitted land uses on adjacent lands.
- C.F. Crozier & Associates Inc. was retained to prepare a Functional Servicing & Stormwater Management Report for the proposed lots, which includes a grading and drainage plan that details the on-site private services (well & septic), proposed driveway alignment, high level grading and stormwater management approach. The proposed Stormwater Management complies with the policies and standards of the Municipality of Meaford and the Ministry of Environment, Conservation and Parks (MECP). Due to the low density of the development, Low Impact Development (LID) will be implemented to meet the quantity and quality control requirements for the site. Water quality control for the site is provided through the establishment of enhanced grass swales and infiltration trenches. Stormwater from the roadway will sheet to the roadside ditches, which will be treated via the infiltration trenches to the existing drainage features on the site. All lots will be serviced with private septic systems, with the details, size and location to be determined once individual house designs and building permits are prepared. There is more than ample area on which to locate a 325 m² dwelling, or larger and the required and contingency septic bed areas. The Hydrogeological Assessment concluded that individual wells could be

established for each lot that would be capable of providing water of suitable quality and quantity for normal domestic use, without impacting existing wells in the area.

- Access to the proposed lots will be via a private common element condominium road connecting to Sideroad 23. At the juncture of the proposed private common element condominium road and Sideroad 23, the road is flat and does not have limited sight lines, curves or grades.
- All lots will be serviced with private septic systems, with the details, size and location to be determined once individual house designs and building permits are prepared. There is more than ample area on which to locate a 325 m² dwelling, or larger and the required and contingency septic bed areas. The Hydrogeological Assessment concluded that individual wells could be established for each lot that would be capable of providing water of suitable quality and quantity for normal domestic use, without impacting existing wells in the area.
- The proposed Zoning By-law Amendment will change the zoning on the proposed residential lots from the Rural (RU) and Environmental Protection (EP) Zones to the Residential Limited Service – Holding (RLS-H) and Environmental Protection (EP) Zones. The proposed lots conform to the minimum provisions of the Residential Limited Service (RLS) Zone.
- The subject lands are within a recognized settlement area and therefore MDS is not applicable. In addition, there are no active livestock operations or livestock barns in the surrounding area.

The relevant policies of Section 9.13 “Plans of Subdivision and Condominium” are addressed below.

- Impact on the natural environment
- Snow removal and emergency vehicle access
- Consistency with Provincial and local Official Plan policies
- Information requirements listed under Section 9.17 complete

Consistency

- The EIS concluded that the proposed five residential lots and private common element condominium road are feasible on the subject lands and will have no negative impact on the natural heritage features and their functions, provided that the recommendations and mitigative measures included in the EIS are implemented.
- Snow storage is provided on either side of the proposed private road, similar to a typical rural roadway. Melt water will be conveyed by the proposed ditches/cross-culverts through the site. A 6 m access has been provided with the 4 m wide road platform and 1 m rounding on either side. Vehicle turn-around can be achieved using the individual driveway entrances from the shared access. Emergency vehicles would only be on this road to access the five lots and would drive into the lots to access the homes and turn around.
- The proposed development is consistent with the Provincial Policy Statement 2020 and the Municipality of Meaford Official Plan.
- Section 9.17 to the Grey County Official Plan provides criteria for “complete applications”. The County deemed our application complete on October 19th, 2020

The proposed development maintains the intent and direction of the County of Grey Official Plan.

I trust you will find the above satisfactory. Should you require any further information, please do not hesitate to contact me.

Yours truly,



Miriam Vasni, *MCIP, RPP*

c.c.: Daphne & Don McCullough
Keirsten Morris, Municipality of Meaford