

December 10, 2021



Robert Voigt, MA, BES, RPP, MCIP  
Director, Development Services  
Municipality of Meaford  
21 Trowbridge Street West  
Meaford, ON

Dear Mr. Voigt;

**RE: Meaford Haven, Municipality of Meaford  
Part of Lot 1697, Plan 309  
206080 Highway 26 (North Sykes Street)  
42T-2011-03  
Official Plan & Zoning By-Law Amendment Application  
Major Plan Revision**

Please find attached an Application for an Official Plan and Zoning By-Law Amendment for the above noted property. A Major Plan Revision Application has also been submitted to the County of Grey to amend the approved Draft Plan of Subdivision 42T-2011-03, specifically Block 2 along Highway 26, Block 4 and Block 11. In order to achieve the requested changes to the Draft Plan of Subdivision an Official Plan and Zoning By-Law Amendment are required to reflect the changes to the overall plan.

The subject property is located at 206080 Highway 26 (North Sykes Street) in the Municipality of Meaford. Specifically, the lands are legally described as Part of Lot 1697, Registered Plan 309 (formerly the Town of Meaford), Municipality of Meaford, County of Grey.

The Approved Draft Plan of Subdivision (42T-2011-03) for the site includes residential condo blocks, a recreational centre, two (2) commercial blocks, three (3) stormwater management (SWM) facilities, a parkette, and naturalized environmental lands surrounding the watercourses.

The proposed changes to the approved Draft Plan of Subdivision will be an amendment to the overall block plan in the northeastern portion of the property. The changes to the plan are shown on the attached redline drawing. The request is to reduce the size of the commercial block (Block 2) to add additional lands to Block 4 to allow for additional residential development. There is also a request to reduce the size Block 5 and add

to Block 4. Block 5 was created to contain a stormwater management pond. With more detailed engineering works being completed it was determined that the size of the block was not needed to be as large as previously approved and the block has been decreased in size to allow additional development lands within Block 2 for future residential uses.

There are several reasons for the request to amend the existing Draft Plan including that there is no longer a need for the larger commercial use on the property. Originally, the lands were approved to accommodate a need for a medical facility on this side of Meaford. Since the approval of this Plan of Subdivision a medical facility has been build a short distance east of this property. This amendment would reduce the currently designated Urban Highway Commercial lands slightly while still maintaining the intent of commercial designation. Base on the current direction of the prominent highway commercial use to the east side of Meaford it is felt that the reduction can be supported and that demand for larger commercial parcels on this side of town is not high, especially considering the current development of this type of commercial on the east end of town.

In addition, the new landowner has different development ideas then the previous owner and since the original approval, the market demands have changed. The owner is considering a low rise apartment for this location that would add another unit type to the overall development and this side of Meaford. Also considering the attainable and accessible housing needs of the town. Details of the development of the revised block would be required to go through site plan approval to formalize the use.

The reduction in the size of the "Urban Highway Commercial" lands and re-designation of the land to "Urban Living Area" is required to accommodate the overall development concept that is proposed.

A Stormwater Management Report was updated and prepared to support the redline draft plan application by confirming that the servicing and the stormwater management strategies originally identified in the Functional Servicing and Stormwater Management Report prepared by Crozier & Associates (August 2011) remain suitable.

In order to implement the proposed changes to the Draft Plan of Subdivision an Official Plan and Zoning By-Law Amendment is also required.

Please find the following as part of this package.

- The completed Official Plan Amendment Application
- The completed Zoning By-Law Amendment Application
- Official Plan and Zoning By-law Amendment application fees of \$10,000 plus the \$10,000.00 security
- Major Plan Revision Review fee \$1000.0
- 2 copies of the Sketch of proposed Official Plan request
- 2 copies of the Sketch of proposed zoning request
- 2 copies of the Plan Revision prepared by Crozier & Associates
- 2 copies of the Functional Servicing and Stormwater Management Report prepared by Crozier & Associates
- 2 copies of the Traffic Impact Study prepared by Crozier & Associates
- The Grey Sauble Conservation Authority review fee will be paid directly

The following sections review the subject applications, with respect to key planning policies provided for under the Provincial Policy Statement (PPS), the County of Grey Official Plan, and the Municipality of Meaford Official Plan.

## **Provincial Policy Statement**

Under provisions of the Planning Act comments, submissions or advice that affect a planning matter “shall be consistent with” the Provincial Policy Statement (PPS). The PPS is built around three fundamental planning matters, namely, “*Building Strong Communities*”, “*Wise Use and Management of Resources*”, and “*Protecting Public Health and Safety*”. It is clear that the Province requires that planning decisions support strong communities, a clean and healthy environment and economic vitality.

It is respectfully submitted that the proposed changes to the draft plan, the Official Plan designation and the zoning are entirely consistent with several key policies. These are as follows:

1.1 (Managing and Directing Land Use to Achieve Efficient development and Land Use	
--	--

<p>Patterns)</p> <p>1.1.1 Healthy, livable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.</p> <p>b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</p> <p>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</p> <p>d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or</p>	<p>The planned residential uses on the property represent an efficient land use pattern and the development of this parcel will help to support the financial well-being of the Municipality.</p> <p>The overall subdivision does consider a range and mix of residential types including single detached, townhome and multi-unit housing.</p> <p>The proposed changes to the plan will allow for additional unit types. Further, the subject lands are located in an area that is identified by the County of Grey and Grey Highlands for residential development.</p> <p>The changes to the approved plan of subdivision will not result in environmental or public health and safety concerns.</p> <p>The property is an approved plan of subdivision the proposed changes to the plan do not impact the ability of the settlement area to expand.</p>
---	--

<p>close to settlement areas;</p> <p>e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;</p>	<p>The changes to the existing draft plan would help to support intensification on this property and support cost-effective infrastructure in this area of Meaford</p>
<p>1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years,</p>	<p>The proposed changes to the plan will allow for an appropriate range and mix of land uses to help meet projected needs in the area.</p>
<p>1.1.3 (Settlement Areas)</p> <p>1.1.3.1 Settlement areas shall be the focus of growth and development.</p>	<p>The proposed development is located within an area identified as an area for development and growth.</p> <p>Grey County Official Plan identifies the property as a Settlement area, which is considered an area to be the focus of growth within the County.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of lands uses which:</p> <p>a)efficiently use land and resources;</p> <p>b)are appropriate for, and efficiently use, the infrastructure</p>	<p>The subject lands are within an area designated for growth. The proposal to amend the approved plan of subdivision will help to further promote an</p>

<p>and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;</p>	<p>appropriate use of land and existing and future infrastructure.</p>
<p>1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</p>	<p>The property is immediately adjacent to an existing built up area and the proposed changes to the plan will help to support compact form, mix of uses and densities that will efficiently use the lands and public service facilities</p>
<p>1.6.6.2 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, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.</p>	<p>The subject lands are within a settlement area and can be serviced with municipal sewage and water services.</p>

The existing approved development and the minor changes to the approved plans are still consistent with the PPS. The development is in a designated growth area, provides appropriate unit types and will be on full municipal services. Therefore, the application conforms to the broader planning direction given under the Provincial Policy Statement.

## County of Grey Official Plan

The County of Grey Official Plan's (approved by the Province June 6, 2019) purpose is to help guide development in the County and provide a wide policy framework for local municipal Official Plans, Secondary Plans and implementing By-Laws.

The subject lands are designated Primary Settlement Area and Hazard Lands. (Schedule A Land Use Types Map 1) *"Primary Settlement Areas are areas suitable for high intensification targets, public transit services, and have full municipal services. Municipalities with primary settlement areas will, in their official plans, identify and plan for intensification within these areas. The development of high-quality urban form and open public spaces within these areas is also encouraged through site design, and urban design standards, to create attractive and vibrant places that support walking and cycling for everyday activities and are transit-supportive."* (S3.5) Section 3.5 also notes that the County *"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. These areas will be the focus of the majority of growth within the County."* and that a *"minimum development density of 20 units per net hectare will be achieved for new development."*

At this broader level, the proposed amendment to the Meaford Haven Draft Plan and the amendment to the local Official Plan and Zoning By-law is consistent with and still supports the policies of the County Official Plan. The development is still within a settlement area will be on full municipal services and will still be providing uses that are anticipated within the Primary Settlement Areas.

## **Municipality of Meaford Official Plan**

The subject lands are designated Urban Living Area, Highway Commercial and Environmental Protection in the Municipality of Meaford Official Plan (Schedule A-1 Land Use). *"The Urban Living Area applies to developed lands on full municipal sewer and water services and undeveloped lands proposed to be serviced by full municipal sewer and water in the Meaford urban area."* (B1.1.2) Permitted uses include single detached dwellings; accessory apartments in single-detached dwellings; semi-detached dwellings; duplex dwellings; townhouse, multiple and apartment dwellings (B1.1.4).

Section A2.2 speaks to the goals and objectives related to growth and settlement in the Municipality of Meaford. *"It is a goal of this Plan to direct*

*most forms of development to the urban area where full sewer and water services are available.” (A2.2.1) The objectives to support the growth and settlement goals includes, to direct the majority of new residential and employment growth to the urban area, where full municipal services and other community facilities exist and to encourage the maintenance of integrated affordable housing in the Municipality, ensuring there are a range of alternative locations, forms and densities of housing and price ranges for all residents. (A2.2.2)*

Section A2.2.5 notes that it is a policy of the Municipality of Meaford to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the Municipality. The Municipality generally supports *“intensification and redevelopment, primarily within Settlement Areas, and within other areas where an appropriate level of physical and social services are available and housing accessible to lower and moderate income households provided by a variety of unit types and sizes and which is well mixed and integrated into the existing community. In this regard, accessory apartments, semi-detached, duplex, townhouse and low-rise apartment units will provide the bulk of affordable housing opportunities and will likely be provided within settlement areas with appropriate levels of servicing being available”*.

The existing draft plan of subdivision conforms to the policies of the Meaford Official Plan. With the proposed change to a portion of the property from Urban Highway Commercial to Urban Living Area Section E4 is to be reviewed and the rationale behind the land use change as well as the desirability and appropriateness is to be considered.

Initially the lands that are currently designated Urban Highway Commercial were intended to support the Municipality’s desire to provide a medical facility in this area of Meaford. Since the approval of this plan a medical facility has been developed on lands to the east of this property. It is our understanding that this use is no longer required in this area. The landowner would like to redesignate this property to allow for additional residential development on this portion of the property. This proposed change will not change the character of the area as the adjacent lands are residential and the lands to the south on this parcel are already designated to permit residential uses. The County Plan does designate these lands as Primary Settlement Area and this designation permits a full range of residential and commercial uses.



It should be noted that the Urban Highway Commercial designation is not part of the employment area designation, and the re-designation of these lands does not require a comprehensive review.

It can be noted that the request to amend the approved draft plan, the Official Plan Designation and Zoning on this property is consistent with and still supports the goals and objectives of the Municipality of Meaford's Official Plan. With respect to the policies related to residential development outlined in the Official Plan the proposed development is supported. The development is proposed in an area designated for residential development, is within the urban boundary and is planned for full municipal services.

It is submitted that proposed changes meet the intent of the Municipality of Meaford Official Plan.

## **Meaford Zoning By-Law**

The subject lands are zoned Highway Commercial (C2-239-H5), Residential Multiple (RM-H5) and Open Space (OS-200) in the Meaford Zoning By-law 60-2009 (Schedule 'B' Maps 3). The proponent is requesting an amendment to the zoning by-law for a portion of the property to consider a change from the Highway Commercial zone to the Residential Multiple Zone and from the Open Space Zone to the Residential Multiple Zone. This would support the proposed redline change to the approved Draft Plan of Subdivision. (see attached draft zoning schedule)

As noted within this document the requested zoning change from Highway Commercial (C2-239-H5) to Residential Multiple (RM-H5) is to recognize that a medical facility is no longer required in this area of Meaford as there is a medical facility in close proximity to the subject property and the desire to provide additional residential opportunities on this property. The proponent feels that residential uses within this section of the property is a better use of the lands.

In addition, there is a request to rezone a portion of the Open Space (OS-200) Zone that accommodates the stormwater facility to Residential Multiple (RM-H5). With more detailed work related to the stormwater requirements it was determine that the amount of land that was originally set aside for this use is no longer required and is better used to support the residential portion of the development.

The purpose of this letter is to provide planning rationale in support of the draft plan revision request and the Official Plan and Zoning By-law amendments for the subject property. It has been demonstrated that the subject applications are consistent with the development aspirations of the community as reflected in the County and local Official Plans. In addition, the proposal is consistent with the Provincial Policy Statement.

Should you have any questions or require any additional information please feel free to contact me directly.

Yours truly,

A handwritten signature in cursive script that reads "Krystin Rennie".

Krystin Rennie, MAES MCIP RPP  
Georgian Planning Solutions

cc: Dan Sinclair, Warren D Sinclair Construction Ltd  
Scott Taylor, Grey County