

**PLANNING REPORT**  
**MEAFORD GOLF CLUB INC.**  
**RESIDENTIAL DEVELOPMENT**  
**MEAFORD, ONTARIO**

Part of Lots 1654 to 1659 and Lot 1695  
Plan 309  
Geographic Town of Meaford  
Municipality of Meaford  
County of Grey

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August 2, 2017

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# 1. BACKGROUND

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## 1.1 The Proposal

The Meaford Golf Course is located on a 42.26 hectare parcel of land within the former Town of Meaford.

The owner is proposing to develop various sections of the golf course for residential purposes in separate phases over the next several years, while keeping the golf course intact.

The first phase (Phase A) will involve 26 semi-detached dwellings (13 buildings x 2 units) and 12 townhouse dwellings (3 buildings x 4 units), for a total of 48 dwellings. The tenure of Phase A will be in the form of a life-lease arrangement, which involves the occupants owning their individual units but leasing the land from the owner of the larger property. This particular development will be severed from the balance of the golf course property. It is the owner's intentions to begin construction in 2017.

The second phase of residential development (Phase B) will comprise 31 detached dwellings in a condominium ownership arrangement. A Vacant Land Condominium will be applied to the property, and the 31 vacant building sites will sold to individual purchasers who will make their own arrangements to build their respective homes.

The developments proposed for Phases A and B are shown in the series of drawings provided by GSS Engineering Consultants Ltd.

The exact nature of the additional future residential development is not known at this time.

## 1.2 Approvals Required

In order to allow for residential development to occur on the subject property, an amendment to the Municipality of Meaford Official Plan is required. The amendment will essentially have the effect of adding "residential dwellings" as a permitted use in the 'Major Recreation' designation that applies to the subject lands.

A Zoning By-law Amendment is also necessary to change the current 'MR' (Major Recreation) zoning of Phases A and B to a residential zone that would permit detached dwellings, semi-detached dwellings and multiple residential (i.e. townhouse) dwellings. The rezoning of the future phases will occur when the specific nature of those developments are known. The proposed Zoning By-law Amendment schedule is provided in Appendix A to this Planning Report.

The severance of the Phase 1 lands from the golf course property is desired by the developer in order to keep the life-lease ownership separate from the golf course operations. An easement on the golf course in favour of the Phase A development will also be provided in order to allow for a stormwater management pond associated with the residential development to be constructed and maintained on the golf course lands. The easement will also allow for sanitary sewers and municipal water services to traverse the golf course lands to reach the Phase A development. The proposed lot creation and associated easement are shown on the sketch provided in Appendix B to this Planning Report.

Please note that upon severing the Phase A lands, the existing driveway, some parking and the storage shed associated with the golf course will be located on the new lot. In the short term, the golf course will continue to use these facilities through a leasing arrangement. Eventually, the shed will be removed and the golf course owner will create a new entrance and driveway with a new parking area. This will likely occur when a new clubhouse is erected.

The above-noted applications have been filed with the Municipality of Meaford.

Prior to development occurring in Phase 1, the developer will be required to enter into a Site Plan Control Agreement with the Municipality.

When the developer is ready to proceed with Phase 2, an application for Draft Plan of Condominium will be filed with the County of Grey. As stated above, the developer intends to establish a Vacant Plan of Condominium. A Site Plan Control Agreement will also be required for this phase.

### **1.3 Purpose Of This Planning Report**

Ron Davidson Land Use Planning Consultant Inc. has been retained by the owner to prepare a Planning Report for the purposes of explaining the proposed development and evaluating it within the context of sound land use planning principles.

## **2. SUBJECT PROPERTY AND ADJACENT LANDS**

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### **2.1 Location and Current Use of Subject Property**

The subject lands are located in the southwest quadrant of Meaford.

The 42.26 hectare site has frontage primarily along Ridge Road, and also has three small sections of frontage along Nelson Street West., as shown on Figure 1 to this Planning Report.

The lands are occupied by an 18-hole golf course which includes the clubhouse and a storage building.

Two small watercourses meander throughout the property.

An aerial photograph (2015) showing the subject lands and surrounding area is provided in Figure 2.

### **2.2 Adjacent Properties**

Land uses within the immediate vicinity of the subject property include:

- Residential detached dwellings and forested lands to the north;
- Residential detached dwellings and vacant lands to the east;
- Residential detached dwellings to the south; and,
- Agriculture to the west.

Figure 1: Location Map

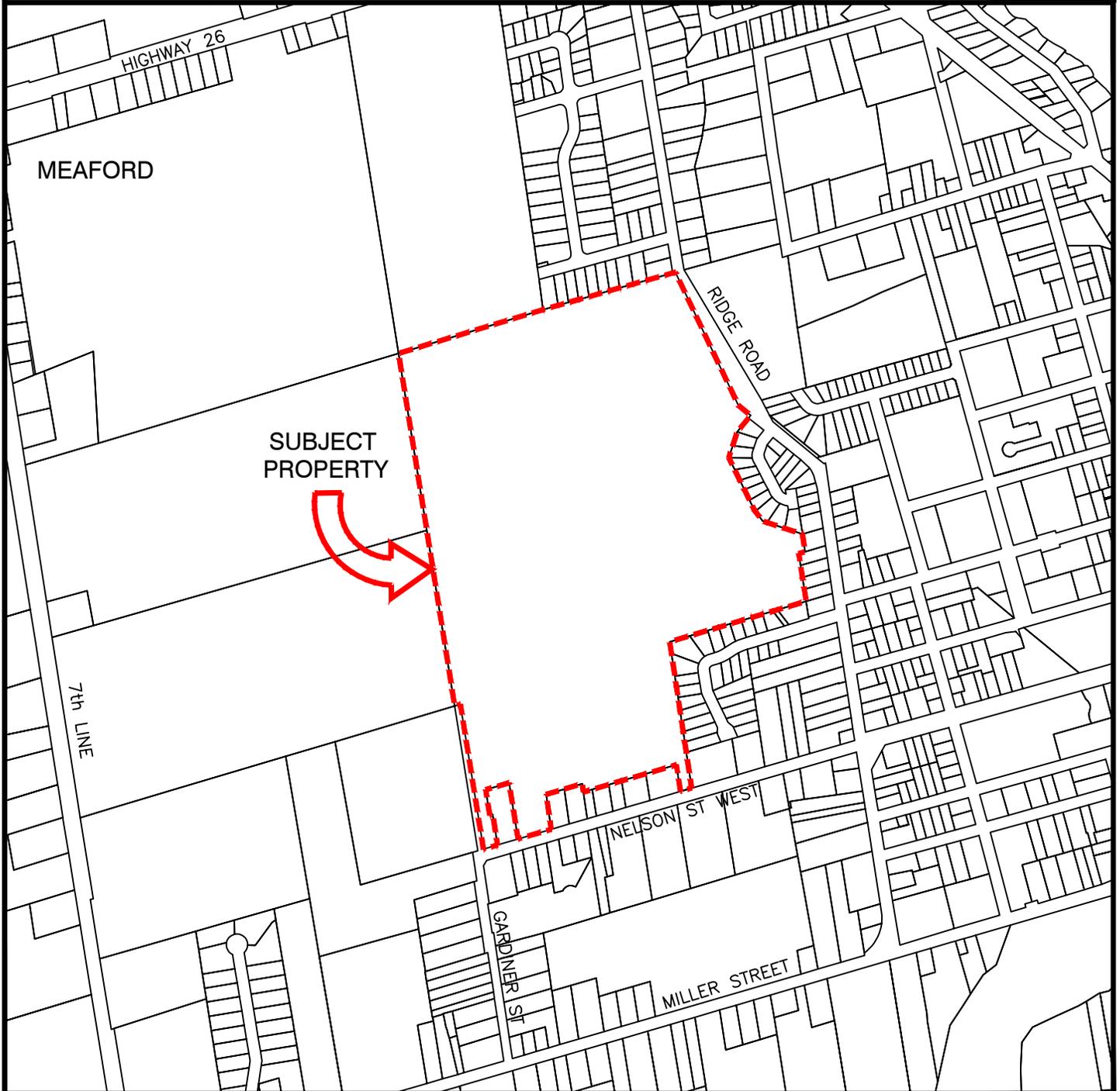


Figure 2: Aerial Photograph (2015)



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### 3. BACKGROUND STUDIES

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The following background information has been prepared in support of the proposed development:

- Planning Report;
- Environmental Impact Study;
- Servicing Report;
- Stormwater Management Report;
- Archaeological Assessment;
- Traffic Impact Study; and,
- Engineering Drawings.

This Planning Report has been prepared to demonstrate compliance of the various phases of residential development within the context of the County Official Plan, local Official Plan and the Provincial Policy Statement. This Report provides detailed information only for Phases 1 and 2, and therefore an update to the Planning Report may be required for future phases. This should be stipulated in the text of the Official Plan Amendment.

The Environmental Impact Study (EIS) was completed by Aquatic and Wildlife Services in 2011 and applied to the first two phases of the development. The EIS provides recommendations to protect: the Significant Woodlands located to the northwest; the Butternut trees located on the subject property and adjacent lands; the two watercourses on the property; and, the wildlife corridor linkage in the northwest corner of the site. An addendum to the EIS is forthcoming, and will provide additional information on the status of the Butternut trees and investigate the possibility of new species of concern on the subject property and adjacent lands. The future phases of residential development on the golf course property, beyond Phases A and B, may require a further evaluation of the natural heritage features on the subject property and adjacent lands.

The Servicing Report prepared by GSS Engineering Consultants Ltd. addresses proposed road construction, sanitary sewer extensions, municipal water extensions and stormwater management in a general manner for the developments proposed in Phases A and B. A summary of this information is provided in Section 4 of this Planning Report. An additional Servicing Report will be required for future phases.

The Stormwater Management Report prepared by GSS Engineering Consultants Ltd. was conducted for Phases A and B. An additional report(s) will be required for future phases.

The Archaeological Assessment was prepared by Scarlett Janusas for Phases 1 and 2. The Assessment concluded that neither of the two historical sites nor the diffuse historic scatter on the fairway is considered of such significance to warrant any additional archaeological mitigation. An additional Assessment, however, may be required for future phases.

A Traffic Impact Study was completed in 2007 by Gamsby and Mannerow Ltd. At that time, the proposal involved 12 detached dwellings and 50 townhouses on those lands now shown as Phase A. The Study concluded that the no traffic operational improvements such as separate turning lanes are considered to be necessary. Given that the now-proposed development in Phase A is less intensive than the 2007 proposal, it is safe to assume that Phase A, as now proposed, will not warrant road improvements, and therefore an update to the original Study has not been completed. Prior to Phase B proceeding, or any other phase of development on the golf course property occurring, additional traffic review may be necessary.

## **4. SERVICING**

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### **4.1 Water Supply and Sanitary Sewage**

The intended residential development will be serviced with municipal water and sanitary sewers. Capacity is available to provide such services.

The responsibility for maintaining these services will be discussed with the Municipality during the approval process associated with the development of Phase A. Easements in favour of the Municipality will likely be required at the Site Plan Control Agreement stage.

Additional information pertaining to the water and sanitary sewers services is provided in the Servicing Report prepared by GSS Engineering Consultants Ltd.

### **4.2 Stormwater Management**

The two watercourses on the property cross under Ridge Road and join together approximately 35 metres east of Ridge Road to form Pete's Creek. The drainage from the first two phases of development will enter the northerly watercourse. Minor storm sewers to accommodate the five-year peak storm are proposed along the new roads in Phases A and B, with both discharging to the northerly water course on the property. Two stormwater detention ponds will be required. Additional information regarding stormwater management is provided in the Stormwater Management Report prepared by GSS Engineering Consultants Inc.

### **4.3 Road Works**

The new roads to be constructed in Phases A and B will remain in private ownership, and will not be assumed by the Municipality. The roads will consist of 7.5 metres (width) of asphalt with mountable curb and gutter on each side. Additional information regarding the road construction is provided in the Servicing Report.

### **4.4 Other Utilities**

The new residential dwellings will be serviced with underground hydro, natural gas, telephone, cable television and internet.

## 5. OFFICIAL PLAN CONFORMITY

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Land use planning in this area is governed by two Official Plans: (1) County of Grey Official Plan; and (2) Municipality of Meaford Official Plan.

Provided below is an evaluation of the proposed development within the context of the relevant policies from both Official Plans.

### 5.1 County of Grey Official Plan

Various sections of the Grey County Official Plan are relevant to the proposed development including the policies pertaining to the 'Primary Settlement Area' land use designation, housing, servicing, the natural environment and cultural heritage. Please consider the following:

#### 5.1.1 Land Use Designation

The subject lands are designated 'Primary Settlement Area' on Schedule A (Land Use Plan) to the County of Grey Official Plan.

The 'Primary Settlement Area' policies acknowledge these fully-serviced urban communities as the focal points for a wide range of development including residential, commercial, industrial, recreational and institutional activities.

With regard to new residential development, Section 2.6.3 *Primary Settlement Areas* states:

5. *For the City of Owen Sound and the Town of Hanover, it is recommended that an overall average development density of 25 units per net hectare shall be achieved. For all other Primary Settlement Areas, an overall average development density of 20 units per net hectare shall be achieved.*

Comment: Phases A and B will yield a total of 79 residential dwelling units, which represents a density of approximately 19 units per net hectare. This density is in keeping with the intent of the above policy, especially given that no dwelling units were actually expected to be developed on this golf course property.

### 5.1.2 Housing

Section 1.8 *Housing Policy* of the County Official Plan encourages a wide variety of dwelling types and densities in order to meet the housing needs of the current and future residents of the community.

Included in the housing policies are the following:

- e) *housing accessible to lower and moderate income households. 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. Outside of the settlement areas accessory apartments will be the most likely means of increasing housing affordability.*

Comment: The proposed development involves detached dwellings, semi-detached dwellings and multiple residential units (townhouses). The dwellings will be moderately priced but won't likely meet the definition of "affordable housing".

Section 1.8 further states:

*To ensure that sufficient land is designated and available to accommodate the population and unit growth projections as well as to provide a range of housing types and densities, the County and/or the local municipalities shall maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and if necessary, lands which are designated and available for residential development. Where new development is to occur, municipalities shall maintain land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment and land in draft approved and registered plans.*

Comment: The proposed development should assist the Municipality in providing a good supply of readily available, serviced, residential land.

### 5.1.3 Servicing

Section 5.3 *Services* states the following (edited for relevancy):

1. *The provision of a public water supply and the provision of the public sanitary sewer treatment facilities is the preferred method of servicing but shall be provided on the basis that: the systems can be sustained by the water resources upon which services rely; is within the financial capabilities of the municipality; complies with all regulatory requirements of the appropriate approval authority; and protects human health and the natural environment as defined in Section 2.8 of this Plan. Waste water treatment and water supply servicing options must be based on a hierarchy which considers environmental, technical, and long and short term financial factors, to determine the appropriateness of the various servicing options for development.*

*Local municipalities shall plan for sewage and water services which direct and accommodate expected growth in a manner that promotes the efficient use of existing: municipal sewage services and municipal water services; and, private communal sewage services and private communal water services where municipal sewage and municipal water services are not available. Municipalities shall require the entering into of a responsibility agreement between the owner/operator and the municipality in order to ensure perpetual maintenance of these systems in order to avoid adverse human health and environmental impacts.*

2. *The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have developed in a local Official Plan or Secondary Plan. The feasibility of the options will be considered in the following order of priority:*
  - a) *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas;*
  - b) *Private communal sewage services and private communal water services, where municipal sewage and municipal water services are not provided and where the municipality has established policies to ensure that the services to be provided satisfies Section 5.3.2(1) of this Plan;*
  - c) *Partial services in accordance with Section 5.3.2(11); or,*
  - d) *Individual on-site sewage services and individual on-site water services in accordance with Section 5.3.2(8), Section 5.3.2(9), and Section 5.3.2(10).*

Comment: The proposed development will be connected to the Municipality's water system and sanitary sewage treatment system, as preferred by the County Official Plan.

12. *In all new subdivisions and other large scale developments, surface water management systems shall be incorporated to prevent on- or off-site flooding or erosion, and to prevent deterioration of environmentally sensitive watercourses. Other developments may also require such systems or studies, as determined by the County or municipality, if runoff from the location could increase existing drainage or water quality problems.*

*Applicants may be required to submit studies or information relating to:*

- a) Analysis of pre- and post-development storm runoff and water source flows, erosion, groundwater levels and infiltration;*
- b) Proposed storm water drainage facilities;*
- c) Means of controlling erosion and sedimentation;*
- d) A grading plan for the proposed development; and*
- e) An assessment of the impacts of the proposed development on the water quality of any watercourse or waterbody, including fisheries habitat, and the means of mitigating any potential reductions in water quality.*

Comment: The manner in which surface water will be handled is described in the Stormwater Management Report prepared by GSS Engineering Consultants Ltd.

#### **5.1.4 Natural Environment**

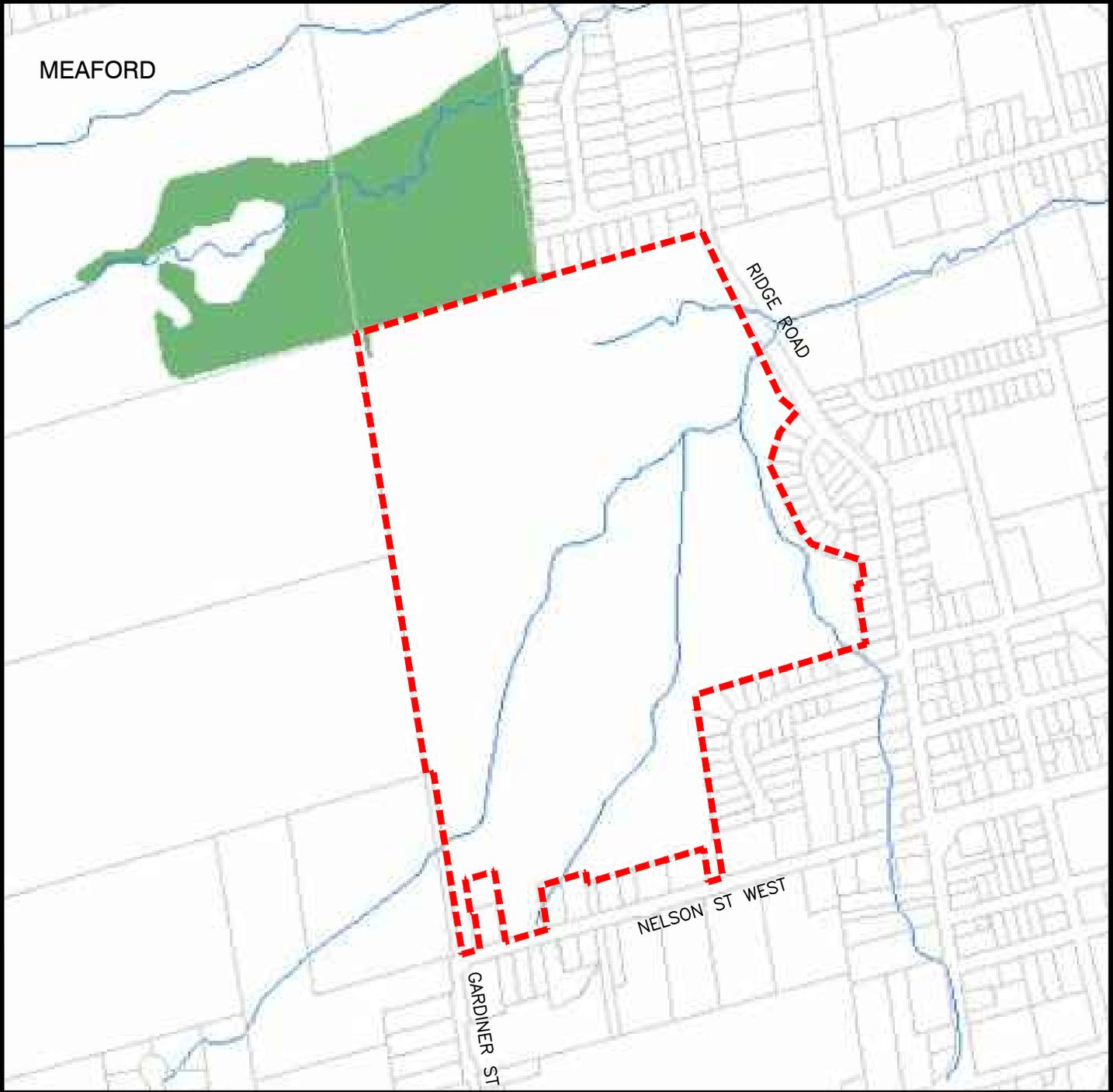
Section 2.8 *Natural Environment* of the Official Plan provides detailed policies pertaining to various components of the natural environment. Some natural heritage features have been mapped and incorporated into the Official Plan, including 'Significant Woodlands', 'Significant Wetlands' and 'Areas of Natural and Scientific Interest'.

Appendix B to the County of Grey Official Plan recognizes the forested area to the northwest of the subject lands as a 'Significant Woodland', as shown on Figure 3 to this Planning Report. Section 2.8.4 *Significant Woodlands* states:

Figure 3: Appendix B to County of Grey Official Plan (GIS Version)



-  Subject Property
-  Significant Woodlands



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1. *No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study, as per section 2.8.7 of this Plan, that there will be no negative impacts on the natural features or their ecological functions. The adjacent lands are defined in section 6.19 of this Plan.*

Comment: The Environmental Impact Study (2011) has addressed the potential impact of the development on the woodland and has concluded that no impact on this natural heritage feature or its function would result from the development provided an 8 metre natural buffer area is maintained. The forthcoming addendum to the EIS will provide updated information to confirm this conclusion.

### 5.1.5 Cultural Heritage

The following relevant heritage policies are found in Section 3 *Heritage Policies* of the County of Grey Official Plan:

5. *Development proposals shall conserve significant built heritage properties and significant cultural heritage landscapes.*
10. *A Stage 1 Archaeological Assessment is required for proposed Plans of Subdivision or Plans of Condominium. The Stage 1 Archaeological Assessment shall be done in accordance with the Ministry of Culture Guidelines.*
12. *Local municipalities are encouraged to utilize zoning to prohibit any use of land and the erecting, locating or using of any class or classes of buildings or structures on land that is the site of a known significant archaeological resource in accordance with Section 34(1)3.3 of the Planning Act.*

Comment: The Archaeological Assessment prepared in anticipation of the Phase A and B developments concluded that neither of the two historical sites nor the diffuse historic scatter on the fairway is considered of such significance to warrant any additional archaeological mitigation.

### 5.1.6 Grey County Official Plan Review Summary

It is evident that the proposed development will conform to every relevant aspect of the County of Grey Official Plan.

## **5.2 Municipality of Meaford Official Plan**

### **5.2.1 Existing Land Use Designations**

The Municipality of Meaford Official Plan addresses the unique characteristics, special needs and social and economic aspirations and goals of the Municipality. The Official Plan provides the needed additional policy detail to ensure effective and practical application of the broad County policies.

According to Schedule A (Land Use) to the local Official Plan, the golf course property is designated primarily 'Major Recreation', as illustrated on Figure 4 to this Planning Report. Several areas of the property are designated 'Environmental Protection'. The 'Major Recreation' designation applies only to the Meaford Golf Course and is intended to recognize this existing land use activity.

### **5.2.2 Proposed Official Plan Amendment**

In order to permit residential development on these lands, an amendment to the Official Plan is required. During the preconsultation discussions, Municipal Planning staff recommended that the proposed amendment maintain the current land use designations on the subject property, but add "residential dwellings" as a permitted use in the 'Major Recreation' areas. Such an amendment would facilitate the development proposed in Phase A and B and would also give consideration to future residential development elsewhere on the subject property subject to future studies be undertaken as required at that time.

### **5.2.3 'Urban Living Area' Designation**

The proposed residential development should be evaluated within the context of the 'Urban Living Area' policies of the Meaford Official Plan, which is the land use designation that applies to residential development in Meaford.

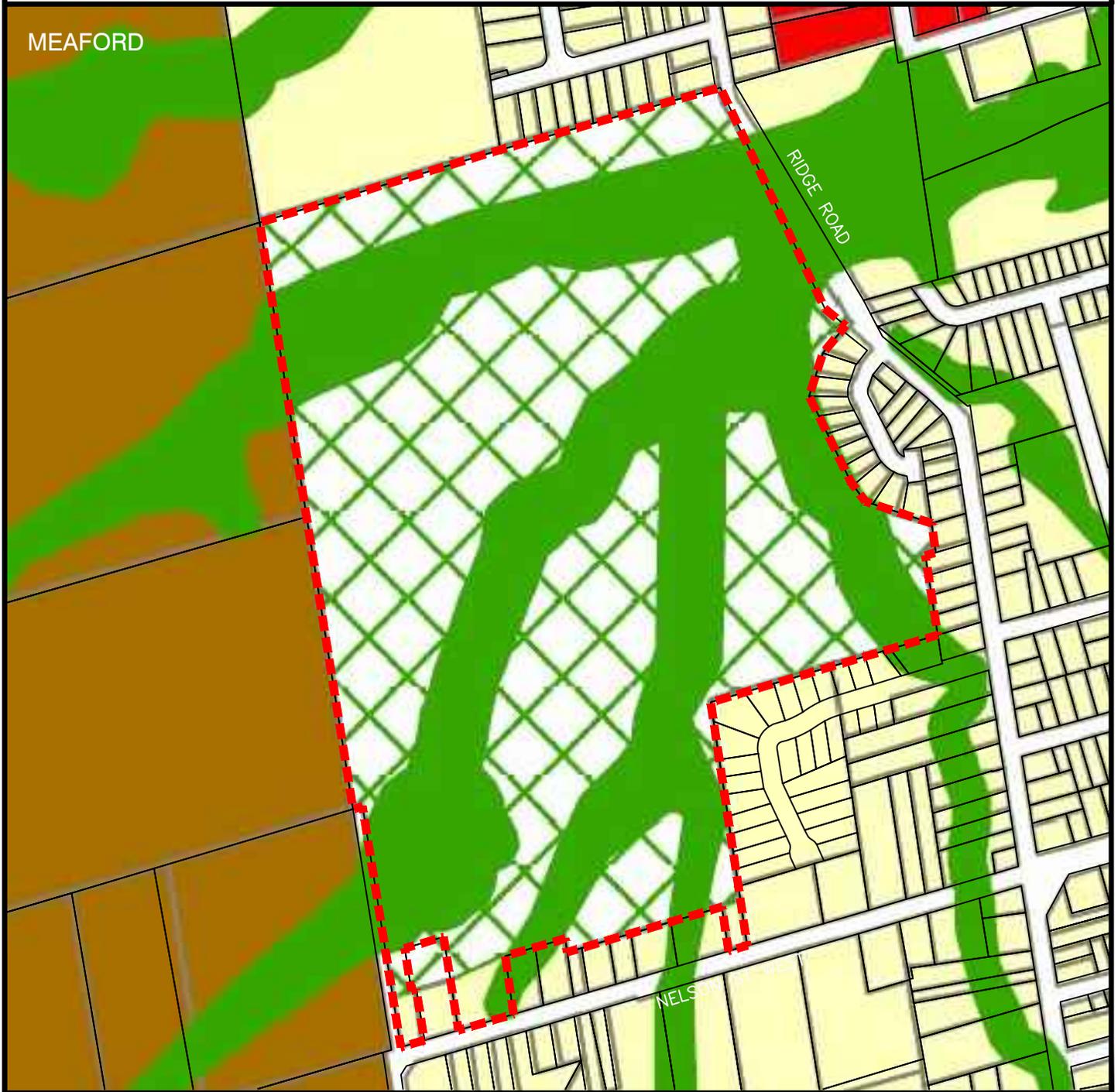
Permitted land uses within this designation include detached dwellings, semi-detached dwellings, multiple residential dwellings, townhouses and apartments. Low density development such as detached dwellings and semi-detached dwellings are generally permitted anywhere within the 'Urban Living Area' designation, whereas medium density housing is subject to the following locational criteria:

*B1.1.5 Townhouse, Multiple and Apartment Dwellings*

*In considering a zoning by-law amendment and site plan application to permit a townhouse, multiple or apartment development, Council shall be satisfied that the proposal:*

Figure 4: Schedule A-1 to Municipality of Meaford Official Plan

- |   |  |
|---|--|
|  Subject Property      |  Major Recreation         |
|  Urban Living Area     |  Agricultural             |
|  Urban Employment Area |  Environmental Protection |



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- a) *respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;*
- b) *can be easily integrated with surrounding land uses;*
- c) *will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads;*
- d) *is located on a site that has adequate land area to incorporate required parking, sustainable design elements, recreational facilities, landscaping and buffering on-site;*
- e) *if large in scale, will not obstruct views of Georgian Bay along streets that terminate at or close to the water's edge; and*
- f) *can be serviced by municipal sewer and water services*

Comment: The proposed multiple residential dwellings will be integrated with the semi-detached dwellings within Phase A of the development, but will not abut any existing residential dwellings located on adjacent lands. The assortment of residential development will easily integrate with the golf course.

The development will not create traffic hazards or an unacceptable level of congestion.

Full municipal services are available to the development.

#### **5.2.4 Servicing**

Section D1.2 *Preferred Means of Servicing in Meaford Urban Area* states the following:

*The preferred means of servicing in the Meaford urban area is by full municipal water and sewage services. The existing form of development and extent of servicing arrangements make it feasible to provide or extend municipal water and sewage services to all land use designations pursuant to Section B1 of this Plan.*

*Prior to the creation of any new lot, approval of any new development or redevelopment or zoning by-law amendment in the Meaford Urban Area, Council shall be satisfied that Municipal Water and Municipal Sewage Systems are available to the lands and that there is sufficient capacity to accommodate the use.*

Comment: Full municipal services will be provided to this development.

## 5.2.5 Natural Environment

The forested lands located to the northwest of the subject property are shown as 'Significant Woodlands' on Schedule B to the local Official Plan, which reflects the 'Significant Woodland' mapping providing in Appendix B to the County of Grey Official Plan, as provided in Figure 3 to this Planning Report.

Section C8.2 *Significant Woodlands* state (edited for relevancy):

*No development and site alteration is permitted within Significant Woodlands and the associated adjacent lands unless it has been demonstrated through an Environmental Impact Study that there will be no negative impacts on their ecological functions. Fragmentation of the woodlands is generally discouraged.*

Comment: As stated previously in this Report, the Environmental Impact Study (2011) has concluded that the proposed development will have no impact on the adjacent woodland provided an eight metre natural buffer area is maintained. The forthcoming addendum to the EIS will provide updated information to confirm this conclusion.

## 5.2.6 Official Plan Amendments

Section E4 *Amendments to the Plan* states the following (edited for relevancy):

- c) *In addition to the relevant amendment policies of any land use designations, the following shall be considered for any Plan amendment:*
- i) *the rationale or the basis for the change;*
  - ii) *the direction provided by the Provincial Policy Statement;*
  - iii) *the direction provided by the goals and objectives to this Plan;*
  - iv) *the desirability and appropriateness of changing the plan to accommodate the proposed use or action;*
  - v) *the impacts the proposed change will have on the character of the area;*
  - vi) *conformity with the direction provided by the upper tier plan; and,*
  - vii) *that sufficient documentation has been provided to support the proposed amendment including information related to the physical growth of the Municipality, impacts on the economy, the environment, agriculture and social well being of the community.*

Comment: The developer proposes to create a series of residential developments throughout the golf course property over the next several years. The dwellings will be established in a very attractive, park-like setting, which will undoubtedly prove to be a desirable and highly sought-after means of accommodation.

Because the 'Major Recreation' policies don't consider residential development as a permitted use, the Official Plan must be amended.

The proposed amendment will uphold the goals and objectives of the Meaford Official Plan and will conform to County Official Plan, as demonstrated in this Planning Report.

The impacts on the character of the area should only be positive. There is no downside to this development in any regard.

### **5.2.7 Official Plan Evaluation Summary**

Based on the foregoing, it is evident that the proposed development is supported by the Municipality of Meaford Official Plan.

## 6. CONSISTENCY WITH THE PROVINCIAL POLICY STATEMENT

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Section 3 of The Planning Act (R.S.O. 1990) requires all decisions regarding land use planning matters to be consistent with the Provincial Policy Statement (PPS).

The PPS contains several sets of Provincial directives covering a variety of topics that are relevant to this development proposal. Listed below are the relevant policies.

### 6.1 Settlement Areas

Section 1.1.3 Settlement Area policies state (edited for relevancy):

- |   |
|---|
| <p>1.1.3.1 <i>Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.</i></p> <p>1.1.3.2 <i>Land use patterns within settlement areas shall be based on:</i></p> <p>a) <i>densities and a mix of land uses which:</i></p> <ol style="list-style-type: none"><li><i>efficiently use land and resources;</i></li><li><i>are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;</i></li><li><i>minimize negative impacts to air quality and climate change, and promote energy efficiency;</i></li></ol> <p>b) <i>a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</i></p> <p>1.1.3.3 <i>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</i></p> |
|---|

- 1.1.3.4 *Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining or mitigating risks to public health and safety.*
- 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.*
- 1.1.3.7 *Planning authorities shall establish and implement phasing policies to ensure:*
- a) *that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and*
  - b) *the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.*

Comment: The former Town of Meaford is a recognized settlement area in the County of Grey Official Plan and the local Official Plan. The subject lands are situated within an existing built-up area of Meaford and, as such, the proposal represents infilling. The density of this development is appropriate based on the servicing available, and the style of housing should complement the existing built neighbourhood.

## **6.2 Municipal Services**

Section 1.6 *Infrastructure and Public Service Facilities* of the PPS states:

- 1.6.6.2 *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.*

Comment: Full municipal services will be provided to the townhouse development.

**1.6.6.7** *Planning for stormwater management shall:*

- a) *minimize, or, where possible, prevent increases in contaminant loads;*
- b) *minimize changes in water balance and erosion;*
- c) *not increase risks to human health and safety and property damage;*
- d) *maximize the extent and function of vegetative and pervious surfaces; and*
- e) *promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*

Comment: Stormwater management has been addressed in the Stormwater Management Report.

### **6.3 Natural Environment**

Section 2.1 *Natural Heritage* provides detailed policies aimed at protecting various natural heritage features, as explained in Section 5.1.4 of this Planning Report.

Comment: The EIS (2011) has addressed the natural heritage policies of the PPS. The forthcoming addendum to the EIS will provide updated information to confirm the conclusions of the original study.

### **6.4 Archaeology**

Section 2.6 *Cultural Heritage Archaeology* states:

**2.6** *Cultural Heritage and Archaeology*

**2.6.1** *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

**2.6.2** *Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.*

Comment: The Archeological Assessment identified no archaeological resources of significance on the subject property.

## **6.5 Provincial Policy Statement Evaluation Summary**

Based on the foregoing, it is evident that the proposed development is consistent with the Provincial Policy Statement.

## 7. ZONING BY-LAW

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### 7.1 Current Zoning

The subject lands are zoned 'MR' (Major Recreation) and 'EP' (Environmental Protection) according to the Municipality of Meaford Zoning By-law, as shown on Figure 5 to this Planning Report.

The 'MR' recognizes the existing golf course and does not give consideration to residential development.

### 7.2 Proposed Zoning

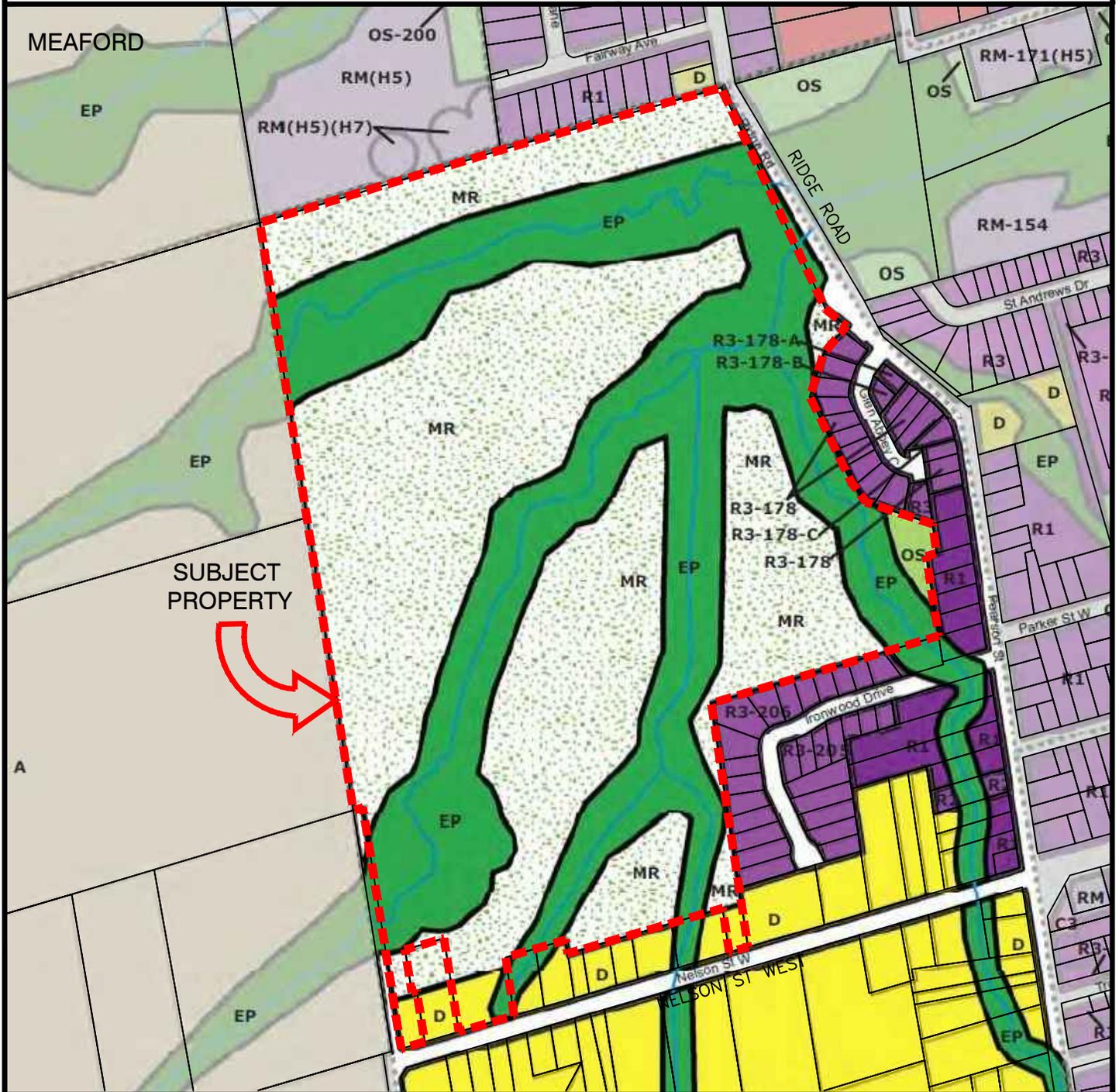
A Zoning By-law Amendment is necessary to change the current 'MR' zoning of Phases A and B to a residential zone that would permit detached dwellings, semi-detached dwellings and multiple residential (i.e. townhouse) dwellings. The rezoning of the future phases will occur when the specific nature of those phases are known.

No zone listed in the Meaford Zoning Bylaw permits detached dwellings, semi-detached dwellings and multiple dwellings. An 'RM-Exception' zone is therefore being requested for Phases A and B. The proposed Zoning By-law Amendment schedule is provided in Appendix A of this Planning Report.

The proposed Zoning By-law Amendment should allow for 34 dwelling units on one lot in Phase A and 32 dwelling units on one lot in Phase B. The Amendment could also recognize the frontages and areas of Phases A and B.

Furthermore, the Zoning By-law Amendment should apply the lot area, lot frontage, minimum yard requirements and maximum lot coverage provisions that are typically applied to detached dwellings, semi-detached dwellings and multiple dwellings. In this particular instance, however, the individual "sites" will be treated as "lots" for the purposes of applying these provisions. The 'R4' zone provisions should apply to the detached and semi-detached dwellings and the 'RM' zone provisions should apply to the multiple dwellings.

Figure 5: Schedule B Map 6 to Municipality of Meaford Zoning By-law



Meaford Golf Course Inc.  
Residential Development  
Meaford, Ontario

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## 8. CONCLUSIONS / RECOMMENDATIONS

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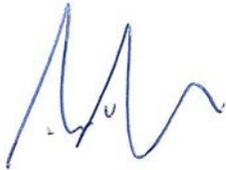
The proposed residential development represents a highly appropriate use of this site and will assist in providing an assortment of housing types in Meaford.

As demonstrated in this Planning Report, the proposed development conforms to the County Official Plan and is in keeping with the intent and purpose of the Meaford Official Plan. The proposal is also consistent with the Provincial Policy Statement.

Based on the foregoing, the submitted applications for Official Plan Amendment, Zoning By-law Amendment and consent represent sound land use planning and should be given favourable consideration. No final decisions should be given, however, until the EIS update has been finalized.

Site Plan Control Agreements will be required for each of the phases.

Respectfully submitted,



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Ron Davidson, BES, RPP, MCIP

### Acknowledgements:

GSS Engineering Consultants Inc.

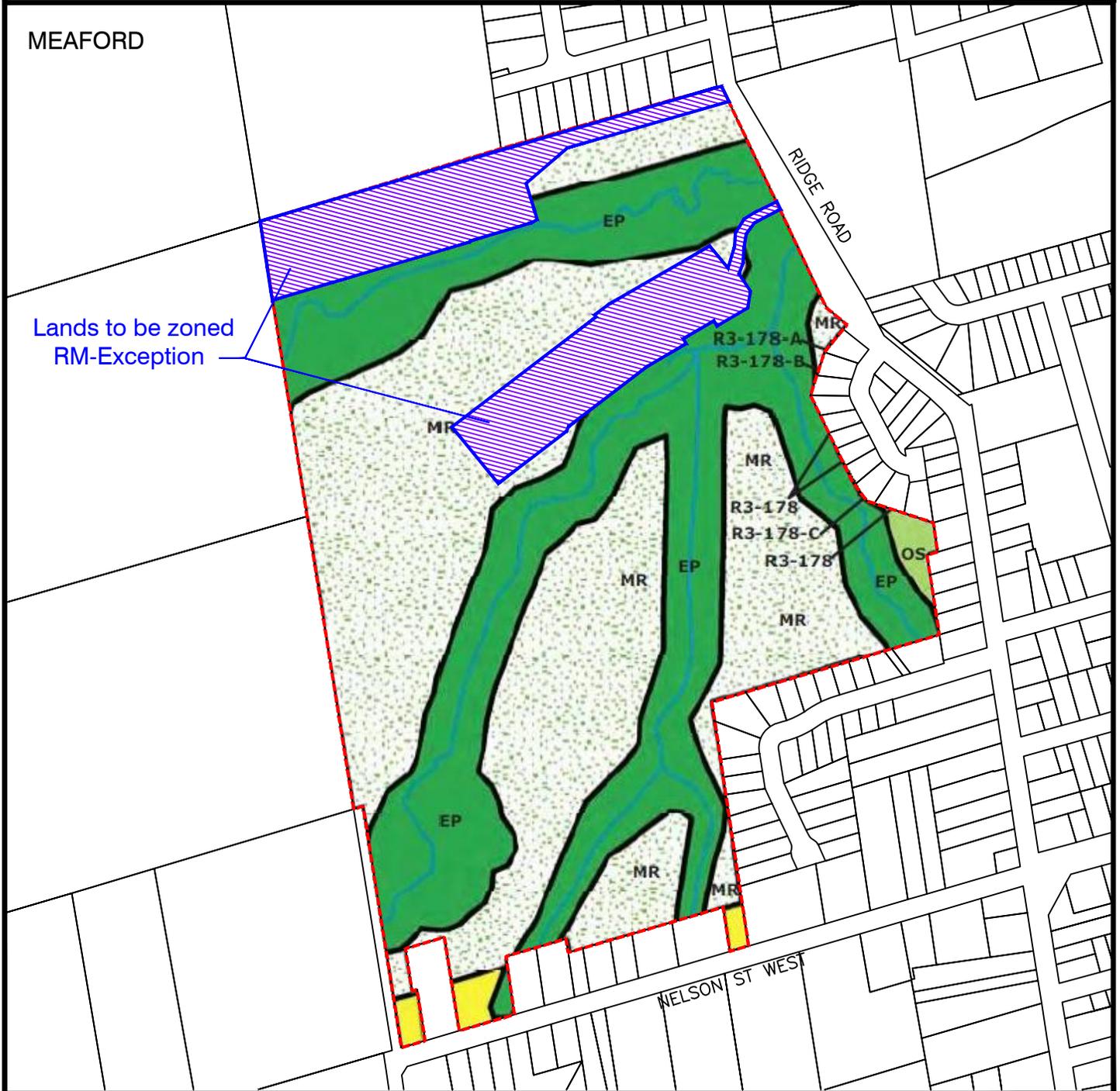
Gamsby and Mannerow Ltd.

Aquatic and Wildlife Services

Scarlett Janusas Archaeological & Heritage Consulting and Education

## **Appendix A: Proposed Zoning By-Law Amendment**

# Proposed Zoning By-law Amendment



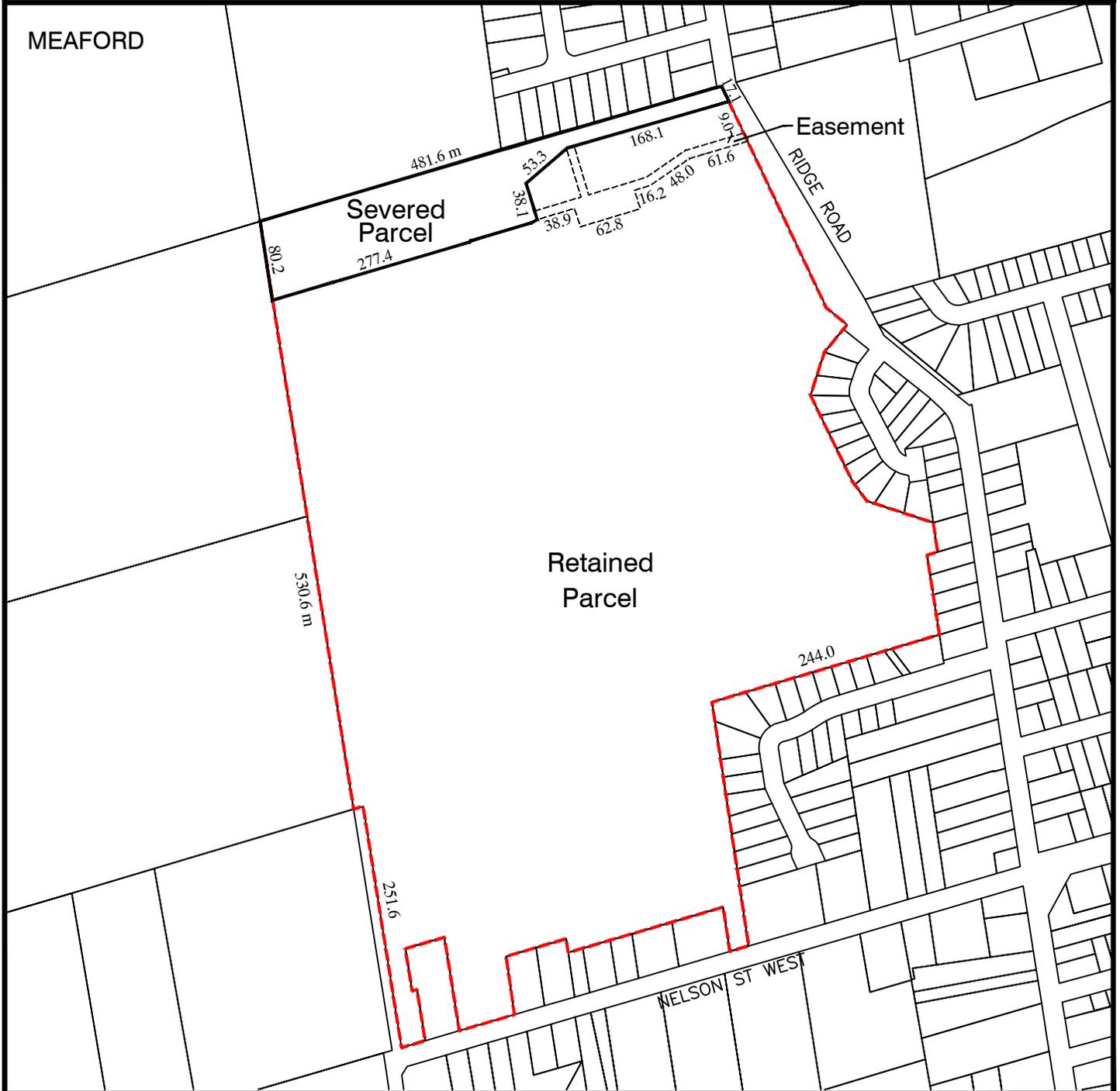
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## **Appendix B: Severance and Easement Sketch**

# Proposed Severance and Easement



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