
MEAFORD UNION CENTRE

Planning Justification Report
June 2021

MEAFORD UNION CENTRE
PLANNING JUSTIFICATION REPORT
TRAVIS & ASSOCIATES
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TABLE OF CONTENTS

EXECUTIVE SUMMARY

1. **PURPOSE**
2. **SITE DESCRIPTION**
3. **SURROUNDING LAND USE**
4. **PROPOSAL**
 - 4.1. Draft Plan of Subdivision
 - 4.2. Zoning By-law Amendment
5. **BACKGROUND**
 - 5.1. Preconsultation
6. **PLANNING ACT**
7. **POLICY CONSIDERATIONS**
 - 7.1. Provincial Policy Statement
 - 7.2. Grey County Official Plan
 - 7.3. Town of Meaford Official Plan
8. **SUPPORTING STUDIES/REPORTS**
9. **JUSTIFICATION**
10. **SUMMARY/CONCLUSION**

APPENDIX 1

Preconsultation Notes and Responses

APPENDIX 2

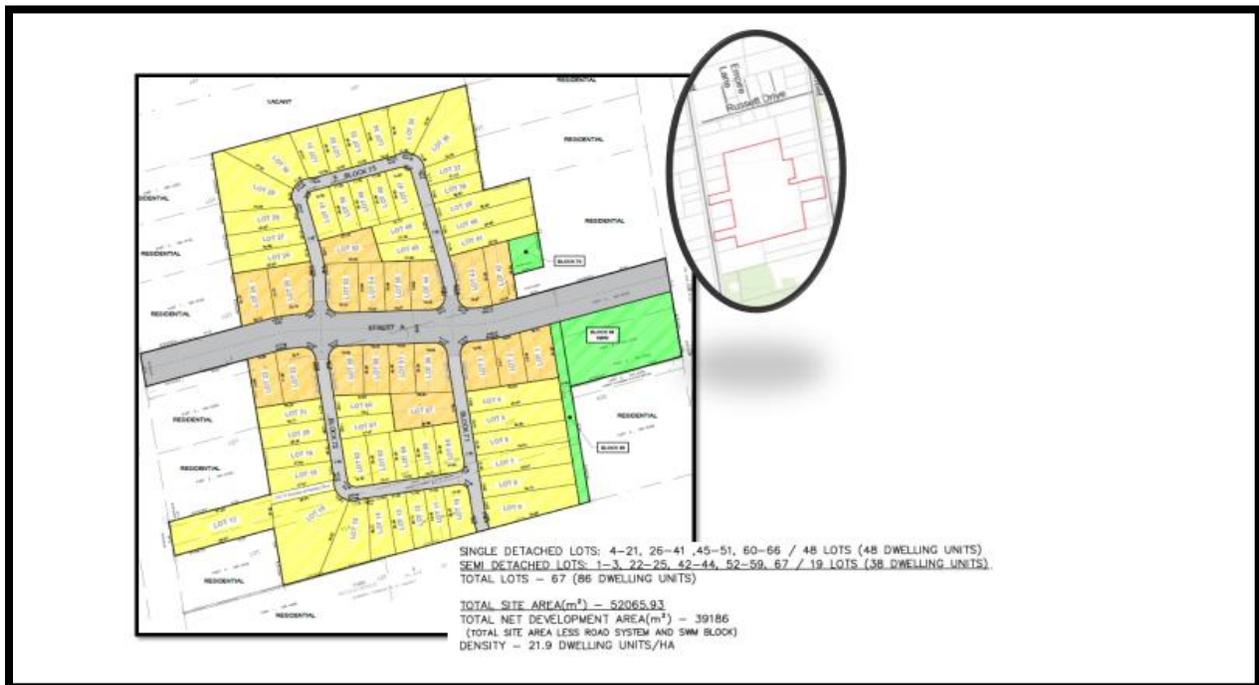
Proposed Zoning By-law

EXECUTIVE SUMMARY

Travis & Associates was retained by 2774476 Ontario Inc. in April 2020 to provide land use planning services concerning development of lands situated between Centre Street and Union Street, south of Russett Drive in Meaford, Ontario. The subject lands are 5.21ha in area.

The Official Plans for the County of Grey and Town of Meaford designate the subject lands for Primary Settlement Area and Urban Living Area uses respectively. The Meaford Official Plan allows for a range of residential dwelling types. The existing zoning on the subject lands is "D", Development.

Approval is sought for a Draft Plan of Subdivision and a related implementing Zoning By-law in order to enable development of a residential subdivision. The subdivision would yield 86 dwelling units, comprising 48 single detached and 38 semi-detached. Access to the site is via both Union Street and Centre Street. The subdivision will be on full municipal services.



In reviewing applicable Provincial, County and local municipal planning policy, it is concluded that the subject applications are consistent with Provincial directions and conform to the intent of County and local Official Plan land use policy.

1. PURPOSE

The purpose of this Planning Justification Report (PJR) is to present and assess the proposed Redline Revision and Zoning By-law amendment. In particular, this report will:

1. Describe the existing land use context
2. Explain the planning approvals proposal
3. Identify applicable land use planning policy considerations
4. Review supporting technical documents
5. Provide a planning analysis
6. Summarize findings

2. SITE DESCRIPTION

The subject lands are situated in the Town of Meaford and located between Union and Centre Streets, just south of Russett Drive. The lands comprise approximately 5.21ha. Although the lands are predominantly “mid-block”, they do have frontage on Union and Centre Streets at three locations. Topographically, the lands are generally flat with an overall tendency for the northerly half to drain to north-east and the southerly half to the south-east. The site was previously cultivated for orchard uses but was cleared in 2020.

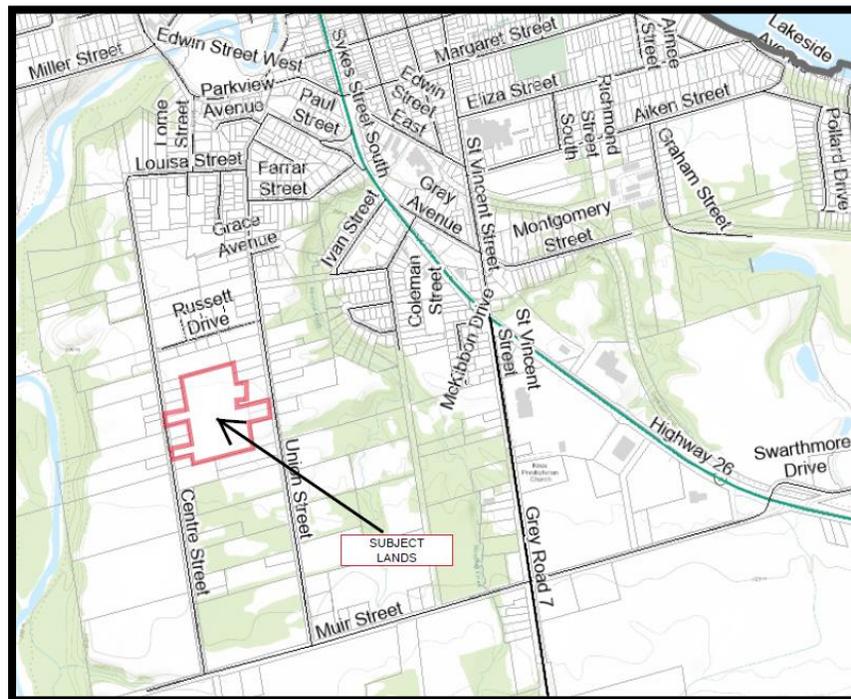


Figure 1: Location

The subject lands will be developed on full municipal services.

3. SURROUNDING LAND USES

The immediate area can be generally described as being dominated by a combination of low density residential uses and vacant larger parcels of land. The low density residential character typifies an older development pattern often found in an urban fringe area, a pattern that provides a mix of residential and rural uses. However, to the north of the subject lands is the Gates of Kent residential townhouse condominium development. The Gates of Kent is on full municipal services and is a more recent example of urban type uses.



Figure 2: Area Context

4. PROPOSAL

Approval is sought for a Draft Plan of Subdivision and a related implementing Zoning By-law in order to enable development of a residential subdivision yielding 48 single detached and 38 semi-detached dwelling types. Access to the site is via both Union Street and Centre Street. It is proposed that the subdivision be

on full municipal services as identified in the accompanying engineers servicing report. The Stormwater Management (SWM) facility is located south of Street A at Union Street.

Below, the graphic shows singles in light yellow, semis in darker yellow, the road network in grey and the SWM facility in green,



Figure 3: Draft Plan Land Use: Singles, Semis, Roads and SWM

The “gross” or overall Draft Plan area is 5.21ha. The “net” developable area (gross area minus roads and SWM facility) is 3.92. The resulting density is 21.9 units per hectare (86 units/3.92ha = 21.9 upha).

The related Zoning By-law Amendment is required to implement the Draft Plan. The lands are currently zoned “D”, Development. This zone permits existing uses only. However, the purpose of the “D” zone is to identify lands within the municipality that are intended to be developed in accordance with the Official Plan. When detailed plans are developed, the municipality anticipates a Zoning By-law Amendment to zone the lands to allow development. The proposed zone is an “R4-exception” that allows single detached and semi-detached dwelling types. The Draft Plan can, for the most part, be developed in accordance with existing provisions to Meaford Zoning By-law 60-2009. Minor additional zone regulations are proposed in order to limit unit types to single detached and semi-detached, specify a minimum 7.5 m frontage for a semi-detached dwelling and, have a maximum lot coverage of 40%.

4.1 Draft Plan

Figure 4, below, is an excerpt of the proposed Draft Plan. The essential structure takes the form of a proposed public road running through the approximate mid-point of the subject lands (Street A) in an east-west orientation. This street is proposed at the town standard 20m right of way width and is about 315m long.

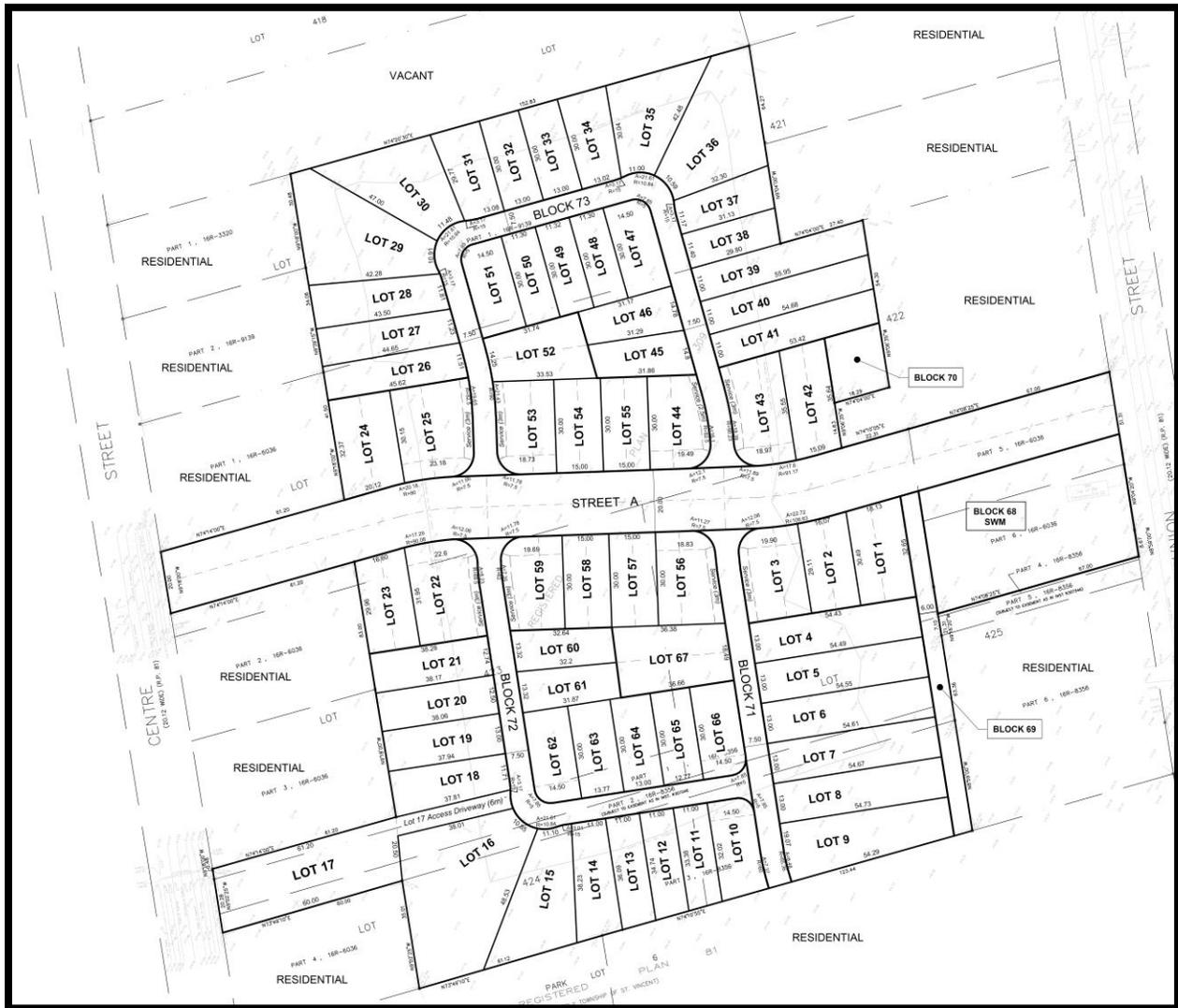


Figure 4: Proposed Draft Plan: Excerpt

The Draft Plan proposes three condominium roads (Blocks 71, 72, 73) that feed off Street A to the north and south. These roads, or laneways, are proposed at 7.5m widths, a standard right of way for private condominium roads. It is intended that these Blocks comprise the common element in a Common Elements Condominium structure.

The Draft Plan also has provisions for a storm water management facility (Blocks 68 and 69) situated at the corner of Street A and Union Street.

A portion of the subject lands fronts onto Centre Street and south of Street A is identified for a single detached dwelling lot (Lot 17) and is proposed to be serviced off the Block 72 condominium road.

Due to the irregular east property boundary, the orderly lotting arrangement along the east side of Block 73 and the north side of Street A results in a remnant piece of land (Block 70) that would be developed when a portion of the adjacent large residential lot is available. It is proposed that Block 70 represents part of a future semi-detached lot.

<u>SCHEDULE OF LAND USE</u>	
<u>LOTS – USE – AREA(m²)</u>	
LOT 1–LOT 3 – SEMI–DETACHED LOTS	– 1626.29
LOT 4–LOT 9 – SINGLE DETACHED LOTS	– 4411.67
LOT 10–LOT 21 – SINGLE DETACHED LOTS	– 7967.05
LOT 22–LOT 23 – SEMI–DETACHED LOTS	– 1212.44
LOT 24–LOT 25 – SEMI–DETACHED LOTS	– 1359.4
LOT 26–LOT 41 – SINGLE DETACHED LOTS	– 9492.61
LOT 42–LOT 43 – SEMI–DETACHED LOTS	– 1177.15
LOT 45–LOT 51 – SINGLE DETACHED LOTS	– 2678.84
LOT 52–LOT 55, LOT 44 – SEMI–DETACHED LOTS	– 2582.31
LOT 56–LOT 59, LOT 67 – SEMI–DETACHED LOTS	– 2795.95
<u>LOT 60– LOT 66 – SINGLE DETACHED LOTS</u>	<u>– 2840.03</u>
LOTS 1–67 TOTAL AREA(m ²)	– 38143.74
<u>OPEN SPACE BLOCKS</u>	
BLOCK 68 – STORM WATER MANAGEMENT (SWM)	– 2649.02
BLOCK 69 – OPEN SPACE–WALKWAY SERVICE CONNECTION	– 663.24
<u>BLOCK 70 – FUTURE DEVELOPMENT</u>	<u>– 379.58</u>
OPEN SPACE TOTAL AREA(m ²)	– 3691.84
<u>ROAD SYSTEM</u>	
STREET A	– 6227.43
BLOCK 71 – CONDOMINIUM ROAD	– 893.22
BLOCK 72 – CONDOMINIUM ROAD	– 1253.94
<u>BLOCK 73 – CONDOMINIUM ROAD</u>	<u>– 1852.57</u>
ROAD SYSTEM TOTAL AREA(m ²)	– 10227.13

Figure 5: Draft Plan Land Use Schedule Excerpt

Figure 5 provides a detailed land use breakdown of the Draft Plan. Of the 5.21ha site area, about 3.81 ha (73%) is utilized for residential uses, 1.02ha (20%) is used for roads and, 0.37ha (7%) for SWM purposes.

The Draft Plan includes the following characteristics:

1. The Draft Plan proposes 48 single detached and 38 semi-detached units (86 total units).
2. 34 semi-detached dwellings will front onto Street A.

3. 46 single detached and 6 semi-detached dwellings will front onto the private condominium roads.
4. Urban design elements call for dwellings to address Street A by eliminating side and rear yards flanking the public street.
5. Provide for single detached dwellings to abut existing single detached dwellings.
6. Allows for a housing form and mix that meets minimum density requirements of the Grey County Official Plan (20 upha) while balancing land use compatibility with existing residential uses.

4.2 Zoning By-law Amendment

The subject lands are currently zoned “D” Development. Permitted uses are limited and include certain agricultural uses, a single detached use, private home daycare and legally existing uses as at September 21, 2009.

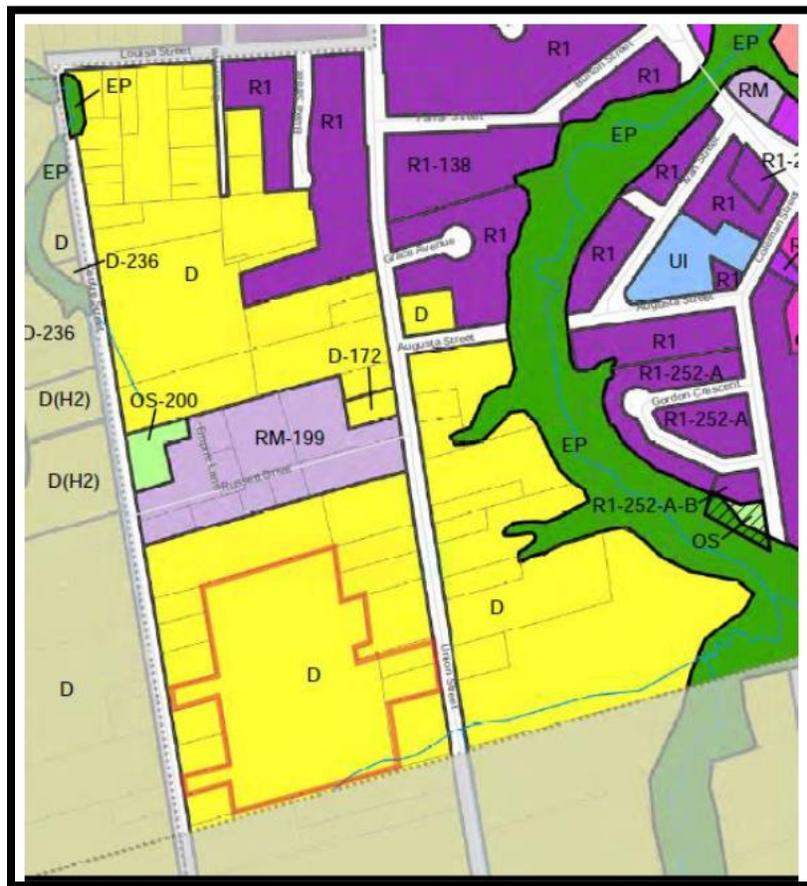


Figure 6: Existing Zoning Map Schedule Excerpt

The proposed amendment to the Zoning By-law is attached as Appendix 2. It seeks to rezone the subject lands from the “D”, Development, zone to an “R4” exception zone.

The “R4” zone provides an appropriate existing parent zone for the lot fabric and dwelling types in the proposed Draft Plan. The exception is geared to establish a minimum frontage for the allowed semi-detached uses in the parent zone and to add a maximum lot coverage limit that is the same as exists for the R1, R2 and R3 zones.

Table 6.2.1 – Residential Zone Standards (Part A)

	ZONE STANDARD	R1	R2	R3	R4	R5	RT	CR	RR	SR	RLS
1	Minimum lot area	540m ²	480m ²	450m ²	330m ²	n/a (11)	(1)				300m ²
2	Minimum lot frontage	18.0m (2)	16.0m (3)	15.0m (4)	11.0m	n/a	(1)	18.0m	n/a	n/a	n/a
3	Minimum required front yard	7.5m	7.5m	7.5m	7.5m (5)	6.0m	(1)	4.5m	7.5m	9.0m	9.0m (13)
4	Minimum required exterior side yard	5.0m	5.0m	4.0m	3.0m	6.0m	(1)	n/a	n/a	n/a	5.0m
5	Minimum required interior side yard	1.2m (8)	1.2m (8)	1.2m (8)	(6)	3.0m (7)	(1)	5.0m (7)	3.0m (7)	2.0m	2.0m
6	Minimum rear yard	7.5m	7.5m	7.5m	7.5m	7.5m	(1)	7.5m	7.5m	10.0m	10.0m
7	Maximum driveway width	6.0m (10)	6.0m (10)	6.0m (10)	6.0m (10)	n/a	n/a	n/a	n/a	n/a	n/a
8	Minimum gross floor area	n/a	n/a	n/a	n/a	n/a	n/a	90.0 m ² (9)	n/a	n/a	n/a
9	Maximum height	11.0m	11.0m	11.0m	11.0m	11.0m	11.0m	11.0m	11.0m	11.0m	11.0m
10	Maximum lot coverage for main buildings (12)	40%	40%	40%	n/a	n/a	n/a	n/a	n/a	30%	30%

PROPOSED ZONING

From "D" to "R4-exception"

The minimum lot frontage for a semi-detached dwelling unit shall be 7.5m

The maximum lot coverage shall be 40%

Figure 7: Existing Zoning Table 6.2.1 Excerpt With Highlighted Changes

5. BACKGROUND

5.1 Preconsultation

A preconsultation meeting was held on June 25, 2020 with the Town of Meaford Planning and Engineering Staff, Grey County Planning Staff and Grey Sauble Conservation Authority Staff. Agency comments at the meeting and their subsequent follow up comments along with proponent responses are summarized in **Appendix 1** to this report.

At the June 25, 2020 meeting and in subsequent written follow ups by the Town, County and CA meeting a preliminary concept plan was presented that proposed a mix of residential uses serviced by a primary public road and supported by secondary, condominium roads. Also discussed was the potential to consider apartment type uses. Although a mix of residential uses, including apartment type uses, was generally supported it was stressed that the applicant consider providing lower density uses around the perimeter of

the subject lands with medium or higher density residential situated in the middle of the site. The idea was to have the lower density residential uses abut existing single detached uses. Subsequently, the Owners have decided to limit unit types to single detached and semi-detached.

In general, there were no major land use issues identified. Appendix 1 provides a more detailed summary of matters raised and how comments and requirements have been met. We note that nothing identified in the preconsultation precludes or prevents submission of the subject applications in the form and content provided.

Comment: Overall, the preconsultation results did not identify major issues with land use policy directions provide through the Grey County Official Plan or the Town of Meaford Official Plan. Comments and requirements stemming from the preconsultation are all addressed.

6. PLANNING ACT

The *Planning Act* is the legislated basis for land use planning in Ontario. It provides for policy and regulatory direction and permissions for how land use is controlled. Section 1 provides for the legislated purposes of the *Planning Act*. In particular, Subsections 1.1 (a) and (b) note that among others, two purposes of the Act are to “*promote sustainable economic development in a healthy natural environment*” and, to “*provide for a land use planning system led by provincial policy*”.

Sections 2 and 3 of the Planning Act require that planning decisions shall have regard to “*matters of provincial interest*”, as well as “*be consistent with*” provincial policy statements and, “*conform with*” provincial plans. As demonstrated in this PJR, approval of the subject applications align planning decisions with these Provincial requirements.

By virtue of the approved status of the Official Plans of both the County and the Town combined with the scope and nature of the subject applications, matters of Provincial interest have been addressed. Section 2 matters are accounted for in the following summary:

- (a) Addressed through approved land use designations in the County and Local Official Plans.
Also, as identified and addressed through submitted engineering reports.
- (b) Addressed by virtue of the approved land use designations.
- (c) Addressed through the approved land use designations and submitted reports and studies.
- (d) Addressed through the Archaeological Stage 1 and 2 report as submitted with the applications.
- (e) Addressed through utilization of existing municipal infrastructure.
- (f) Per (e) above.
- (g) Per (e) above.
- (h) Per (c) above. (h.1) to be addressed at building permit stage through compliance with the Ontario Building Code among others.
- (i) Per (c) above.

- (j) Provision of relatively small lots (in context of existing and approved developments in the immediate area) along with the proposed semi-detached dwelling types.
- (k) Not applicable.
- (l) The proposed development is in accordance with approved Official Plan policies, is subject to imposed Development Charges and, will be subject to standard MPAC valuations and property tax requirements.
- (m) To be met through established, coordinated public review, comment processes under provisions of the Act and in accordance with municipal standards.
- (n) Per (m) above.
- (o) Per (c) and (m) above.
- (p) Per (a) above.
- (q) Addressed through subdivision design that is capable of supporting transit route connections and coordinated future public walkway and trail connections to the broader community.
- (r) Addressed through subdivision design implementing broader Official Plan policy in addition to design and build standards per (a) above.
- (s) Per (q) above.

Section 51 (24) requires that consideration of a draft plan of subdivision shall have regard for several additional matters. These are considered as follows:

- (a) See above regarding Section 2 of the Act.
- (b) Addressed by approved Official Plan and municipal servicing schemes.
- (c) Addressed in the Planning Justification Report submitted with the application.
- (d) Addressed by the approved Official Plan land use designations along with the supporting engineering reports and studies. (d.1) – not applicable.
- (e) Addressed in the submitted engineering servicing and traffic reports.
- (f) Addressed in the subdivision design that accounts for accepted municipal zoning By-law performance regulations for residential lots. Subject lots are consistent with accepted standards and design/layout approaches.
- (g) Addressed in the proposed zoning By-law to implement the proposed draft plan of subdivision in conjunction with applicable provisions of Meaford Zoning By-law 60-2009.
- (h) Addressed through submitted engineering studies with appropriate lands set aside for drainage and storm water control measures.
- (i) Addressed in the engineering reports submitted that conclude subject lands can be serviced with existing infrastructure.
- (j) To be addressed through response from School Boards.
- (k) Appropriate lands and location accounted for in the draft plan of subdivision as a result of subdivision design in accordance with engineering report conclusions.
- (l) Addressed through subdivision design enabling transit connections along with pedestrian connections to adjacent existing and future developments.
- (m) Proposed dwelling types are not subject to Site Plan Control.

The proposed Zoning By-law Amendment and Draft Plan of Subdivision that are the subject of this PJR are further governed by Sections 34 and 51 of the *Planning Act*.

Section 34 provides the basis for Zoning By-laws. Addressing Subsection 34(1), it is submitted that the proposed ZBA appropriately regulates and restricts the “*use of land*” as well as the “*erection, locating or using of buildings*”.

Likewise, Section 51 provides the basis for Subdivision of Land through Plan of Subdivision. It is submitted that the proposal and application meet the requirements set out by way of preconsultations, completion of required application forms, along with supporting plans, Reports and Studies.

Comment: The subject applications comply with the noted Planning Act provisions including addressing matters of Provincial Interest and regard for Subdivision considerations.

7. PLANNING POLICY CONSIDERATIONS AND ANALYSIS

The Lands are located in Town of Meaford, Ontario and are therefore subject to several layers of policy direction. This Section considers the subject applications in the context of these hierarchical policy instruments.

7.1 Provincial Policy Statement (PPS)

The 2020 Provincial Policy Statement (PPS) came into effect May 1, 2020 and replaced the previous 2014 PPS. It is a province wide policy directive on matters of provincial interest in land use planning. The Planning Act requires that “decisions affecting planning matters shall be consistent with” the PPS.

The following are key PPS policies applicable to the subject applications.

Section 1: Policies are geared to “Building Strong Healthy Communities”. Under Subsection 1.1.1 policies are directed at sustaining “Healthy, liveable and safe communities”. In this regard efficient development and land use patterns are to be promoted along with provision of a range and mix of residential housing with employment, institutional, recreational, parks and open space uses (1.1.1 a) and b)). In addition, development and land use patterns which may cause environmental or public health concerns are to be avoided (1.1.1 c)). Cost-effective development patterns are to be promoted in order to minimize land consumption and servicing costs are to be promoted (1.1.1 e)). This Section also directs that within settlement areas, sufficient land shall be made available to accommodate an appropriate range and mix of land uses for needs to a time horizon of up to 20 years through intensification and redevelopment (1.1.2).

Comment: The subject applications would result in an efficient residential development pattern within a specific area of the municipality identified for intensification of uses. It is submitted that the proposal is consistent with Section 1 PPS policy directions.

Section 1.1.3: Directs that Settlement areas shall be the focus of growth and development with their vitality and growth to be promoted. Furthermore, this policy states that land use patterns shall be based on density and mix of uses that, among other objectives, can efficiently use land and public services as well as support active transportation.

Comment: The subject applications apply to lands within an existing settlement area that is fully serviced. The subject proposal represents a land use pattern that is an efficient use of land and public services as it would result in development of vacant parcel of land within the existing urban fabric of the Town. In this respect, the proposal is consistent with Section 1.1.3 PPS policy.

Section 1.4: In Section 1.4 the PPS requires planning authorities to provide for an appropriate range and mix of housing types and densities in a manner that, among other matters, efficiently uses land resources as well as public infrastructure.

Comment: The subject proposal would result in a range of housing forms and, will enable development of a vacant parcel of land on full municipal services. The proposal is consistent with these PPS directions.

Section 2: This section provides policies addressing the wise use and management of the natural environment and resources. The lands comprise an infill parcel within an established built urban environment with no natural resources.

Comment: In this regard, the subject applications are consistent with the PPS.

Section 3: Section 3 provides natural hazards policies. The lands comprise a cleared infill parcel within an existing residentially oriented neighbourhood environment. Natural hazards have not been identified.

Comment: In this regard, proposed development of the subject lands can occur while being consistent with the PPS direction.

7.2 Grey County Official Plan

The Grey County Official Plan (County OP) was approved by the Province on June 6, 2019.

The following reviews key policy directions applicable to the subject applications. The County OP provides an extensive array of land use policy direction that reinforces the direction of growth and the nature and function of Settlement Areas.

The subject lands are identified in Schedule A, Map 1 as lying within a “Primary Settlement Area” land use type (Figure 8). This is reinforced in Secondary Schedule Map 1a (Meaford), which places the subject lands in the same “Primary Settlement Area” land use type.

Primary Settlement Areas are a key component in the structure of Grey County and are intended to be the focused location of growth in the County.

Section 3.3 states that settlement areas are to be positioned as the focus of urban growth. Furthermore, development should be of “a compact urban form” to “promote the efficient use of land” and provision of services.

Section 3.3 also provides additional emphasis on the function of Primary Settlement Areas, as follows:

Primary Settlement Areas – larger settlements with full municipal servicing, and a wide range of uses, services, and amenities which are intended to be the primary target for residential and non-residential growth

The County OP further promotes the principle of “efficient” development and “compact” urban form by requiring that new development in Primary Settlement Areas achieve a minimum density of 20 units per net hectare (upha).

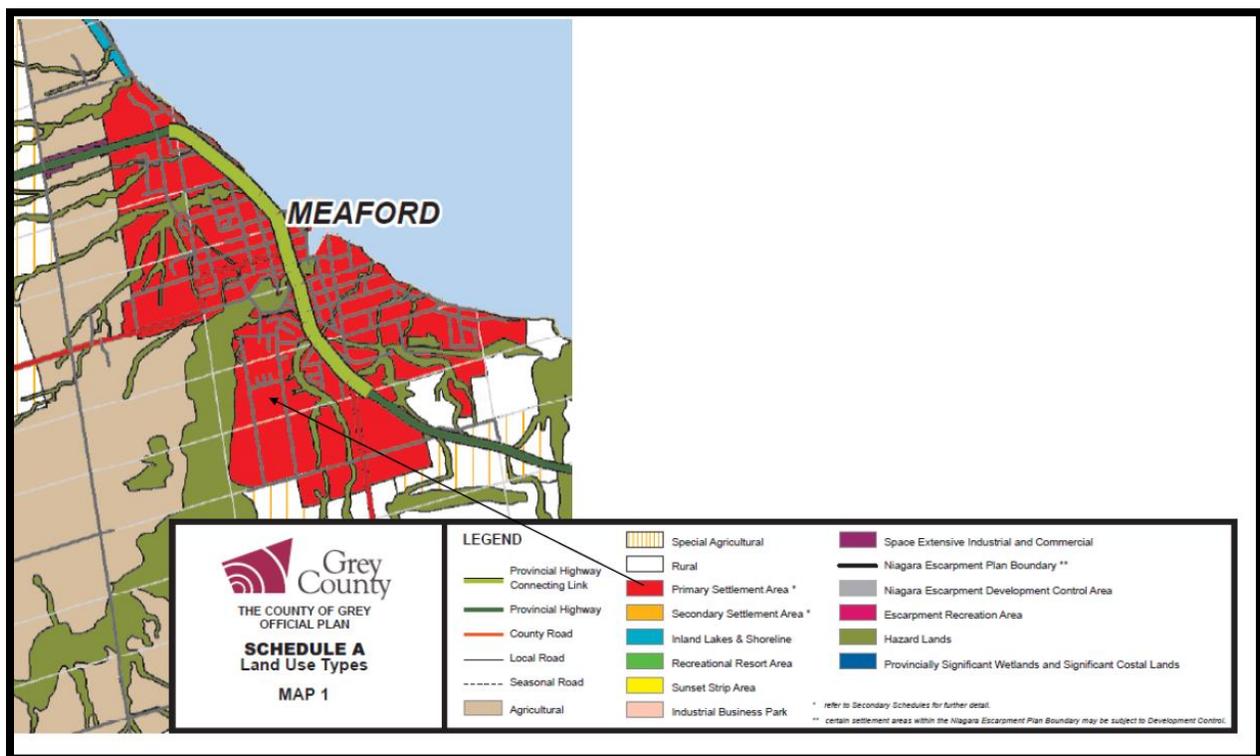


Figure 8: Grey County Official Plan Schedule A Land Use Types (Excerpt)

Section 3.5 expands on policy expectations for Primary Settlement Areas. The six directions are further considered as follows:

- 1) Met as the subject lands lie within an urban settlement area on full municipal services.
- 2) Met as the local Official Plan land use designation supports residential development.
- 3) Met as the local Official Plan allows for a range of residential use types.
- 4) Not applicable as the subject lands can be fully serviced.
- 5) Met, as the minimum density resulting from the proposed Draft Plan would be 21.9 upha.
- 6) Met, as the subject proposal would result in the development of a vacant parcel of land within an existing residential neighbourhood.

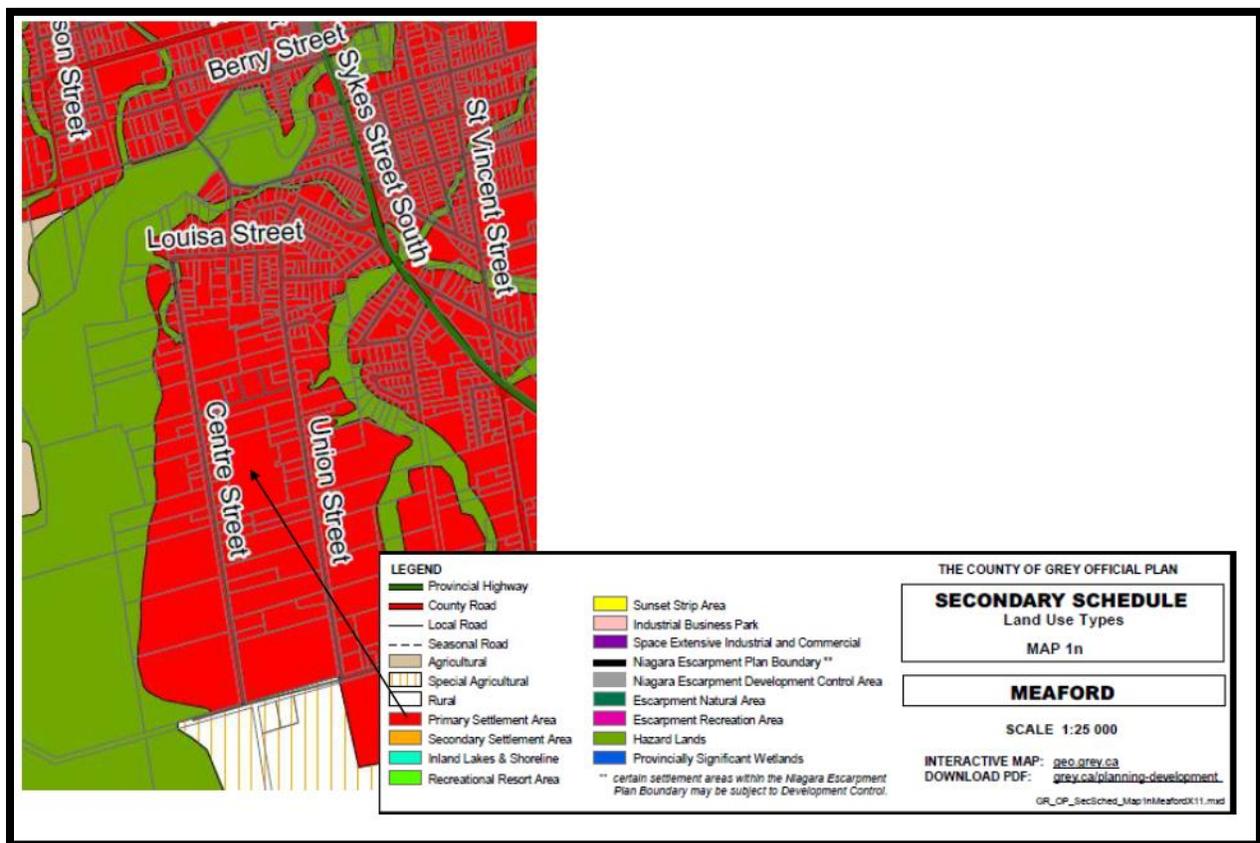


Figure 9: Grey County Official Plan Secondary Schedule, Meaford

Section 4, “Live Grey”, addresses for the most part, housing policies. The County recognizes that a key factor in housing price, and hence affordability, is supply. Therefore, a main policy directive is for municipalities to maintain appropriate lands with servicing capacity to facilitate residential intensification and redevelopment along with land in draft approved status.

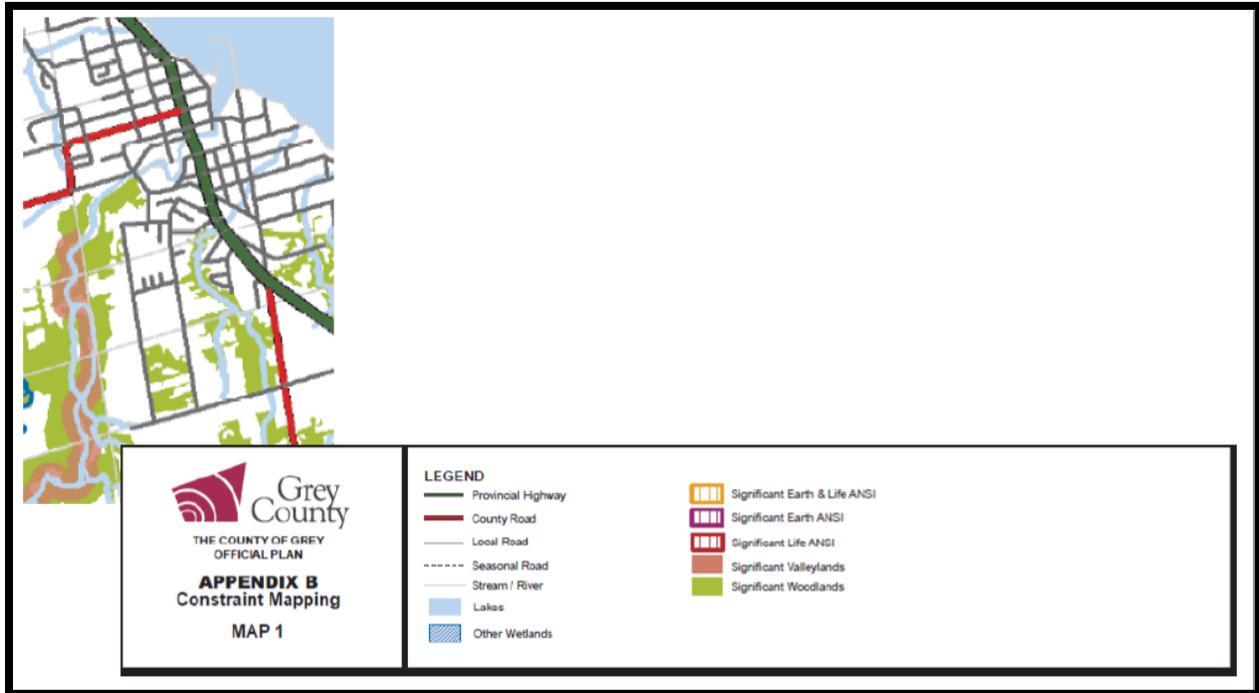


Figure 10: Grey County Official Plan, Appendix B, Constraints

Section 7 focuses on the environment. Appendix Map B shows that there are no noted environmental constraints on the subject lands.

Section 7.13 provides commentary on “climate change”. There are many ancillary actions brought about by more concrete policies and directions in the Official Plan that assist in wrestling with this subject matter. There are policies that encourage compact urban form and minimum density targets in efforts to promote efficient services and transportation modes and services.

Section 8 provides policies relating to Transportation. Section 8.1 states that a key objective of the Official Plan is to “maintain and improve the County’s complete transportation system ...”. The subject applications assist in this objective along in meeting the several subsequent policies through provision of urban standard street designs allowing for sidewalks and to standards that can support transit in the future.

Section 9.13 is part of the implementation section of the Official Plan and deals with Plans of Subdivision. It focusses on new applications for Plans of Subdivision and seeks confirmation of 6 overall considerations. These are reviewed as follows:

- 1) The subdivision layout has regard to access and connections to (potential) public transportation as a result of provision of a main public street designed to municipal urban standards. The street pattern fits with the surrounding neighbourhood by providing a useful east west connecting street and retains the established “grid” pattern. The internal street pattern provides for crescent roads, eliminating dead end or cul de sac approaches.

- 2) The dwelling types include single detached and semi-detached. This range is considered appropriate given the nature of the existing neighbourhood and the need to achieve minimum housing densities.
- 3) There is a mix of housing types, however, the plan is limited to a more standard free-hold home ownership pattern. Nonetheless, it is anticipated that the market for small lot singles and semi-detached will be attracted to more modest home sizes.
- 4) See 3), above.
- 5) As noted in this PJR, the proposal is consistent with PPS directions and local Official Plan policy.
- 6) Information requirements identified through the preconsultation process are provided.

Comment: Key applicable directions of the County Official Plan include focusing growth Primary Settlement Areas on full municipal services, provision of a range of housing types and provision of adequate transportation facilities. The subject proposal conforms to the intent of the County Official Plan on the basis of location, land use type and, consistency with existing approved plans.

7.3 Town of Meaford Official Plan

The Meaford Official Plan (Consolidated 2014) predates the County Official Plan but is consistent in many regards, in particular policies affecting the subject lands. Schedule A-1 designates the subject lands as being within the “Urban Living Area” (Figure 11).

Growth and Settlement policies are detailed in Section A2.2. These policies direct “most growth” to the urban area and that to 2026 the Official Plan anticipates 990 new units in the settlement areas (Section A.2.2.4).

Section A2.2.3 provides for growth projections through to 2026. This section anticipates growth and specifically directs growth to settlement areas, which includes the Urban Living Area designation. Furthermore, Section A2.2.4 addresses growth opportunities to meet growth projections on the subject lands as follows:

Existing lower density areas at the periphery of the Urban Living Area provide an opportunity for new mixed density development. Intensification of these existing lower-density areas should be encouraged at a sufficient density to promote the efficient use of existing and planned infrastructure.

Section A3.1 directs that “Lands designated Urban Living Area are the site of existing and planned residential development ...”.

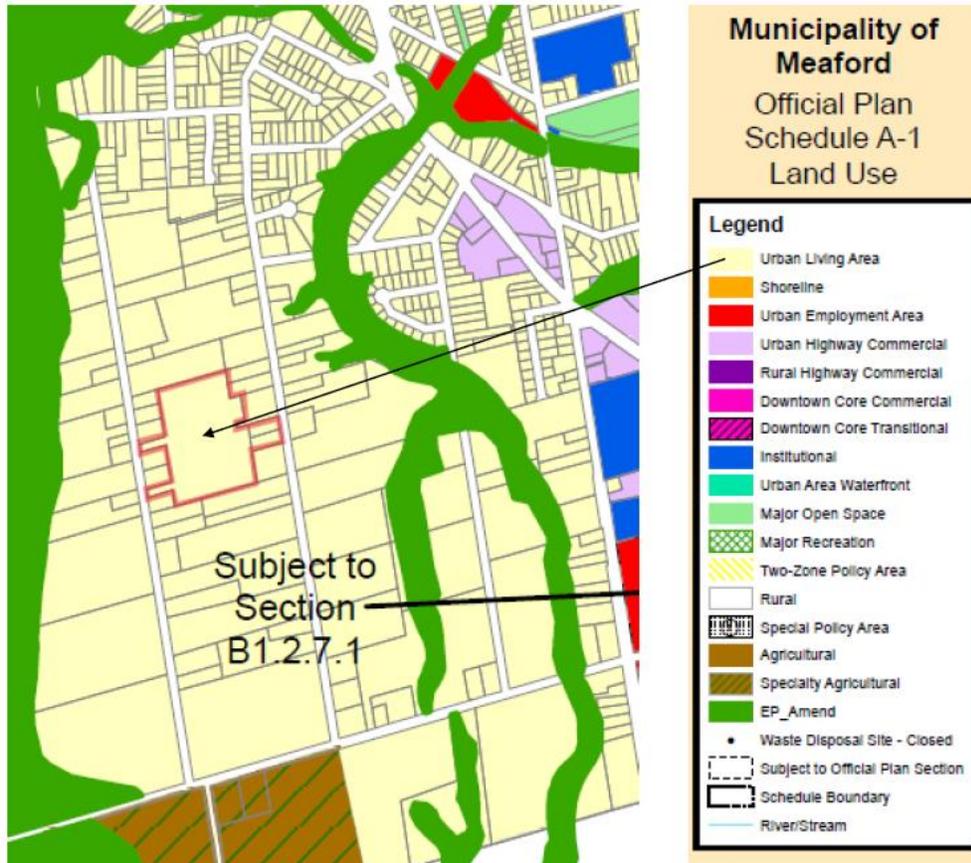


Figure 11: Meaford Official Plan, Schedule A-1, Land Use (Excerpt)

Section B1.1 provides a series of objectives to be achieved in the Urban Living Area. These are as follows:

B1.1 Urban Living Area

B1.1.1 Objectives

It is the intent of this Plan to:

- maintain compatibility and where necessary, enhance the character and identity of existing residential areas;
- encourage the provision of a full range of housing opportunities to meet the Municipality's projected housing needs;
- promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of residential intensification, where appropriate;
- ensure that residential areas permit a variety of complementary and compatible land uses; and,
- promote a built form that contributes to a healthy community.

Comment: *The subject applications conform to directions sought in these objectives in the following ways:*

- *The Draft Plan proposes single detached units to abut existing single detached units*

- *The Draft Plan would result in a mix of dwelling types that adds to the range of housing in Meaford.*
- *The Draft Plan proposes an efficient road layout and a reasonable, compact urban form*
- *The Draft Plan proposes land uses that are compatible to the existing neighbourhood.*

Section B1.1.3 provides for a range of permitted uses in the Urban Living Area as follows:

B1.1.3 Permitted Uses

Permitted uses in the Urban Living Area designation include:

- a) single detached dwellings;
- b) accessory apartments in single-detached dwellings subject to Section B1.1.4;
- c) semi-detached dwellings;
- d) duplex dwellings;
- e) townhouse, multiple and apartment dwellings subject to Section B1.1.5;

Comment: The subject applications would result in dwelling unit types in the lower density range permitted in the Urban Living Area.

Section D provides transportation policies that seek to facilitate the safe and efficient movement of people and goods to and through the community. In addition, Section D2.6.1 provides development objectives supporting Active Transportation as follows:

D2.6 Active & Alternative Transportation

D2.6.1 Objectives

- a) To ensure a built environment that supports and encourages active transportation.
- b) To ensure that the design of new residential development provides convenient pedestrian access to schools, neighbourhood recreational facilities, shopping areas and employment areas.
- c) To recognize that public safety and security must be encouraged in the planning and design of sidewalks and walkways
- d) To ensure that that the design of transportation facilities considers the need to provide safe, convenient and attractive sidewalks and walkways.
- e) To design roads that ensure the safety of all users.
- f) To develop a connected system of regional trails and bike-friendly streets/lanes/paths to permit linkages between municipalities.

Comment: The subject applications contribute to these community objectives by:

- ***Providing a street design and layout supporting safe travel and different modes of travel.***
- ***Incorporating sidewalks that have the potential to connect to future municipal sidewalks and/or trail systems in the broader neighbourhood.***

Section D3.3.1 provides policy direction to ensure that Archaeological Assessments are undertaken and are a requirement as part of the subdivision consideration process.

Comment: A Stage 1 and Stage 2 assessment was undertaken and concluded there are no archaeological resources on the subject lands.

Section D4.3 provides general subdivision policies that guide Council in its consideration of applications for subdivision approval. In that regard, the following is offered:

- a) The approval is not premature on the basis of existing land use designation (Urban Living Area) and is in the public interest as it contributes to approved land use development objectives and conforms to approved land use policy.
- b) The lands can be appropriately serviced and are in reasonable proximity to schools and parks.
- c) The density of development is appropriate as it balances the stated policy for minimum density objectives and works towards compatibility with the neighbourhood.
- d) The proposed subdivision is easily integrated into the existing area.
- e) The subdivision will conform to environmental protection policy.
- f) As noted under the Planning Act section above, the proposal conforms to the Planning Act.
- g) The street layout provides a simple and safe connection between two existing streets. The street engineering makes allowances for pedestrian connections.

Comment: The subject proposal addresses applicable considerations as noted above.

Section D4.4 provides Parkland policies. In the subdivision process, the policies allow that Council could ask for 5% parkland or, 5% cash in lieu. Through the preconsultation process, a park was identified as not required.

Summary Comment: The subject applications implement key local Official Plan policy and conform to the local Official Plan land use direction by providing residential dwelling units in a form and density permitted by the Official Plan. In addition, the subdivision design accounts for identified environmental features, open space provisions and infrastructure standards and layout.

8.0 SUPPORTING STUDIES AND ANALYSIS

As a result of preconsultation processes along with a review Official Plan policy, the following reports and studies were identified as being required and are part of this application submission:

- i. **Functional Servicing and Stormwater Management Report – Croziers, May 2021**
- ii. **Traffic Opinion, Croziers, May 2021**
- iii. **Archaeological Stage 2 Assessment, Amik, May 2021**
- iv. **Geotechnical Investigation, DS Consultants, May 2021**
- v. **Planning Justification Report – Travis & Assoc, March 2019**

Functional Servicing Report

The Functional Servicing and Stormwater Management Report concludes that the subject lands can be service by municipal water by connecting to existing mains on Union Street and Centre Street. An extension of the Sanitary main at Russett Drive and Union Street is required. A stormwater management facility is required and is provided for in the proposed Draft Plan.

Traffic Opinion

The Traffic Opinion concludes that the forecasted traffic generation will not result in operational issues at any given intersection and the proposed development can be supported from a transportation perspective.

Archaeological

The Stage 2 Assessment did not find any archaeological resources and recommended that no further assessment of the area is warranted.

Geotechnical

The Geotechnical Investigation acknowledged that the site will be developed for residential uses and provided a series of recommendations regarding site preparation, engineered fill, construction and inspections.

Summary Comment: The above noted studies and reports were undertaken in response to the preconsultation process (Section 5.1 herein). The various investigations aided the development of the Draft Plan and provided guidance on the opportunities and constraints affecting design and servicing matters. The overall summary is that the proposed Draft Plan along with the Zoning By-law amendment can be supported on the grounds of the investigations.

9.0 JUSTIFICATION

With reference to Sections 6 and 7 to this report, the subject applications are appropriate and justified for the following reasons.

1. The Subject Applications are necessary to enable residential development of the subject lands.

Residential development of the subject lands is anticipated in Meaford Official Plan. The proposed Draft Plan provides a rational means of subdividing the subject lands. The proposed Zoning By-law Amendment provides appropriate regulations to control development of the subject lands for residential purposes.

2. The subject applications are consistent with the 2020 PPS.

Consistency with the PPS is achieved through:

- Contributing to the range of housing options to meet short and long term needs.
- A development form is compact and efficient.
- A development will be on full municipal services.
- A development is situated in an identified and established Settlement Area
- A development that provides for appropriate vehicular access
- Compliance with Natural and Cultural Heritage directions

3. The subject applications conform to the Grey County Official Plan.

The subject applications are located in a Primary Settlement Area intended to accommodate future growth. A mix of housing types are proposed on full services. The proposed density exceeds the minimum density stipulated in the Grey County Official Plan.

4. The subject applications conform to the Town of Meaford Official Plan.

The Meaford Official Plan anticipates future growth and directs such growth to the Urban Living Area. Within the Urban Living Area designation, the Official Plan acknowledges that the lower density periphery areas are suitable for mixed residential, more compact urban forms.

5. The subject applications meet the purpose of the Zoning By-law.

The purpose of the Zoning By-law is to implement the policies and direction of the Official Plan. The Official Plan encourages future development and growth in the Urban Living Area. The proposed zoning By-law Amendment will enable a subdivision development that conforms to the intent of the Official Plan.

6. The subject proposal is appropriate for the site.

The subject lands are located in an area dominated by an older residential development pattern adjacent to newer residential development. The site is a larger vacant parcel of land surrounded by residential uses. Development of the site will result in compatible residential uses that meet contemporary development policies and standards.

7. There is adequate infrastructure to support the proposal

The Functional Servicing Report prepared by C F Croziers concludes that the lands can be serviced by municipal water and sewer. In addition, the lands can be appropriately accommodate required stormwater management facilities. Finally, the Traffic Opinion confirms that the proposed municipal road can provide adequate connections to the two existing municipal roads abutting the east and west boundaries of the subject lands.

10.0 SUMMARY

The subject lands are situated within the Urban Living Area designation in the Meaford Official Plan. This designation is identified as a crucial opportunity for the location for growth and permits a range of residential dwelling types and densities. This designation conforms to the Primary Settlement Area intent and purpose of the Grey County Official Plan.

The subject lands represent a larger vacant parcel in the periphery of the Urban Living Area. Such a location is identified in the Meaford Official Plan as suitable for more compact forms of urban growth, while acknowledging a need to consider compatible land uses with existing residential uses.

The proposed Draft Plan of Subdivision would yield 48 single detached dwellings and 38 semi-detached dwellings and result in a density of 21.9 upha, meeting the minimum density requirements stipulated in the Grey County Official Plan. The subdivision design proposes one municipal road and two condominium roads. The subdivision layout allows for single detached dwellings to back onto existing single detached dwellings.

In reviewing applicable Official Plan policy, it has been demonstrated that the subject proposal conforms to the County of Grey Official Plan and the intent, Goals and Objectives of the Town of Meaford Official Plan.

The immediate neighbourhood is characterized by an older residential lotting pattern pre-dating the availability of municipal services. Although the subject application will result in smaller lots, the proposal reflects more contemporary residential development standards and densities, yet remain compatible with the overall neighbourhood.

The subject applications will result in land use regulation (Zoning By-law) and subdivision design that further refines the nature and extent of neighbourhood development in keeping with the intent of the Official Plan.

In this respect, ***the subject application enhances the ability of the Town of Meaford Official Plan to implement the intent of the County Official Plan, and, the directions sought through the PPS.*** As a result, the Draft Plan of Subdivision and related Zoning By-law amendment are in the public interest and represent good planning.

Prepared By:

Travis and Associates
Colin Travis, MCIP RPP
June 2021

APPENDIX 1

Preconsultation Notes and Responses

UNION CENTRE MEAFORD: Draft Plan of Subdivision and Zoning By-law Amendment, Town File No. To be assigned

COMMENT TRACKING SHEET: Prepared by Travis

March 11, 2021

Rev. May 13, 2021

Rev.

Rev.

(Note: Some of the Town comments are abridged for clarity and ease of reference)

PRECONSULTATION CONFERENCE MEETING JUNE 25, 2020				SUBMISSION NO.
No.	TOWN PLANNING DEPARTMENT, June 30, 2020	Responder	Response	Resolution
A	Planning Department (comments are numbered for reference)			
1.	Comments reflect input from Meaford Development Services Staff (L. Buckton) as well as County of Grey Staff (S. Lacey-Avon).	Travis	Acknowledged.	No action required to address this comment.
2.	Property is designated as “Primary Urban Settlement Area” in County OP and as “Urban Living Area” in the Meaford OP. Property is zoned Development “D”.	Travis	Acknowledged. This is a “current status” note.	Application to amend the Zoning By-law to be submitted.
3.	GSCA staff verbally advised their preference that the drainage course feature in the southwest corner be reflected within a separate block.	Crozier	A separate block is provided for in the Draft Plan for the proposed SWM Pond and Drainage Channel. The remainder of the drainage feature is outside of the property.	No action required.
4.	GSCA noted support for maintenance of pre-development stormwater generation from the site (quantity) as well as enhanced suspended solids removal (quality).	Crozier	Acknowledged as a standard approach.	To be designed as part of 1st submission.
5.	Nearby lands mapped as “Significant Woodlands” under County and local OP’s however, comments by GSCA advise that an EIS is not likely to be required given cleared nature of subject parcel. Staff recommend obtaining detailed comments from GSCA to confirm this.	Travis/Crozier	GSCA have confirmed an EIS is not required.	No action required.

PRECONSULTATION CONFERENCE MEETING JUNE 25, 2020				SUBMISSION NO.
No.	TOWN PLANNING DEPARTMENT, June 30, 2020	Responder	Response	Resolution
6.	Lands fall within the “Events Based Area” of local Source Water Protection Plan, however, due to residential nature of the proposal provisions of the Plan would not impact proposal.	Crozier	Acknowledged that Source Water Protection Plan provisions would not impact subject applications.	No action required.
7.	(Precon development sketch proposed singles, semis and towns). Noted that low rise apartment may be considered. Staff are supportive of mixed unit types. Support arranging singles to abut existing residential. It would appropriate to situate an apartment use centrally.	Travis	The range of permitted uses is acknowledged. The Draft Plan proposes a mix of single and semi-detached dwelling types at a density conforming to Grey County Official Plan directions.	Apartment type uses are not proposed. No action required.
8.	County Staff confirmed the minimum density per the County Official Plan is 20 upha.	Travis	The Draft Plan proposes single detached and semi-detached dwelling types and unit yield of 89 units. The resulting density is 22 upha.	No action required.
9.	Staff are generally supportive of the concept plan, including the through street between Centre and Union Streets with private condo roads branching off.	Travis	Acknowledged. The Draft Plan maintains a public through street.	No further action required.
10.	Municipal engineering standards for private/condo roads apply.	Crozier	Acknowledged. Condo road standards will be applied.	Development concepts for the north and south blocks will have the condo road standard as a key design layout direction.
11.	Re sewer and water services: service extensions will be required. Water services to be municipally owned and looped between Centre and Union Streets. Ownership of sewer to be determined with consideration of road ownership.	Travis/Crozier	Street A is to be conveyed to the Town. Road, Water and Sewer services under Street A are to be assumed per standard municipal policy. Ownership of water and sewer services under condo roads will be to	Engineering submission accounts for engineering standards. Services ownership and responsibility under condo roads to be reviewed by the municipality through the

PRECONSULTATION CONFERENCE MEETING JUNE 25, 2020				SUBMISSION NO.
No.	TOWN PLANNING DEPARTMENT, June 30, 2020	Responder	Response	Resolution
			municipal servicing and ownership standards.	submission review process.
12.	Servicing upgrade costs to be discussed further with the Owner. Staff are willing to work on a front ending/DC credits approach as allowed for under legislation.	Travis/Crozier	Acknowledged.	To be reviewed by municipality with the Developer as part of the submission process.
13.	Water/Sewer modelling should be completed early in the process. Upon receipt of your Engineering Review Deposit Town can initiate modelling work on the basis of the concept plan. Model is held by Ainley Group and invoice is \$2,000 per service.	Crozier	Acknowledged. Water demand and sanitary peak flow calculations for the site will be provided within the Functional Servicing and Stormwater Management report, which will be used to initiate modelling work.	No action required.
14.	Staff advise that water plant capacity far exceeds planned development.	Travis/Crozier	Acknowledged.	No issue is identified. No action required.
15.	Sewer plan capacity is being monitored to determine when action will be required for plant expansion. Plan currently has upwards of 700 units of uncommitted reserve capacity for development within the urban area which can be committed at time of draft plan approval/development agreement. See also Section D1.9 of the OP for policy dealing with priority allocation.	Travis/Crozier.	Plan capacity number advisory is acknowledged.	Planning Staff have confirmed (RA, May 13, 2021) that allocation is controlled through application of 'h', Holding provisions and phasing limits established in the OP and implemented through the Subdivision Agreement. Also, that an EA for plant expansion is underway.
16.	The following materials are required as part of applications: 1. PJR	Travis/Crozier	1. Acknowledged – standard	Materials are submitted with

PRECONSULTATION CONFERENCE MEETING JUNE 25, 2020			SUBMISSION NO.	
No.	TOWN PLANNING DEPARTMENT, June 30, 2020	Responder	Response	Resolution
	<ul style="list-style-type: none"> 2. Archaeological 3. SWM 4. Comprehensive Servicing Analysis and FSR informed by water/sewer modelling. Analysis should identify required off-site works and proposed financial impact/funding mechanisms for off-site works/extension. See S. D1.8 to OP for Servicing Analysis detail. 5. Traffic Opinion/Brief 6. County Condo/Subdiv application 7. ZBL Amendment application. 8. Site Plan Application. Landscaping, utility and lighting plans should be included in application 		<ul style="list-style-type: none"> requirement. 2. Acknowledged. 3. Acknowledged – standard. 4. Acknowledged. The off-site works will be identified within the FSR; however, financial impact/funding mechanisms will be subject to future discussions during detailed design. 5. Acknowledged. 6. Standard 7. Standard 8. Standard. 	the applications.
17.	Recommend proponents engage with First Nations and Metis in early consultation.	Travis	Practice to date is that Grey County circulates applications to First Nations and Metis. Results of Archaeological study is that lands have no specific archaeological interests. Nonetheless, we believe the existing circulation and advisory processes of Grey County will meet the intended requirement.	No further action at this time.

PRECONSULTATION CONFERENCE MEETING JUNE 25, 2020				SUBMISSION NO.
No.	TOWN PLANNING DEPARTMENT, June 30, 2020	Responder	Response	Resolution
18.	Municipality reserves the right to ask for more information or clarification.	Travis	Acknowledged. Standard.	No further action at this time.
C.	Grey County Planning (S. Lacey-Avon, July 8, 2020)			
1.	The new technical guides are available at County website at https://www.grey.ca/planning-development/planning-application-forms	Travis	Acknowledged.	For the most part, the guidelines provide report content that are standard for the appropriate professions referenced.
2.	Looking for plan of subdivision and condo applications. Plan of condo can be submitted later. May qualify for the condo exemption option.	Travis	Plan of subdivision application will be file first. Condo exemption later. Plan of subdivision application will need to be deemed complete.	These are standard matters with established processes. Travis to confirm what materials are required in order to have the county deem the application complete. Refer to item 16 on page 2 (Meaford requirements).
3.	Part Lot Control is another tool available to establish lot lines.	Travis	Release Part Lot Control will be used in order to create semi-detached lots.	Accounted for in the submission. No further action required.

Appendix 2

Proposed Zoning By-law

The Corporation of the Town of The Meaford

By-Law Number 2021 – XX-h

Being a By-law to amend Zoning By-law No. 60-2009 which may be cited as "The Town of Meaford By-law"
Whereas the Council of The Corporation of the Town of Meaford deems it necessary in the public interest to pass a by-law to amend By-law No. 60-2009;

And Whereas pursuant to the provisions of Section 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of Meaford hereby enacts as follows:

1. **THAT** Map 12 to Schedule 'B' of the Town of Meaford Zoning By-law 60-2009 as amended, is hereby further amended by rezoning the subject lands from the Development 'D' zone to the Residential Fourth Density Exception XXX holding (R4-XXX-h) Zone, for those lands lying and being in the Town of Meaford, comprised of Part Lot 17 Concession 1, as indicated on Key Map Schedule 'A'.
2. **THAT** Section 6.2 to the Zoning By-law of the Town of Meaford, being By-law 60-2009, as amended, is hereby amended by adding Exception XXX as follows:

"XXX Map 12 – Part Lot 17, Concession 1
RESIDENTIAL 4 EXCEPTION XXX-h (R4-XX-h)
Uses shall be limited to single detached and semi-detached dwelling uses only.
That Table 6.2.1 is amended by adding the following provisions:

- i. The minimum lot frontage for a semi-detached unit shall be 7.5m
- ii. The maximum lot coverage shall be 40%

3. In accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the Holding '-h' symbol shall not be removed from the whole or part of the lands until such time as the following has been completed:

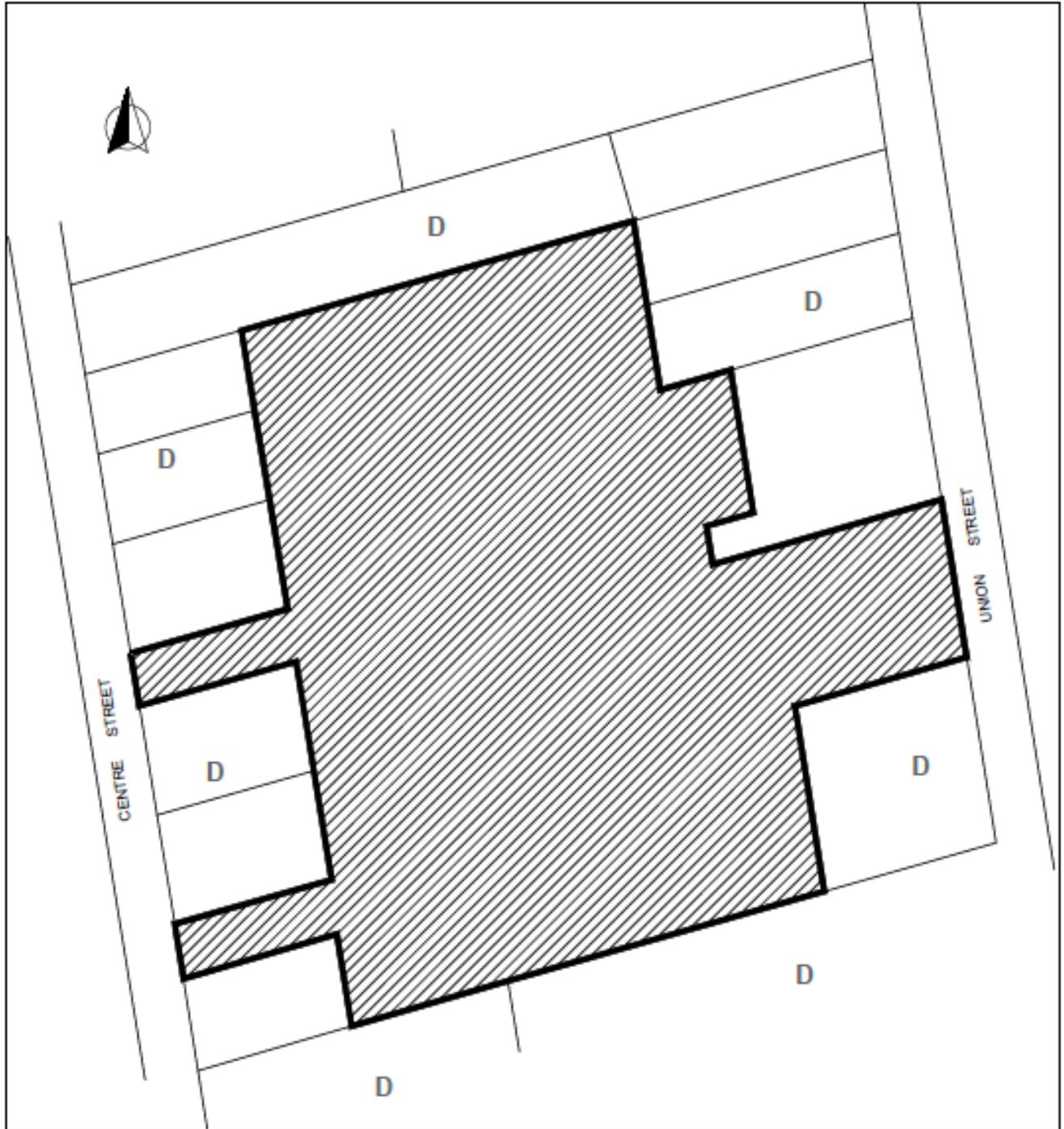
- i. Execution of a Subdivision Agreement;

Until such time as the Holding '-h' symbol is removed, the lands shall only be used for those uses that existed as of the date of passing of this By-law.

4. That Schedule 'A-1' is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this ____ day of _____, 2021



<p>SCHEDULE - A</p>	<p>LEGEND</p>	<p>Scale (Metric)</p>
<p>PROPOSED ZONING BY-LAW AMENDMENT</p>	<p> Subject Lands Boundary</p> <p> Lands to be rezoned from Development (D) Zone to Residential Third Density Exception X (RS-X) Zone</p>	<p>travis & associates</p> <p>planning consultants development facilitators development managers</p> <p>7-278 8th Street, Collingwood Ontario, Canada L9Y 1G2 +1 705 448 3017 / 448 3038 travis.ca</p>
<p>PART OF LOTS 421, 422, 423, 424 AND 425 REGISTERED PLAN 309 (FORMERLY TOWN OF MEAFORD) MUNICIPALITY OF MEAFORD COUNTY OF GREY</p>		<p>travis</p> <p>Date: 27-05-2021</p>