



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

October 1, 2020

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

Attention: Liz Buckton
Manager, Development Services

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

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

Background:

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

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

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

Need for Planning Report Addendum:

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

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

Revised Proposal for Phase 2:

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

Official Plan Conformity:

i. County of Grey Official Plan

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

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

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

ii. Municipality of Meaford Official Plan

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

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

Consistency with the Provincial Policy Statement (2020):

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

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

Concluding Comments:

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

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

Meaford Golf Course
Planning Report Addendum

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

Ron Davidson, BES, RPP, MCIP

c.c. Ivan Alderdice