

# **PLANNING REPORT**

## ***PROPOSED LOT ADDITION***

***ROBERT & KELLY VAN DOLDER  
AND LUCILLE VAN DOLDER***

**PART LOT 34, CONCESSION B,  
GEOGRAPHIC TOWNSHIP OF SYDENHAM  
MUNICIPALITY OF MEAFORD  
COUNTY OF GREY**

Prepared by:



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DECEMBER 5, 2016

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# 1. BACKGROUND

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## 1.1 The Proposal

Lucille Van Dolder owns a vacant, 0.41 hectare parcel of land in the settlement area of Annan, in the Municipality of Meaford. This parcel possesses no frontage along a public road, and therefore the Zoning By-law does not allow for a detached dwelling – or any other building – to be erected on this landlocked property.

Robert and Kelly Van Dolder own the adjacent 31.96 hectare property, upon which their family home and accessory buildings exist.

The two Van Dolder parties are proposing to conduct a land exchange whereby the existing landlocked parcel would be merged on title with the larger 31.96 hectare holding, and in exchange, a new lot of approximately the same size and having frontage along a public road would be severed.

The proposed land exchange will be treated as a lot addition, with the new residential lot being the severed parcel and the larger, retained parcel merging on title with the landlocked property.

The location of the two subject properties is shown on Figure 1 to this Planning Report. The proposed lot addition is illustrated on Figure 2.

## 1.2 Approvals Required

Because the new residential lot proposed to be severed is not located within the designated settlement of Annan, the process associated with the lot addition is complicated and requires approval of the following applications:

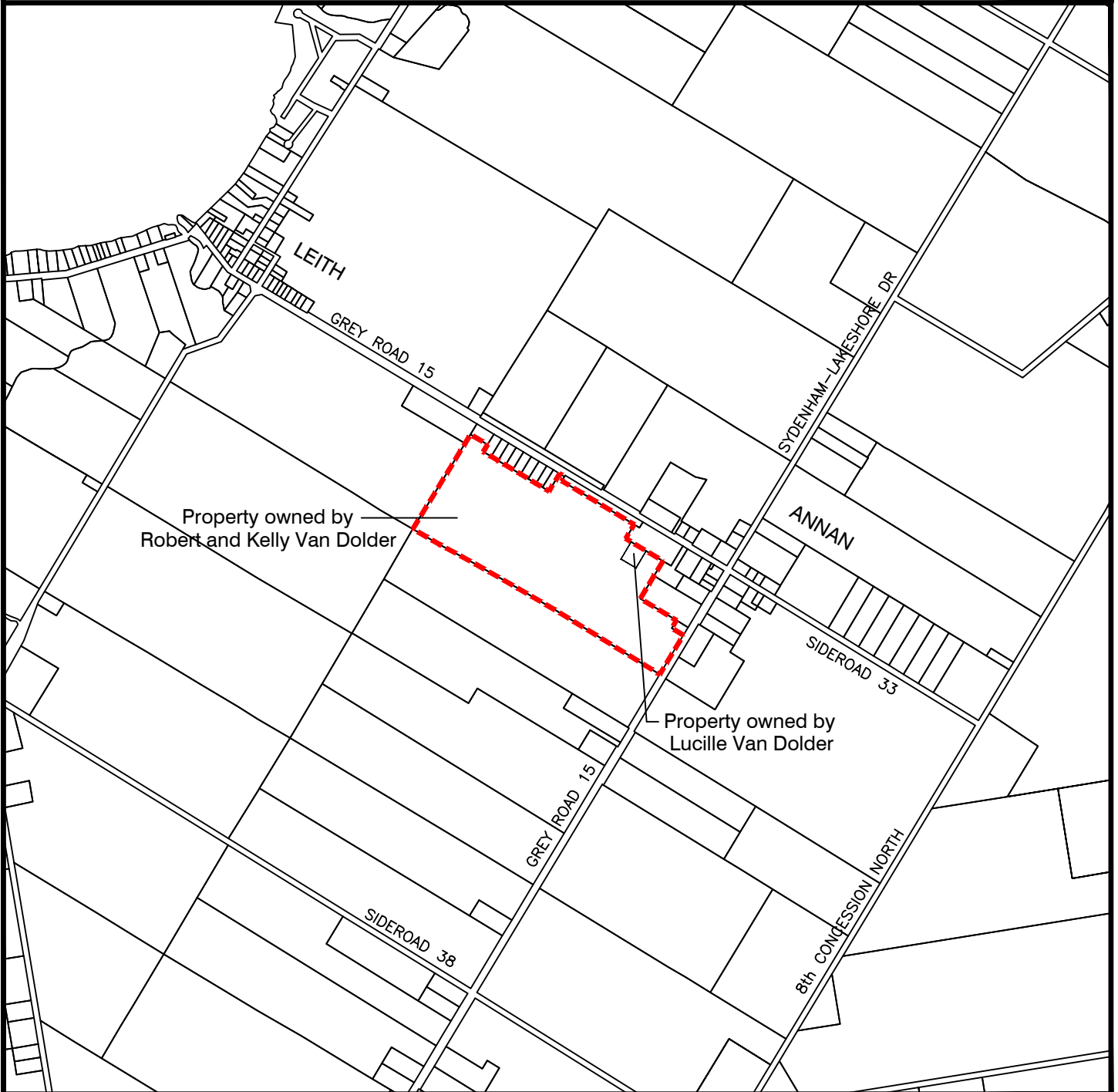
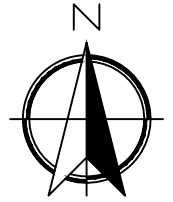
- County of Grey Official Plan Amendment;
- Municipality of Meaford Official Plan Amendment;
- Municipality of Meaford Zoning By-law; and,
- Consent to Sever.

The details are explained later in this Planning Report.

Figure 1: Location Map



Subject Lands




Proposed Lot Addition  
Annan, Ontario

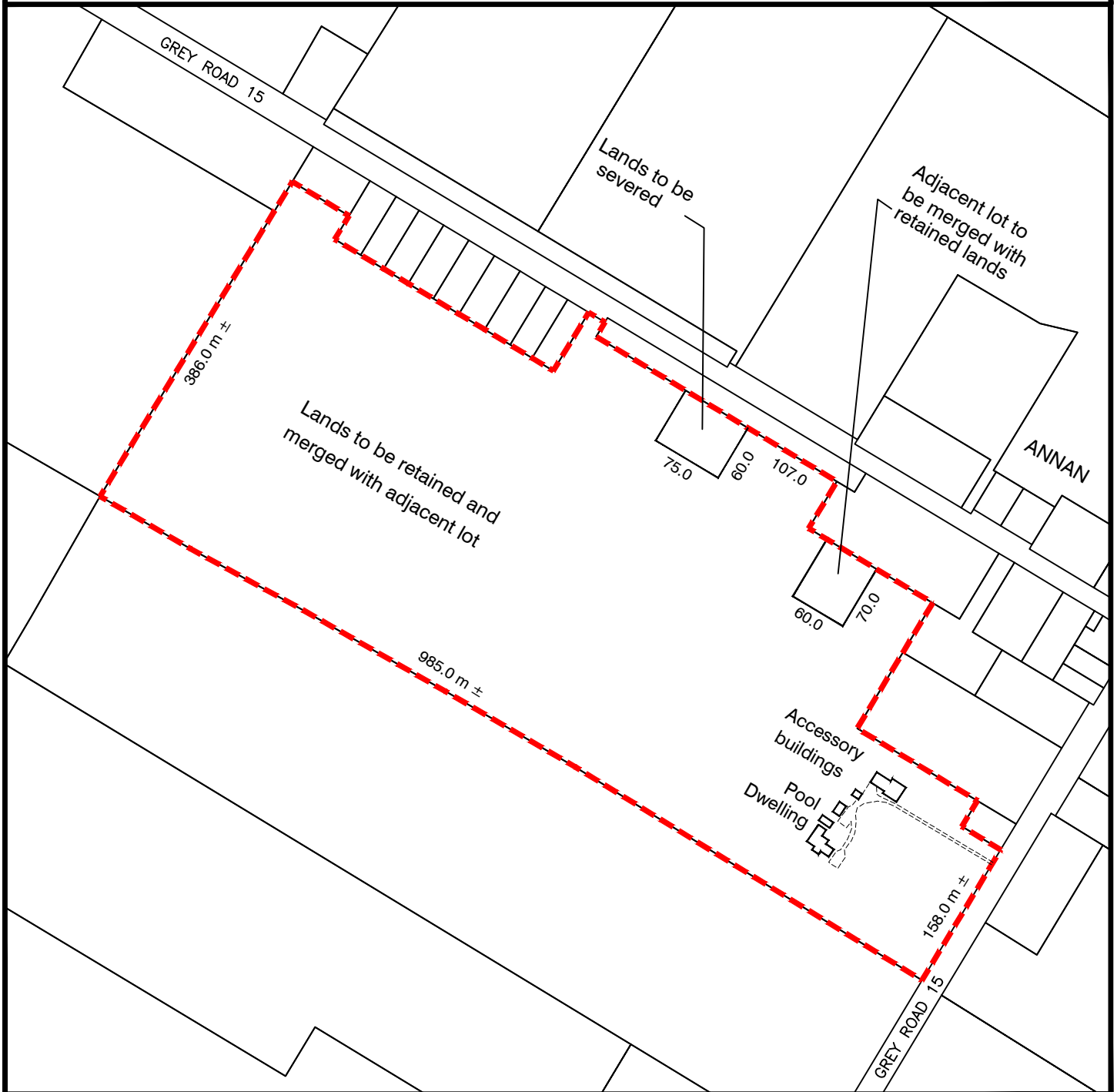
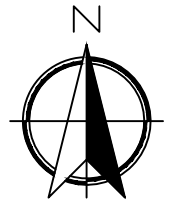


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Figure 2: Proposed Lot Reconfiguration

 Subject Lands



Proposed Lot Addition  
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### **1.3 Purpose of this Report**

Ron Davidson Land Use Planning Consultant Inc. has been retained by Robert, Kelly and Lucille Van Dolder to submit the above-noted Planning Act applications to the approval authorities along with a Planning Report that evaluates the proposed lot addition within the context of sound land use planning principles.

## 2. SUBJECT LANDS AND SURROUNDING LAND USES

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### 2.1 Property Location and Description

The subject lands are located partially within the established boundaries of the Annan settlement area.

Located on the 31.96 hectare property is a detached dwelling, swimming pool and three accessory buildings. Approximately ten hectares of this site are in cash crop production. The balance of the site is a mixture of forest and scrub lands. The area to be severed is mostly scrub land, with a wooded area existing along the northerly limit, adjacent to the County Road.

Most of the 0.41 hectare, landlocked parcel is also actively farmed. A small area along its westerly boundary is forested.

### 2.2 Surrounding Land Uses

The lands to the north, east and northwest of the site are used for residential purposes.

A contractor's yard (roofing business) operates on the property located to the immediate north of Robert and Kelly Van Dolder's residence.

A municipal ball diamond is located approximately 325 metres northeast of the subject lands.

Most of the other lands in the area appear to be either forested or cash-cropped.

### 3. LAND USE POLICY ANALYSIS OF THE APPLICATION

---

The subject lands fall within the Planning jurisdiction of the County of Grey Official Plan and the Municipality of Meaford Official Plan.

This Report will evaluate the proposed lot creation within the context of both Official Plans as well as the Provincial Policy Statement.

#### 3.1 County of Grey Official Plan

##### 3.1.1 Land Use Designations: Existing and Proposed

A small area in the northeast corner of the 31.96 hectare property - comprising approximately 0.44 hectares of land – is designated 'Tertiary Settlement Area' on Schedule A (Land Use) to the County of Grey Official Plan, as illustrated on Figure 3 to this Planning Report. The balance of this holding is designated 'Rural'.

The 0.41 hectare, landlocked parcel is designated 'Tertiary Settlement Area'.

The site of the proposed new residential lot, which comprises 0.45 hectares of land, is designated 'Rural'. As such, the 'Rural' consent policies apply to the proposed severance. In this regard, the 'Rural' policies do give consideration to lot creation, but only to a maximum of three lots (including the retained parcel) per original 40 hectare Crown lot. On this note, it is important to note that a large number of lots have already been severed from the original Lot 34, Concession B, with some of those being located within the urban boundaries of Annan and other lots being located in the 'Rural' designation, west of Annan. Therefore, the maximum lot density permitted in the 'Rural' designated portion of Lot 34, Concession B has already been reached.






Preconsultation discussions with the County and Municipal Planners, it was suggested that although the number of parcels on Lot 34, Concession B is not changing and the existing residential lot that is being "surrendered" is located within the 'Tertiary Settlement Area', the new lot being created is located within the 'Rural' area, and there an Official Plan Amendment is required since the number of lots permitted within the 'Rural' designation has already been exceeded.

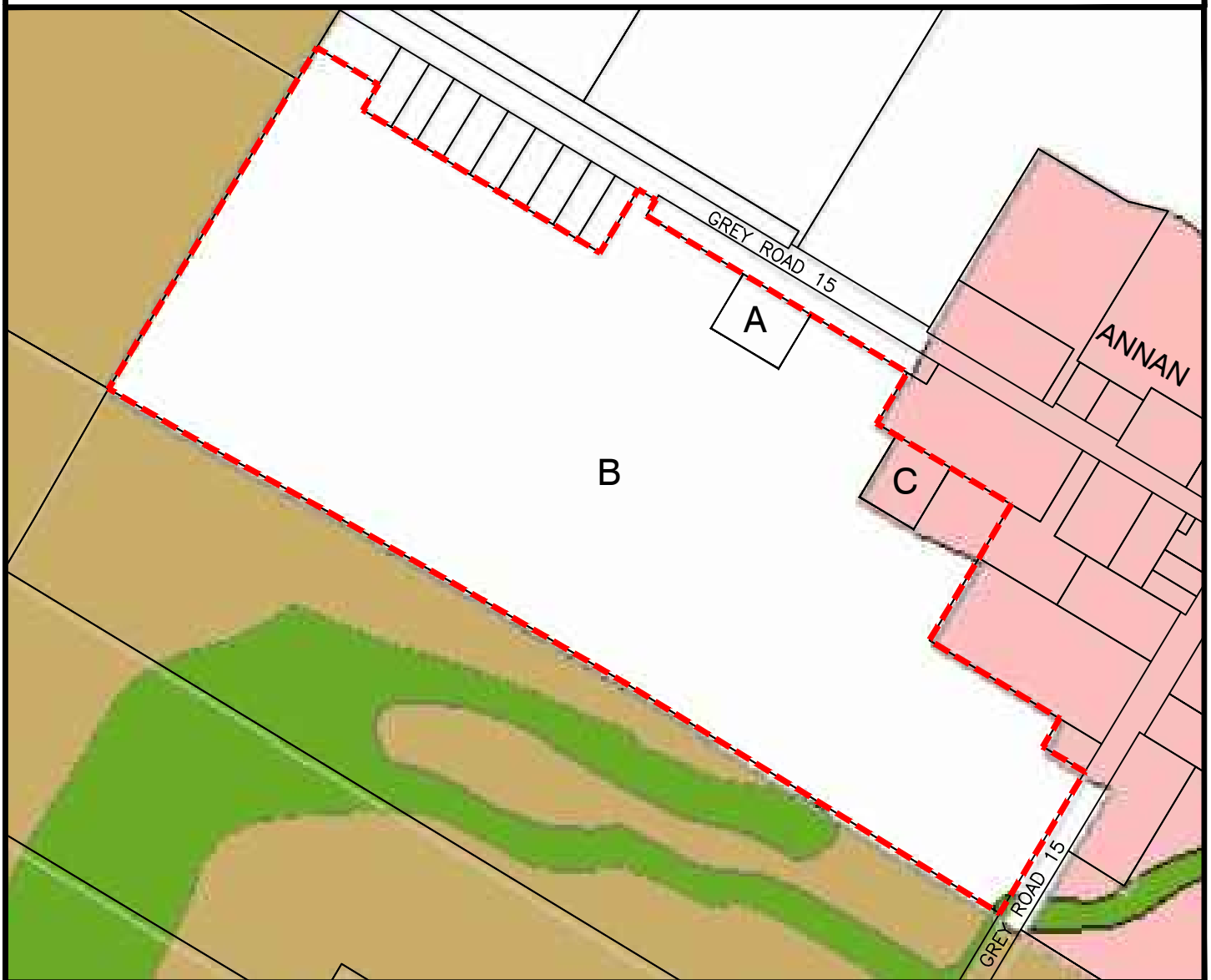
The County has recommended that the Official Plan Amendment be designed not to amend the 'Rural' policies to allow for the creation of another lot, but rather to reconfigure the boundaries of the 'Tertiary Settlement Area' designation of Annan. In this regard, it was recommended the 'Tertiary Settlement Area' designation be removed from the existing, landlocked parcel and from the adjoining 0.45 hectares (approximate) of land (which belong to the 31.96 hectare subject property), as shown on Figure 4. In exchange, the 'Tertiary Settlement Area' would be extended in a linear manner along the east-west stretch of County Road 15 (i.e. toward Leith) by approximately 182



Figure 3: County of Grey Official Plan  
Schedule A - Land Use (GIS Version)



- |  |   |
|--|---|
|  Subject Lands            | <b>A</b> Lot to be severed                          |
|  Agricultural             | <b>B</b> Lands to be retained and merged with Lot C |
|  Rural                    | <b>C</b> Lands to be merged with Lot B              |
|  Tertiary Settlement Area |   |
|  Hazard Lands             |   |




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Figure 4: Proposed County of Grey Official Plan Amendment



 Subject Lands

 Agricultural

 Rural

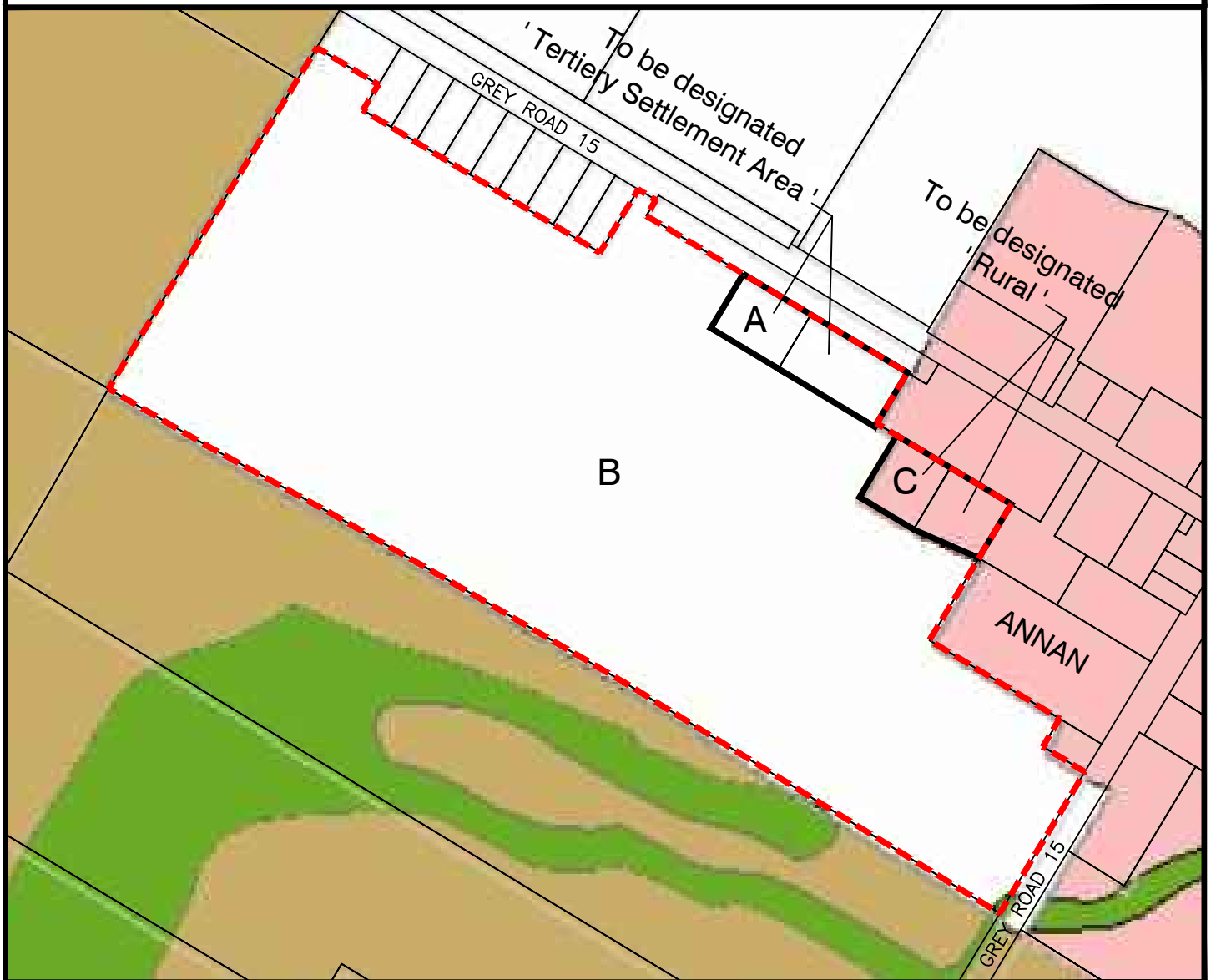
 Tertiary Settlement Area

 Hazard Lands

**A** Lot to be severed

**B** Lands to be retained and merged with Lot C

**C** Lands to be merged with Lot B



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metres. This would capture not only the area to be severed but also the lands to the immediate east, so as to avoid a “leap-frogging” affect. This additional land (which also forms part of the 31.96 hectare parcel) cannot be developed due to environmental constraints, as explained in the Grey Sauble Conservation Authority’s letter dated September 5, 2016 (see Appendix A to this Planning Report).

### 3.1.2 Environmental Constraints

Appendix A (Constraints) to the County of Grey Official Plan recognizes a large portion of the subject lands as ‘Special Policy Area (Karst)’, as shown on Figure 5. Section 2.8.5 *Special Policy Area* of the Official Plan states:

*The Special Policy Area is a development constraint that is shown on Appendix A attached hereto and forming part of the Plan. The Special Policy Area consists of shallow overburden with karst topography. The depth of soil is generally less than one metre over fractured bedrock (karst).*

*In areas identified as Special Policy Area on Appendix A it will be necessary for the proponent of any planning application to address the need of providing an Environmental Impact Study. The objective of the Environmental Impact Study shall be twofold; to determine if in fact that the Special Policy Area shallow overburden with karst topography) does exist. This may be accomplished simply by on-site test holes.*

*The proponent shall dig two test holes in the location of a proposed dwelling or business (e.g. in the northwest and southeast corners), one test hole in the location of the proposed sewage system and one test hole in the proposed location of each accessory structure. The test holes shall be inspected by a qualified municipal official or qualified third party consultant capable of determining karst topography.*

*A brief report of the findings shall then be prepared and submitted to the County of Grey and the local Municipality. If the Special Policy Area does exist, a study by a qualified individual shall be prepared to assess the impacts and mitigation measures on the surface and groundwater supply of the planning application. This study will also address the potential hazard associated with unstable bedrock conditions as a result of karst features. The study shall be to the satisfaction of the County of Grey, the local municipality and the appropriate authority designated under the Ontario Building Code for sewage systems.*

In accordance with this policy, Robert Van Dolder dug four large test pits using a backhoe. The locations of the pits are shown on Figure 6. Each hole was dug to a depth of at least one metre, and bedrock was never encountered. On November 3, 2016, the Senior Planner and Septic Inspector visited the site and verbally confirmed the absence of karst bedrock – or any form of bedrock – within the test pits.

Figure 5: County of Grey Official Plan Appendix A  
Constraint Mapping (GIS Version)



Subject Lands

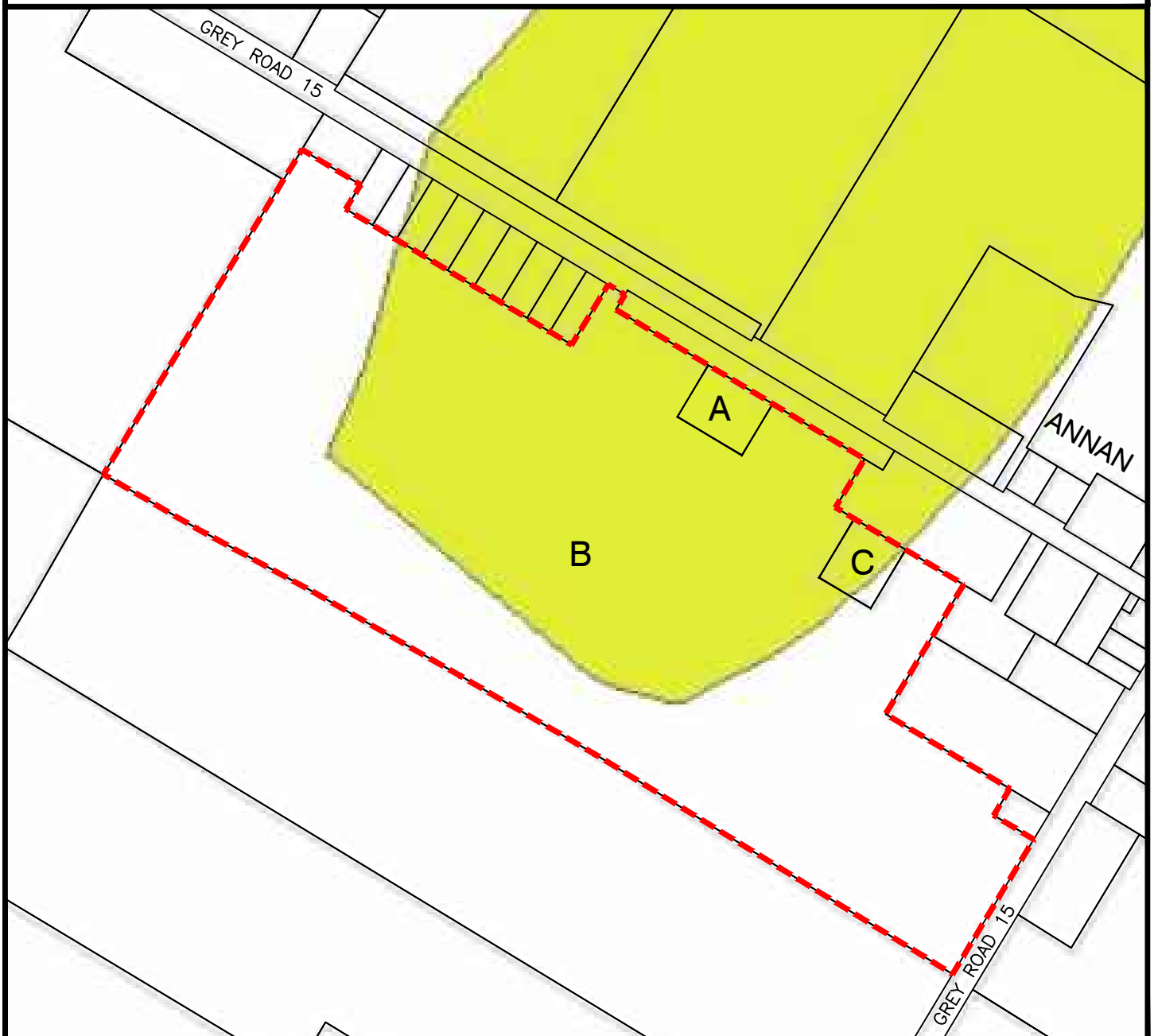


Special Policy Area  
(Karst)

A Lot to be severed

B Lands to be retained and merged with Lot C

C Lands to be merged with Lot B





Proposed Lot Addition  
Annan, Ontario

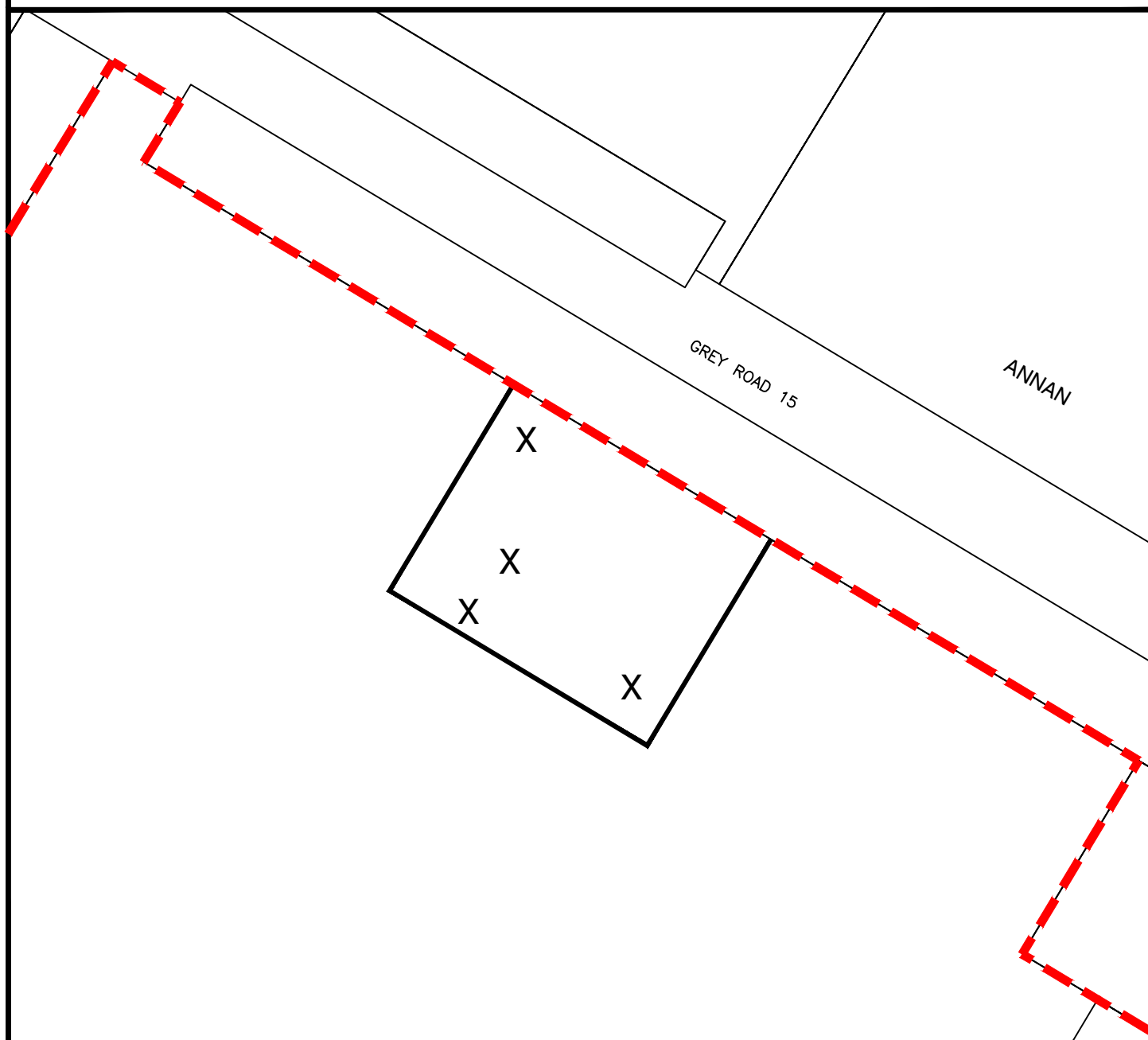


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Figure 6: Karst Assessment

-  Subject Lands
-  Location of Test Pit



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Appendix B (Constraints) to the Official Plan identifies certain natural heritage features that have been mapped and incorporated into the Official Plan. In this regard, the forested areas on the subject lands are identified as 'Significant Woodlands', as illustrated on Figure 7. Section 2.8 *Natural Environment* states:

*Significant Woodlands mapping as shown on Appendix B has now been developed by the County of Grey in concert with the Ministry of Natural Resources. It is acknowledged that there may be inaccuracies in the mapping; however it does show areas of environmental constraint. Further the policies are in place to correct for any inaccuracies in the mapping. 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 the natural features or on their ecological functions. Fragmentation of the woodlands is generally discouraged.*

Prior to filing the application packages with the County and Municipality respectively, Robert Van Dolder met on site with the Grey Sauble Conservation Authority (GSCA) to determine the exact location of the proposed residential lot, as deemed appropriate by the GSCA. The GSCA subsequently issued a letter dated September 5, 2016 (see Appendix A to this Planning Report) identifying the preferred location of the new lot and advising that an Environmental Impact Study would not be required provided the development occurs in accordance with the recommendations contained within the letter. Those recommendations are explained later in this Planning Report.

### **3.1.3 County Roads**

The proposed residential lot will front onto County Road 15. At the present time, however, there exists a 20 metre deep, linear strip of land that separates this portion of the subject property from the County Road, as shown on Figures 1 to 12 to this Planning Report. The reason this parcel exists is unknown to current County staff. The County's Transportation Department has advised, however, that this parcel will be merged on title with the County Road allowance in the very near future, at which point the proposed severed lot would have access along the County Road. Without that merging occurring, the new lot would be landlocked.

Section 5.2 *County Road and Provincial Highways* of the Official Plan contains policies pertaining to new development along roads maintained by Grey County and the Ministry of Transportation. Section 5.5.2, subsection 7 states:

- (b) *The location of access driveways should not create a traffic hazard because of their concealment by a curve, grade, or other visual obstruction. Access driveways shall be limited in number and designed so as to minimize the dangers to vehicular and pedestrian traffic. Appropriate access policies will be adopted for County Roads by the County Highways Department.*

Figure 7: County of Grey Official Plan Appendix B  
Constraint Mapping (GIS Version)



 Subject Lands

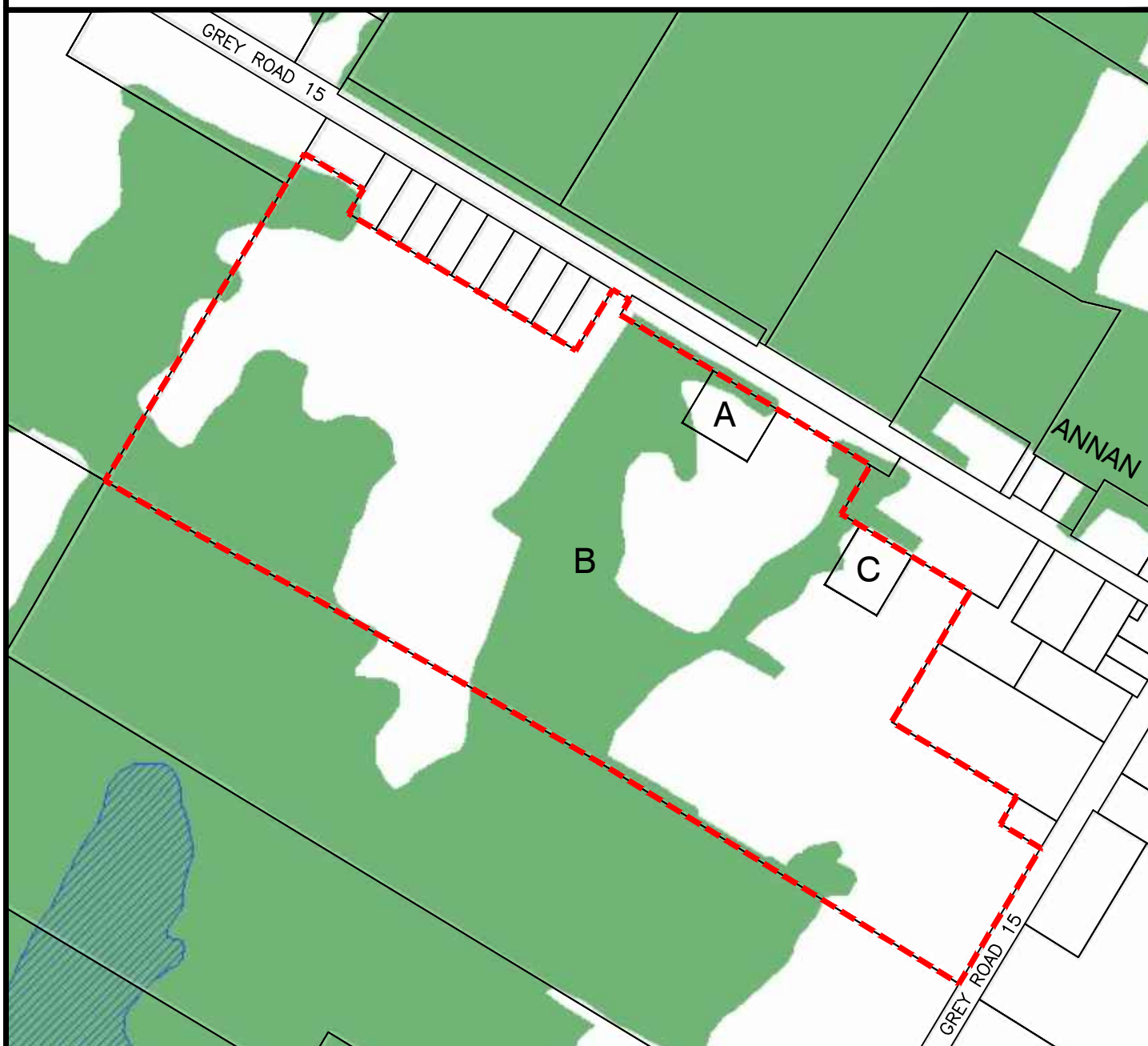
 Other Identified Wetlands

 Significant Woodlands

**A** Lot to be severed

**B** Lands to be retained and merged with Lot C

**C** Lands to be merged with Lot B



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In this regard, Mr. Van Dolder also met onsite with a representative from Transportation Services to discuss this access issue, and was advised that an Entrance Permit would be available for a driveway on the new residential lot.

### 3.1.4 Lot Creation

Section 6.12 provides policies for lot creation. It states:

1. *Where division of land is considered, the approval authority shall have regard to the policies of this Plan, the matters set out in the Planning Act, R.S.O. 1990, as amended and the following circumstances:*
  - a) *The land division is permitted by the appropriate land use policies of Section 2;*
  - b) *The land division shall promote development in an orderly and contiguous manner, and shall not conflict with the established development pattern of the area;*
  - c) *The proposed use is compatible with existing and permitted future land uses on adjacent lands;*
  - d) *The servicing requirements of Section 5.3 shall be met;*
  - e) *Direct access from a Provincial Highway or a County Road shall be restricted as outlined in Section 5.2. Where possible, residential lots shall not be approved where access from a road would create a traffic hazard because of limited sight lines, curves or grades;*
  - f) *Evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that conditions are suitable for sewage system construction;*
  - g) *The size of any parcel of land created shall be appropriate for the proposed use, and in no case, shall any parcel be created which does not conform to the minimum provisions of the Zoning By-law.*
  - h) *That Minimum Distance Separation Formulae is applied to proposed lots.*
2. *Any conditions, including zoning if required, shall be fulfilled, prior to final approval of the lot creation.*

With regard to these consent policies, please consider the following:

- The proposed severance will conform with the policies of the proposed 'Tertiary Settlement Area' land use designation;



- The creation of a residential lot will be consistent with the existing building form to the east and west of the site;
- A residential lot in this location will be consistent with the land uses of the adjacent lots. No land use conflict will arise;
- The servicing policies contained in Section 5.3 of the Official Plan allow for development serviced with a private septic system and well only where the lands are suitable for such servicing methods. In this regard, the subject lands are suitable for a private septic system. The Septic Inspector has advised that a raised tile field will be required due to the clay nature of the soils. With regard to a potable water supply, there is no known water problems in the Annan, and therefore no water problems, in terms of quality or quantity, are anticipated on this site;
- Access from County Road 15 will be permitted, as noted above;
- The lot is of an appropriate size to accommodate a house, accessory buildings and private services.
- No livestock facilities exist in the nearby area, and therefore the lot creation will comply with the Minimum Distance Separation Guidelines.
- All conditions of Consent imposed by the Land Division Committee of the Municipality of Meaford will be fulfilled prior to the deed being stamped.

### **3.1.5 Amendments to the County of Grey Official Plan**

*Section 6.3 Official Plan Review and Amendment* provides the following policies for evaluating amendments to this land use policy document:

- (1) In considering an amendment to this Plan the County will be guided by the basic intent of this Plan and by provincial policies along with:*
- (a) The need for the proposed change;*
  - (b) The effect of the proposed change on the demand for services and facilities;*
  - (c) The implications the amendment may have on other policies of the Plan;*
  - (d) The impact of the proposed change on the County's ability to achieve the principles and policies expressed in this Plan, or on other County policies, programs and interests;*

- (e) *The impact of the proposed change on the local Municipalities' ability to achieve the principles and policies expressed in their Official Plans, or on other local Municipal policies, programs or interests; and*
- (f) *The information and conclusions provided by the monitoring studies completed under Section 6.4.*

With regard to these policies, it is important to understand that the nature of the requested amendment is very minor, despite the effort required to amend the County Official Plan as well as the local Official Plan and the Comprehensive Zoning By-law. Stated in the simplest terms, the end result of this Planning approvals process will be the relocation of an existing residential lot approximately 135 metres to the west of its current location. It replaces an undevelopable lot with a developable lot.

The changes to the County Official Plan will not result in an increase in the demand for municipal services in the areas, since this area of the Township is already serviced with school buses, recycling and garbage pickup, emergency services, etc., nor will the amendment impact the County or the Municipality in their abilities to achieve any of their stated principles or policies.

### **3.1.6 Grey County Official Plan Review Summary**

Based on the foregoing review of the relevant policies of the Official Plan, it is apparent that the proposed development is consistent with the intent and purpose of the County of Grey Official Plan.

## **3.2 Municipality of Meaford Official Plan**






### **3.2.1 Land Use Designations: Existing and Proposed**

Schedule A (Land Use) to the Municipality of Meaford Official Plan, as it pertains to the land use designations that have been applied to the subject properties, is very similar to Schedule A (Land Use) to the County of Grey Official Plan. The only difference is the names associated with the designation. Whereas the upper tier Official Plan labels Annan as 'Tertiary Settlement Area', the Meaford Official Plan uses the term 'Rural Settlement Area'.

In this regard, a small area (0.44 hectares) in the northeast corner of the 31.96 hectare property is designated 'Rural Settlement Area' in the local Official Plan, as illustrated on Figure 8 to this Planning Report. The balance of this holding is designated predominantly 'Rural'. Two small pockets of land are designated 'Environmental

Figure 8: Municipality of Meaford Official Plan  
Schedule A - Land Use



- |  |   |
|--|---|
|  Subject Lands            | <b>A</b> Lot to be severed                          |
|  Agricultural             | <b>B</b> Lands to be retained and merged with Lot C |
|  Rural                    | <b>C</b> Lands to be merged with Lot B              |
|  Rural Settlement Area    |   |
|  Environmental Protection |   |



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Protection’.

The 0.41 hectare, landlocked parcel is designated ‘Rural’ Settlement Area’.

The site of the proposed new residential lot, which comprises 0.45 hectares of land, is designated ‘Rural’. As such, the ‘Rural’ consent policies apply to the proposed severance.

In this regard, the ‘Rural’ policies do give consideration to lot creation, but only to a maximum of three lots (including the retained parcel) per original 40 hectare Crown lot. As noted earlier, a large number of lots have already been severed from the original Lot 34, Concession B, and therefore the maximum lot density permitted in the ‘Rural’ designated portion of Lot 34, Concession B has already been reached and no further lot creation would be allowed. Even though the proposed “lot swapping” will not increase the number of existing lots that have been severed from the original Crown lot, an amendment to the Official Plan is still required because the new lot being created is situated within the ‘Rural’ area, and the number of lots allowed in the ‘Rural’ designated portion of the original Crown lot has already been exceeded.

In keeping with the proposed amendment to the County of Grey Official Plan, the requested Amendment to the Meaford Official Plan will have the effect of reconfiguring the boundaries of the ‘Rural Settlement Area’ designation of Annan. In this regard, the ‘Rural Settlement Area’ designation will be removed from the existing, landlocked parcel and from the adjoining 0.45 hectares (approximate) of land (which belong to the 31.96 hectare subject property), as shown on Figure 9. In exchange, the ‘Rural Settlement Area’ designation will be extended in a linear manner along the east-west stretch of County Road 15 (i.e. toward Leith) by approximately 182 metres.

### **3.2.2 Environmental Constraints**

Schedule B (Constraints) to the Municipality of Meaford Official Plan recognizes a large portion of the subject lands as ‘Karst Topography’, as shown on Figure 10.






Section C4 *Karst Topography* of the Official Plan states:

*Areas shown on Schedule ‘B’ as being the site of potential Karst topography are considered to be development constraint areas. In cases where a Planning Act approval is required, an investigation of the potential impacts of the development on the surface and groundwater supply shall be required in accordance with the following provisions:*

- An assessment will be required to determine if in fact that shallow overburden with karst topography does exist. This may be accomplished simply by on-site test holes. The proponent shall dig two test holes in the location of a proposed dwelling or business (e.g. in the northwest and southeast corners), one test hole in the location of the proposed septic sewage system and one test hole in the proposed*

Figure 9: Proposed Municipality of Meaford Official Plan Amendment



- |  |  |
|--|--|
|  Subject Lands            | A Lot to be severed                          |
|  Agricultural             | B Lands to be retained and merged with Lot C |
|  Rural                    | C Lands to be merged with Lot B              |
|  Rural Settlement Area    |  |
|  Environmental Protection |  |



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*location of each accessory structure. The test holes shall be inspected by a qualified municipal official or third party consultant capable of determining karst topography. A brief report of the findings shall then be prepared and submitted to the Municipality and County of Grey. If this assessment determines that there is more than 1 metre of material between the surface and the karst feature, no further work is required.*

- If karst features are found within 1 metre of the surface, a study by a qualified individual shall be prepared to assess the impacts and mitigation measures on the surface and groundwater supply of the planning application. This study will also address the potential hazard associated with unstable bedrock conditions as a result of karst features. The study shall be to the satisfaction of the Municipality of Meaford and the County of Grey as well as the appropriate authority designated under the Ontario Building Code for sewage systems.*

As explained in Section 3.1.2 of this Planning Report, Mr. Van Dolder has carried out the required karst topography investigation to the satisfaction of the Municipality of Meaford. The four text pits dug on the property exhibited no signs of karst features.

Schedule B also identifies the forested areas on the subject lands as 'Significant Woodlands' (see Figure 10). Section C8.2 *Significant Woodlands* states:

*Significant Woodlands mapping has been included on Schedule B to this Plan. It is acknowledged that there may be inaccuracies in the mapping however the intent is to demonstrate areas of constraint. As a result, site visits by qualified individuals may be required at the application stage to scope any potential studies.*

*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.*

*The adjacent lands are defined in Section B3.1.4.3 of this Plan.*





*Notwithstanding the development and site alteration limitations noted above, projects undertaken by the Municipality or Conservation Authority may be exempt from the Environmental Impact Study requirements, provided said project is a public work or conservation project.*

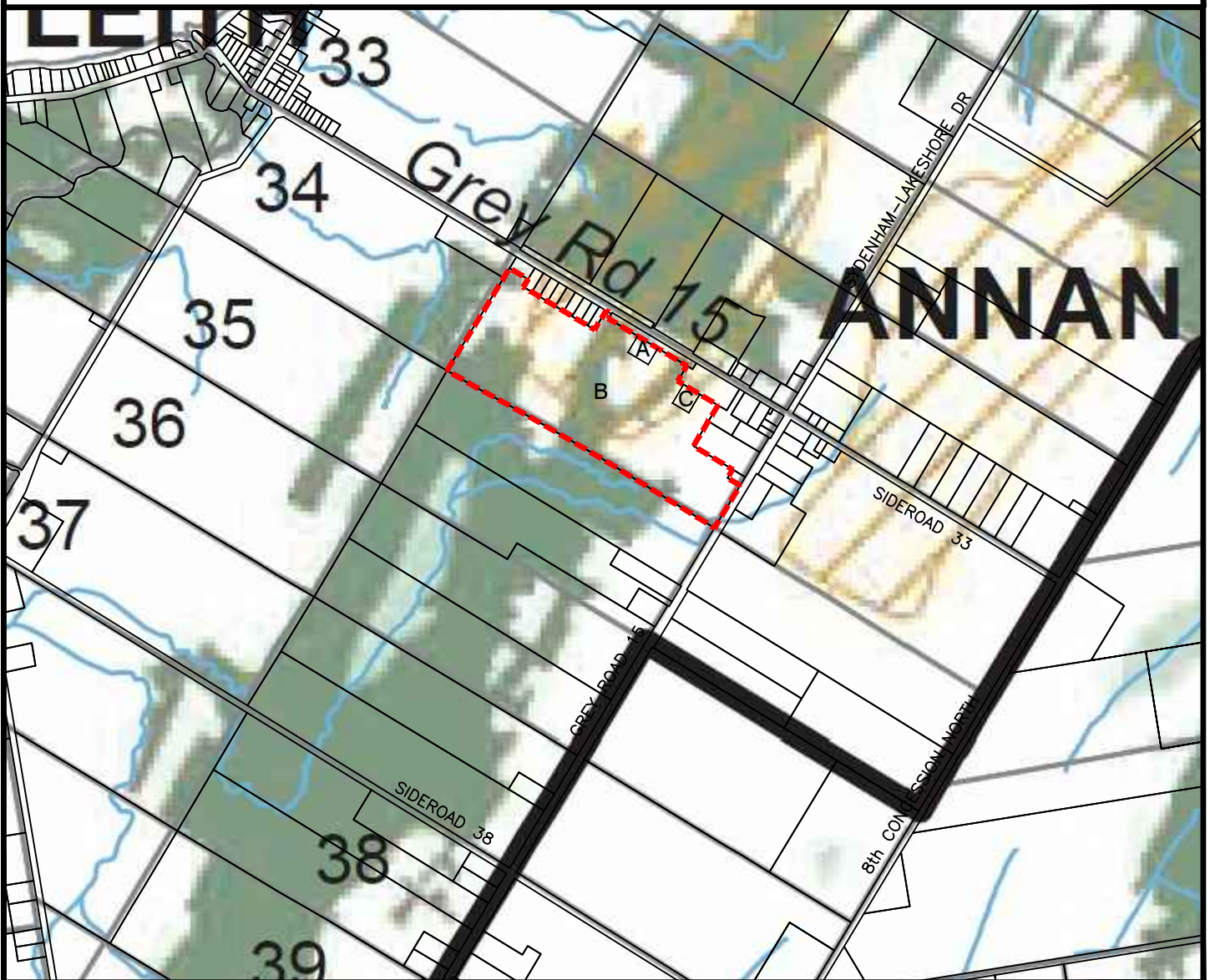
*Additionally, tree cutting and forestry will be permitted in accordance with the County of Grey Forest Management By-law.*

As explained in Section 3.1.2 of this Planning Report, the GSCA visited the site as part of the preconsultation discussions and determined that an Environmental Impact Study would not be required, provided the development occurs in accordance with the recommendations contained within the letter. In this regard, the development on the

Figure 10: Municipality of Meaford Official Plan  
Schedule B - Environmental and Resources Features



- |   |                       |          |  |
|---|-----------------------|----------|--|
|  | Subject Lands         | <b>A</b> | Lot to be severed                          |
|  | Karst Topography      | <b>B</b> | Lands to be retained and merged with Lot C |
|  | Significant Woodlands | <b>C</b> | Lands to be merged with Lot B              |
|  | River / Stream        |          |  |



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site will follow the GSCA recommendations. Most of these recommendations can be implemented through the Zoning By-law Amendment exercise, as explained later in this Planning Report.

### 3.2.3 Lot Creation

Section D4.2 *New Lots By Consent* states:

*Prior to considering an application to create a new lot for any purpose, the Committee of Adjustment shall be satisfied that the proposed lot:*

- a) fronts on and will be directly accessed by a public road that is maintained on a year-round basis;*
- b) will not cause a traffic hazard as a result of its location on a curve or a hill;*
- c) can be serviced with an appropriate water supply and means of sewage disposal. Where municipal services are not available, evidence shall be provided indicating the site's suitability to provide adequate quality and quantity of water supply and confirming that the site can accommodate an approved sanitary sewage disposal system with adequate area to accommodate a 100% contingency envelope on the lot ;*
- d) will not have a negative impact on the drainage patterns in the area;*
- e) will not affect the develop ability of the remainder of the lands, if they are designated for development by this Plan; and,*
- f) will not have a negative impact on the features and functions of any environmentally sensitive feature in the area.*

With regard to these policies, please consider the following:

- The new residential lot will front on and have direct access to County Road 15. A representative from Transportation Services Department visited the site with Mr. Van Dolder and advised that an Entrance Permit would be available for this new parcel;
- The site conditions are appropriate for a private well and a septic system. A raised tile file will likely be required due to the presence of clay onsite, according to the Municipality's Septic Inspector.
- Given the size of the lot, the construction of a dwelling on the property should not negatively impact the drainage patterns in the area. Nevertheless, the GSCA has recommended that a Lot Grading and Drainage Plan be required at the Building Permit stage;



- At this time, the retained lands don't actually have any potential to be developed, given their 'Rural' land use designation. Should this change in the future, however, the lot being severed now should not interfere with the proper development of this larger parcel.
- Provided the development follows the recommendations of the GSCA, the proposed lot creation should have no impact on the environmentally sensitive features (i.e. significant woodland) in the area.

### 3.2.4 Amendments to the Meaford Official Plan

Section E4 *Amendments to the Plan* provides the following policies for evaluating Official Plan Amendment applications:

- 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.*

With regard to these policies, it is important to understand that the proposed Amendment would simply result in a land exchange. A landlocked – and therefore undevelopable – lot would be merged on title with a larger holding, and a new residential lot would be created in its place approximately 130 metres away. This exchange will have no negative impact on the subject lands or the general area, nor will it interfere with any plans of the Municipality or the County. In the end, an extractive building lot for residential use will have been created.

### **3.2.5 Meaford Official Plan Review Summary**

In conclusion, the proposed amendment will facilitate a development that is consistent with the intent and purpose of the Meaford Official Plan.

### **3.3 The Provincial Policy Statement**

Section 3 of the Planning Act (PPS) requires all decisions made under the Act by an approval authority to “be consistent with” the Provincial Policy Statement (PPS). The PPS provides a number of policies that are designed to protect planning matters of interest to the Ontario Government. The following is an evaluation of the proposed development within the context of the relevant PPS policies:

#### **3.3.1 Rural Lands**

The area of the subject property to be severed is not considered prime agricultural lands, and therefore this site is categorized as ‘Rural Lands’ in the PPS. Permitted uses on ‘Rural Lands’, according to Section 1.1.5 of the PPS, include limited residential development. No definition of “limited” is provided. The proposed severance would not conflict with these policies.

#### **3.3.2 Settlement Areas**

The County has recommended that the boundary between the ‘Tertiary Settlement Area’ and ‘Rural’ designations be re-delineated in such a manner that the existing landlocked parcel and a small amount of adjacent land fall within the ‘Rural’ designation and the lands involving the site of the new residential lot are included in the ‘Tertiary Settlement Area’ land base. The same approach would be taken with the local Official Plan.

Section 1.1.3.8 includes policies for proposals involving the expansion of a settlement area. Given that approximately the same amount of land is being added to the boundaries of the Annan settlement area as is being removed from the settlement area, through amendments to the County and local Official Plan, the proposal clearly does not constitute a settlement area expansion. As such, a detailed study (i.e. “Comprehensive Review”) should not be required to support the proposed lot exchange.

#### **3.3.3 Natural Heritage**

As noted earlier in this Report, the forested areas on the subject properties are recognized as ‘Significant Woodlands’ in both Official Plans. Section 2.1.5 of the PPS does not allow development or site alteration within a ‘Significant Woodland’ or on the adjacent lands, unless it has been demonstrated that the development or site alteration will not negatively impact this feature of its function.

The GSCA has stated in a letter dated September 5, 2016 (see Appendix A to this Planning Report) that the creation of the proposed lot would not impact on the woodland feature if the recommendations contained in the letter are followed. The letter added that an Environmental Impact Study should not be required.

In this regard, it is recommended that the recommendations of the GSCA be implemented. Most of their recommendations can be implemented through the Zoning By-law Amendment.

### **3.3.4 Servicing**

Section 1.6.6.4 allows for development to be serviced with a private well and septic system where municipal or communal services are not available, provided the site is suitable for the long-term provision of such services without any negative impacts. In settlement areas, this form of servicing may only be used for infilling and minor rounding out of existing development.

Municipal or communal services are not available in Annan, and therefore a private well and septic system are the only means of servicing the site. The lands appear to be suitable for this servicing arrangement. The septic system will require a raised tile field, according to Meaford's Septic Inspector.

### **3.3.5 PPS Review Summary**

Based on the foregoing, the proposal should be deemed consistent with the PPS.

## 4. ZONING: EXISTING AND PROPOSED

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The existing landlocked parcel is currently zoned 'R5', as shown on Figure 11 to this Planning report. The entire 31.96 hectare holding is zoned 'RU', except for a small sliver of 'EP' zoned zone in the southwest corner.

The proposed Zoning By-law Amendment would place the proposed residential lot in the 'R5' zone and change the zoning of the existing, landlocked parcel to 'RU', as shown on Figure 12.

Although it is not shown on the recommended zoning schedule (Figure 12), the Zoning By-law Amendment should also include the following in order to comply with the recommendations of the GSCA.

- A site-specific provision should be added to the zoning of the severed parcel to prohibit development and site alteration on the most northerly 14 metres of the new residential lot, in order to protect the 'Significant Woodland' along the front lot line, with an exception for a driveway. A driveway width of six metres would seem reasonable;
- A small area of land located to the immediate east of the parcel being severed should be rezoned to 'EP', as shown on drawing attached to the SVCA letter (see Appendix A to this Planning Report); and,
- A "no development or site alteration" clause should be added to the zoning on a portion of the retained lands in order to protect the Significant Woodland and its "adjacent lands". This could be achieved by attaching an "h" (holding) suffix to the 'RU' zoned lands within this area.

Figure 11: Municipality of Meaford Zoning By-law  
Schedule A (GIS Version)

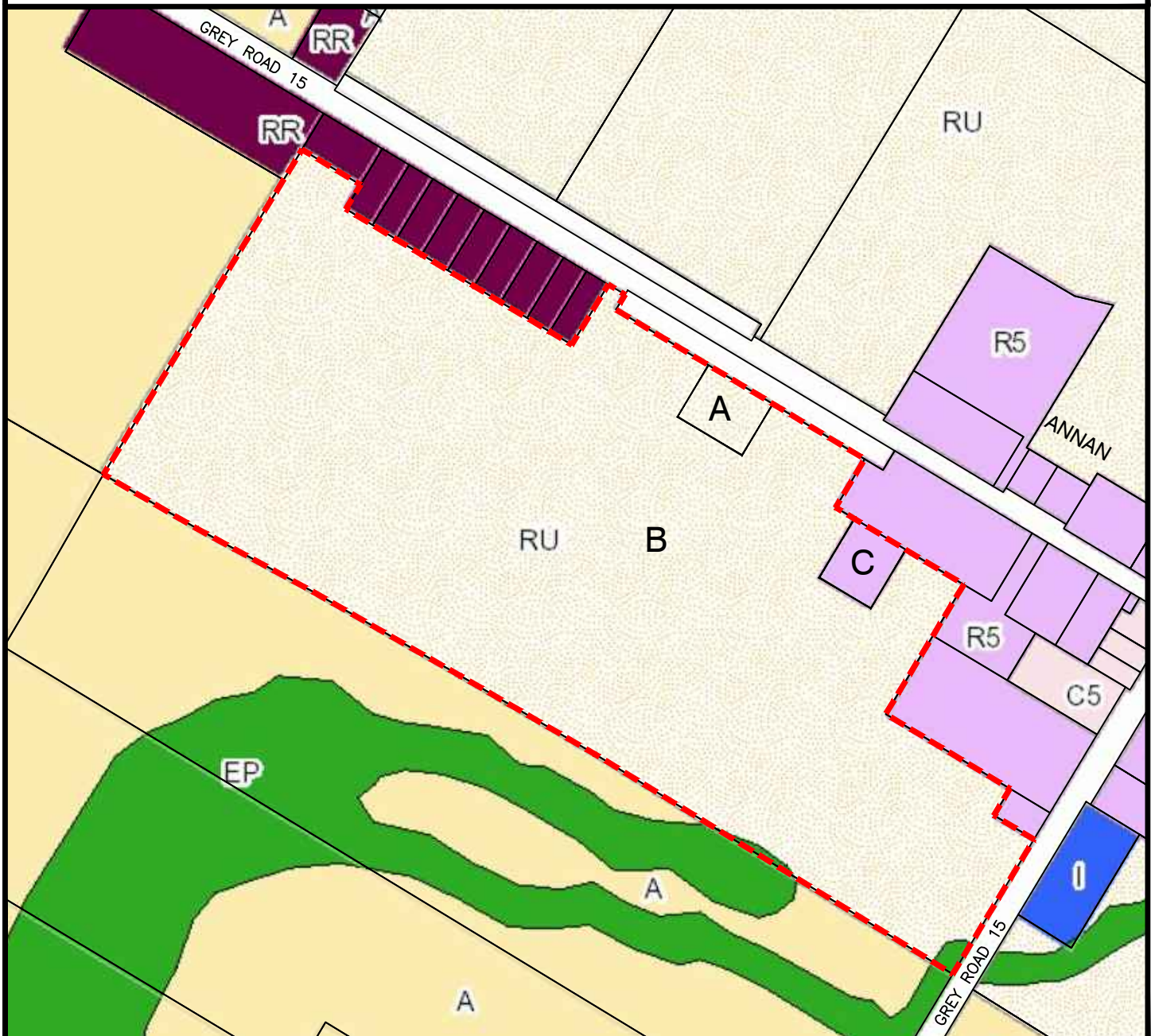


Subject Lands

A Lot to be severed

B Lands to be retained and merged with Lot C

C Lands to be merged with Lot B



Proposed Lot Addition  
Annan, Ontario



RON DAVIDSON  
LAND USE PLANNING CONSULTANT INC  
OWEN SOUND, ONTARIO

SCALE 1:6000



Figure 12: Proposed Municipality of Meaford  
Zoning By-law Amendment

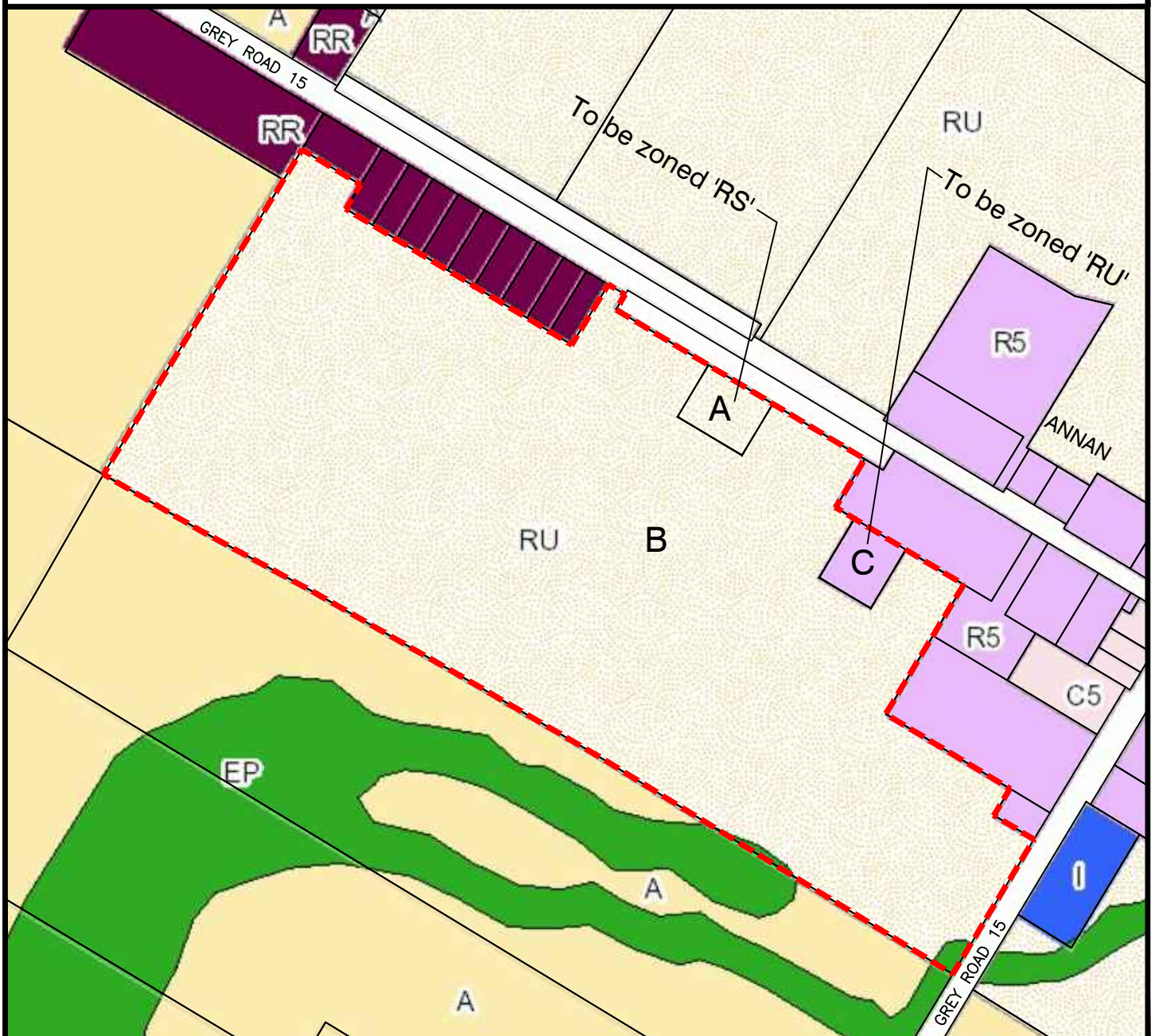


Subject Lands

A Lot to be severed

B Lands to be retained and merged with Lot C

C Lands to be merged with Lot B



Proposed Lot Addition  
Annan, Ontario

**RD** **RON DAVIDSON**  
LAND USE PLANNING CONSULTANT INC  
OWEN SOUND, ONTARIO

SCALE 1:6000

## 5. CONCLUSIONS AND RECOMMENDATION

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The approvals process for this simple land exchange is complicated, but the proposal is simple, i.e. to relocate an existing residential property approximately 130 metres to the west such that the new lot has frontage along a public road.

The proposal has considerable merit and generally maintains the intent and purpose of the County and local Official Plans. The development is consistent with the Provincial Policy Statement.

The relocation of the residential lot is supported by the GSCA, as explained in the letter dated September 5, 2016, subject to certain recommendations (see Appendix A to this Planning Report).

Based on the foregoing, the submitted Planning Act applications have considerable merit and should be approved.

The text and mapping associated with the draft Zoning By-law Amendment should follow the recommendations of the GSCA, as explained in Section 4 of this Report.

Also as recommended by the GSCA, a Lot Grading and Drainage Plan should be required at the Building Permit stage. The Chief Building Official has the authority to request this engineered drawing with any development proposal; however, if deemed necessary, the requirement for this drawing could be identified in the new site-specific zoning of the severed parcel.

Respectfully submitted,



Ron Davidson, BES, MCIP, RPP

## **APPENDIX A: GSCA Letter (dated September 5, 2016)**





237897 Inglis Falls Road, R.R.#4, Owen Sound, ON N4K 5N6  
Telephone: 519.376.3076 Fax: 519.371.0437  
[www.greysauble.on.ca](http://www.greysauble.on.ca)

September 5, 2016

Bob Van Dolder  
1266 – 16<sup>th</sup> Street East  
Owen Sound, ON  
N4K 1Z3

Dear Mr. Van Dolder:

**RE: Pre-consultation**  
**Lot 34, Concession B; 438822 Grey Road 15**  
**Roll Number: 42-10-510-008-253-00 & 42-10-510-008-246-00(land locked)**  
**Municipality of Meaford, formerly Sydenham Township**  
**Our File: P12103**  
**Roll Numbers:**

These comments are further to our site inspection on July 5, 2016 to assess potential of a proposed severance proposal and to determine if any further studies would be required. The Grey Sauble Conservation Authority (GSCA) has reviewed this proposal in accordance with our mandate and policies for natural hazards, for natural heritage issues as per the provincial Policy Statement and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

#### **Subject Proposal**

The subject proposal is to merge a land-locked parcel with 438822 Grey Road 15 and then sever a new lot from this parcel.

#### **Site Description**

The subject lands are located at 438822 Grey Road 15 in the Municipality of Meaford, formerly Sydenham Township. The lands include forested patches of deciduous and coniferous species, agricultural lands, a meadow, and wetland area. The topography of the site generally slopes downward to the north-west. The subject lands also include a land-locked parcel, which is entirely agricultural lands. There are also areas of imperfectly drained soils and surface runoff channels that were dry at the time of inspection.

#### **GSCA Regulations**

Portions of the subject lands are regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands & Alteration to Shorelines & Watercourses. The regulated area is associated with the identified wetland feature identified on the property and is outlined on the enclosed map.

Under this regulation, a permit is required from this office prior to the construction, re-construction, erecting or placing of buildings or structure, the temporary or permanent placement

1 of 4



**Watershed Municipalities**  
Arran-Elderslie, Chatsworth, Georgian Bluffs, Grey Highlands  
Meaford, Owen Sound, South Bruce Peninsula, Blue Mountains

of fill within the designated area, interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek, stream or watercourse.

### **Provincial Policy Statement (2014)**

#### **3.1 Natural Hazards**

The GSCA has identified natural hazard areas on the subject property associated with potential flooding related to the wetland features on the property.

Additionally, there is a sloped area through the property that would pose additional potential hazard constraint and should be avoided for development. The approximate hazard areas are outlined on the enclosed map.

We also note there were a few surface water channels located on the slope and below the slope. Generally, these surface channels were dry and would appear to eventually drain to the County Road ditch.

The property is also partially identified as Special Policy Area under the Grey County Official Plan which highlights areas of shallow soils over bedrock and/or Karst topography. We have recommended an area to re-locate the lot which falls within this mapped area. During our site inspection, we did not note obvious signs of karst topography and thus have recommended a potential building area. A test hole will be required for a new septic system and the potential for karst should be assessed at the time of test hole digging.

#### **2.1 Natural Heritage**

Natural heritage features identified on the subject lands include areas mapped as Significant Woodland in the Grey County Official Plan. Under section 2.1.5 b) and 2.1.8 of the Provincial Policy Statement (PPS), development and site alterations shall not be permitted in significant woodlands or their adjacent lands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

The demonstration of "no negative impacts" as stated in the PPS is typically accomplished through the completion of an Environmental Impact Study (EIS). Following our site review of the property, and analysis using the applicable evaluation criteria and standards for significant woodland in the Natural Heritage Reference Manual, it is our opinion that the proposed severance will not cause significant new negative impacts to the woodland feature on the subject property. As such, an EIS would not be useful, provided that all development and site alterations are located outside of the significant woodland area, within the identified development envelope on the severed parcel. The rationale is as follows:

1. The proposed severance and assumed development would not reduce the continuous forested patch to a size that would not meet the woodland size criteria to be considered significant, nor would it create fragmentation within the continuous forested patch.
2. The proposed severed parcel does not include interior habitat.

3. Linkages to the large significant woodland patch to the north of the proposed severed parcel would likely not be negatively affected, provided that the existing treed area mapped as significant woodland is kept intact and all development and site alterations are kept within the identified development envelope.
4. There are no anticipated impacts to any sensitive surface and/or ground water features as a result of the severance proposal and assumed development. The small cattail wetland feature is avoided by the suggested development envelope on the new lot.
5. There were no uncommon characteristics noted on the proposed severed parcel, as the woodland is predominately eastern white cedar.
6. It is anticipated that there is minimal social function to the woodland, as it occurs entirely on private property and there will be no loss to the economic value of the woodland. We do note that a snowmobile trail has been established through the property and connects to adjoining properties.

We did not identify additional significant natural heritage features in the area of the proposed lot on the property.

### **Recommendations**

The GSCA generally has no objections to merge a land-locked parcel with 438822 Grey Road 15 and then sever a new lot from this parcel, subject to the following conditions:

1. That a zoning by-law amendment be utilized to zone the new lot for residential use in either a rural zone with exceptions for lot area or the Hamlet residential zone (R5).
2. The merged lot should be re-zoned to rural.
3. That as part of the above, the zoning by-law amendment should also recognize the re-delineated hazard areas as "Environmental Protection (EP)" zone on the retained parcel. Additionally, we recommend that the portion of the retained parcel and a 120 metre adjacent lands to the woodland feature be put in a rural zone that does not allow further development (Rural zone – exception no development)
4. There appears to be some County Land between the road allowance and the frontage of the property. An easement across this land or some other arrangement would be necessary to access the property in the suggested area. We recommend further consultation with the county in this regard.
5. Prior to development on the newly created lot, we recommend that a lot grading and drainage plan (including grading details associated with a new septic system) be completed for review by the County, Municipality and the GSCA. This is recommended due to imperfect and uncontrolled drainage on the site, to ensure adequate drainage around the new dwelling, driveway and septic and to ensure there are no negative drainage impacts on the surrounding area.

The proposed lot recommended on our map is the same size as the existing lot to be merged. (approx.. 4000 square metres)

Pre-circulation Comments (GSCA)  
Lot 34, Concession B; 438822 Grey Road 15  
Meaford (Sydenham Township)  
September 5, 2016  
Our File No. P12103

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If the above scenario is acceptable, it is our opinion that an environmental impact study would not be required for these applications. These comments should not be construed to apply to any other iterations or expansions of the consent proposal without further review and comment from the GSCA.

If any questions should arise, please contact our office.

Regards,

A handwritten signature in dark ink, appearing to read 'Andrew Sorensen', with a long horizontal flourish extending to the right.

Andrew Sorensen  
Environmental Planning Coordinator









Enclosure

cc Liz Buckton, Municipality of Meaford



**Grey Sauble Conservation Authority (GSCA): Regulation of Development, Interference with Wetlands  
and Alterations to Shorelines and Watercourses  
(Ontario Regulation 151/06)**



-  Subject Property (approx.)
-  Proposed lot Re-location
-  Building Envelope(Approx.)
-  Suggested Driveway Location
-  Wet Areas
-  Hazard Areas (approx.)
-  ON Regulation 151/06
-  Grey Significant Woodland Mapping



Scale = 1:5000

0      >20 m



**Proposed Lot Re-configuration  
Part of Lot 34, Concesssin B  
Municipality of Meaford (Sydenham)  
Roll # 42-10-510-008-253-00  
and 42-10-510-008-246-00**

**GSCA File: P12103**

September 05-16

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Projection: Universal Transverse Mercator - Zone 17 (N)  
Datum: North American 1983 (mean for Canada)