Committee of Adjustment

Chair: Deborah Young
Committee: Gerry Murphy (Vice-Chair)
           H. Edward Ormsby
           Linda van Aalst
           Lynn Whitbeck

Agenda

Date: Thursday, February 23, 2017
Time: 4:00 PM
Location: Council Chambers

1. Call to Order

2. Disclosure of Pecuniary Interest and General Nature Thereof

3. Adoption of Previous Minutes
   3.1 Accept the minutes of the December 22nd, 2016 meeting.
      Committee of Adjustment - 22 Dec 2016 - Draft Minutes

4. Business Arising From Previous Minutes

5. Public Meetings
   5.1 Consider Minor Variance Application A01/17
       Staff Report: DES2017-08
       Applicant: Robinson/Community Living
       Legal: Plan 309 Part Lot 1677, being 481 Nelson Street West, in
       the former Town of Meaford, now in the Municipality of
       Meaford.
       Staff Report DES2017-08
5.2 Consider Minor Variance Application A02/17
***To Be Rescheduled - By Request of Applicant***

5.3 Consider Consent Application B01/17
Staff Report: DES2017-06
Applicant: Chesney
Legal: Concession 6 Part Lot 22, Registered Plan 16R-6282 Parts 2-5, with frontage on 22 Sideroad, formerly in the Township of St. Vincent, now in the Municipality of Meaford.
Staff Report B01-17
Agency Comments B01-2017

5.4 Consider Consent Application B02/17
Staff Report: DES2017-07
Applicant: Renken/Kearns and Pichnej
Legal: Concession 8 West Half Lot 21, Except Registered Plans 16R-1763 Part 1, and 16R-3549 Parts 1 and 2; and Concession 8 Part Lot 21, Registered Plan 16R-3549 Part 1; both parcels having frontage on 22 Sideroad, one known municipally as 245590 22 Sideroad, formerly in the Township of St. Vincent, now in the Municipality of Meaford.
Staff Report B02-17
Agency Comments B02-2017

6. Other

6.1 Code of Conduct

7. Next Meeting

7.1 Tentatively March 23, 2016.

8. Adjournment
Minutes

A Committee of Adjustment meeting of the Municipality of Meaford was held at 4:00 PM at the Council Chambers on December 22, 2016.

Present: Deborah Young (Chair)
          Gerry Murphy (Vice-Chair)
          H. Edward Ormsby
          Linda van Aalst
          Lynn Whitbeck

Staff: Kara Rogers, Planner/GIS Coordinator

1. Call to Order

2. Disclosure of Pecuniary Interest and General Nature Thereof

3. Adoption of Previous Minutes

   3.1 Accept the minutes for the November 24, 2016 meeting.

       Moved by: Ed Ormsby
       Seconded by: Linda van Aalst

       That the Committee of Adjustment of the Municipality of Meaford accept the minutes of the Regular Meeting held on the 24th of November, 2016.

       Carried

4. Business Arising From Previous Minutes

   4.1 None.

5. Public Meetings

   5.1 Consider Minor Variance Application A15/16

       Staff Report: DES2016-071
Applicant: Jowett
Legal: Plan 309 Part Lots 1554, 1556, 1557, and registered plan 16R-4953 Parts 1 and 2, being 180 Bayfield Street, in the former Town of Meaford, now in the Municipality of Meaford.

The Chair opened the Public Meeting.

The Secretary-Treasurer advised the Committee of comments from the Municipal Development Services (Planning Report DES2016-071), Municipal Transportation Services, County of Grey Development Services, Grey Sauble Conservation Authority, and Historic Saugeen Metis.

The members confirmed that all had taken the opportunity to visit the site.

The Committee Members discussed the general nature of the application.

The Committee voted on Minor Variance Application A15/16, the application was APPROVED, the decision reading as follows:

Moved by: Gerry Murphy
Seconded by: Ed Ormsby
Being that the four tests have been satisfied, the Committee hereby grants a variance to Zoning By-law 60-2009, as amended, to provide relief from the provisions of Section 4.14.1 b) to facilitate the reconstruction of a dwelling on the existing legally non-complying footprint, but allowing for an increase in volume within the required interior side yard to facilitate construction of a second floor addition, to be constructed substantially as illustrated in the drawings submitted with the application.

Carried

5.2 Consider Minor Variance Application A16/16
Staff Report: DES2016-072
Applicant: Rumsey
Legal: Compiled Plan 1042 Lot 15, being 56 Grant Avenue, in the former Town of Meaford, now in the Municipality of Meaford.

The Chair opened the Public Meeting.
The Secretary-Treasurer advised the Committee of comments from the Municipal Development Services (Planning Report DES2016-072), Municipal Transportation Services, County of Grey Development Services, Grey Sauble Conservation Authority, and Historic Saugeen Metis. A letter was also received from neighbouring owners Sheryl and Colin Voorneveld.

The members confirmed that all had taken the opportunity to visit the site.

The Committee Members discussed the general nature of the application.

Committee Member Gerry Murphy confirmed the lot line on the surveyed drawing.

Owners Alexander Hall and Evelyn Lenting explained their recent purchase of the property and their plans to build a permanent residence on the lands.

The Committee voted on Minor Variance Application A16/16, the application was APPROVED, the decision reading as follows:

Moved by: Linda van Aalst
Seconded by: Lynn Whitbeck

Being that the four tests have been satisfied, the Committee hereby grants a variance to Zoning By-law 60-2009, as amended, to provide relief from the provisions of Table 6.2.1 to facilitate construction of a single detached dwelling having an exterior side yard setback of not less than 0.7meters from the exterior lot line as existing on December 22, 2016, subject to the following condition:

1. Prior to the issuance of a building permit for the construction of the new dwelling subject of this variance, the owner make application to the Municipality of Meaford for a change in address for the lot to reflect the existing access from its Aiken Street frontage.

Carried

5.3 Consider Minor Variance Application A17/16
Staff Report: DES2016-073
Applicant: Robson
Legal: Plan 309 Lot 205, being 247 St. Vincent Street, in the former Town of Meaford, now in the Municipality of Meaford.

The Chair opened the Public Meeting.

The Secretary-Treasurer advised the Committee of comments from the Municipal Development Services (Planning Report DES2016-073), Municipal Transportation Services, County of Grey Development Services, Grey Sauble Conservation Authority, and Historic Saugeen Metis.

The members confirmed that all had taken the opportunity to visit the site.

The Committee Members discussed the general nature of the application.

Neighbouring Owner Bonnie Royal indicated that she had some concerns with the subject application. She wanted to ensure that the historic nature of the building would not be changed, that lighting from the building would not affect her property and that there would be no additional windows at 0m setback. She indicated concern with where water and snow would be redirected, and if the construction debris would be cleaned up if on her property. Lastly she also raised concern for the apartment rental unit and the possibility of it being used for short term accommodations.

Agent Sean Robson indicated that aside from the pre-existing windows that no further windows would be able to be placed on the side of the building with the 0 lot line, therefore orienting the bedrooms to the front side of the building. He explained that the bottom floor would remain as a storage use and that the existing windows could have shades installed if the light is currently an issue. He further said no exterior lighting would be placed on that side of the building. He indicated that his design is meant to save what is there and increase the height while saving the historic character.

Neighbouring owner Carol Goncz questioned if a fence could be a condition of approval to provide privacy.

Secretary- Treasurer, Kara Rogers explained that part of the
building permit process would include the need to demonstrate where the roof drains would be located and that the water would not adversely affect other properties. She further explained that fencing is not typically a condition that the Committee applies unless it is reasonably related to the approval and can be strongly justified.

The Committee voted on Minor Variance Application A17/16, the application was APPROVED, the decision reading as follows:

Moved by: Ed Ormsby
Seconded by: Gerry Murphy

Being that the four tests have been satisfied, the Committee hereby grants a variance to Zoning By-law 60-2009, as amended, to provide relief from the provisions of 4.1.1.4, 4.1.4.1 b), and 4.2.1.2 of Zoning By-law 60-2009, as amended to:

a. Facilitate renovation, on the same footprint, of a legally existing and non-complying detached accessory structure to have a greater volume in a required yard but no increase in peak height from that existing (6.7m) on December 22nd, 2016; and,

b. To permit an accessory apartment dwelling unit within the above-noted structure at reduced yard setbacks from the interior side and rear lot lines being 3.3m and 0m, respectively, and allowing for the accessory apartment dwelling unit within the structure, notwithstanding the maximum 4.5m height provided via 4.2.1.2 of the by-law.

Carried

5.4 Re-consider Consent Application B17/16 and B18/16

Staff Report: DES2016-64 and Addendum
Applicant: Kinkartz
Legal: Concession 8 North Part Lot 5, being 137295 Grey Road 12, in the former Township of St. Vincent, now in the Municipality of Meaford.

The Chair re-opened the Public Meeting.

The Secretary-Treasurer advised the Committee of comments from the Municipal Development Services (Planning Report DES2016-064 Addendum), and further correspondence from the residents of Scotch Mountain.
The Committee Members discussed the general nature of the application.

Committee Member Ed Ormsby explained his opinion on a more ideal lot configuration which would leave two smaller lots and one approximately 90 acre parcel for agricultural uses. He explained that if ever farmed separate, the lands are small and equipment is getting large and there could be future issues and his desire is to protect lands for future agricultural uses.

Applicant Joann Kinkartz explained that part of the appeal is to keep 50 acres for farm use but also to access the creek at the back of the property as that is part of why she enjoys living there. She also reminded the committee that the application meets the Official Plan policies. She further noted that she called the well driller who assured her that additional wells would not affect her water source, and should not affect neighbouring wells. He indicated that dug wells are shallower and tend to be more susceptible to drying out, as opposed to drilled wells.

The Committee voted on Consent Applications B17/16 and B18/16, the applications were APPROVED, the decisions reading as follows:

Moved by:  Linda van Aalst
Seconded by:  Gerry Murphy

(B17/16) The Committee, in reviewing the subject application, determined it to be compatible with the area, consistent with the policies of the Provincial Policy Statement, and the Meaford Official Plan. Thus, the application is APPROVED, subject to the following conditions:

1. Payment of cash-in-lieu of parkland dedication of the severed lands.
2. Registration of a 3m wide easement to the benefit of the retained parcel, to facilitate ongoing use of the existing buried hydro line on the lands.
3. A 5.18metre (17 feet) strip of land across the frontage of the severed and retained parcels be conveyed and deeded to the County of Grey for future road widening purposes. Prior to finalization of the consent application that the 5.18 metre road widening has been transferred to the County of Grey.
4. The applicant demonstrate, to the satisfaction of the Municipality, that both existing on-site sewage systems (including their loading areas) are fully situated on the retained parcel.

Moved by: Linda van Aalst
Seconded by: Lynn Whitbeck

(B18/16) The Committee, in reviewing the subject application, determined it to be compatible with the area, consistent with the policies of the Provincial Policy Statement, and the Meaford Official Plan. Thus, the application is APPROVED, subject to the following conditions:

1. Completion of a Zoning By-law Amendment, to the satisfaction of the Municipality of Meaford and Grey Sauble Conservation Authority, to restrict construction of a dwelling or Bunkie within the Minimum Distance Separation from the barn on the lands to the south; and, to maintain development outside of the identified significant woodlands as well as the adjacent lands on-site unless justified through an Environmental Impact Study.

2. A 5.18 meter (17 feet) strip of land across the frontage of the severed and retained parcels be conveyed and deeded to the County of Grey from future road widening purposes. Prior to the finalization of the consent application it shall be ensured that the County has provided written confirmation that the 5.18 metre road widening has been transferred to the County of Grey.

3. The applicant demonstrate, to the satisfaction of the Municipality, that both existing on-site sewage systems (including their loading areas) are fully situated on the retained parcel.

Carried

6. Other

7. Next Meeting

7.1 Tentatively January 26, 2017 at 4 PM.

8. Adjournment
Date Thursday, February 23, 2017
From Liz Buckton, Senior Planner
Subject Minor Variance A01/17
Robinson/Community Living
481 Nelson Street West
Report No. DES2017-08 Roll No. 421049100105002

Recommendation

That the Committee of Adjustment APPROVE Minor Variance A01-2017 to provide relief from the provisions of Table 8.4 of By-law 60-2009, as amended, to facilitate the construction of an attached garage with a reduced interior side yard setback with the south east corner of the garage being setback not less than 0.3 meters from the lot line, as generally shown on the sketch submitted with the application.

Background

The subject land is comprised of a Residential parcel having frontage on Nelson Street West in the geographic Town of Meaford, now in the Municipality of Meaford. The lands are designated Urban Living Area under the Official Plan and are surrounded by residential uses.

The applicant proposes to construct a garage attached to the existing dwelling. The garage will not meet the interior side yard setbacks due to the skew orientation of the dwelling relative to the lot line. The closest point to the lot line would have the south east corner of the garage at a 0.3 meter (1 foot) setback to the interior lot line when the Zoning By-law requires a setback of 1.2 meters.

An application for a variance to the Zoning By-Law must be consistent with the Provincial Policy Statement, County and Local Official Plans and must satisfy Section 45(1) of the Planning Act.
Approximate Location of Garage
## Analysis Summary Table

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<thead>
<tr>
<th>Consideration</th>
<th>Addressed</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>Provincial Policy Statement – Consistency</td>
<td>Yes</td>
<td>Specific policies relating to the yard setbacks for residential and accessory structures are not included within the PPS. Generally, the directions of the PPS are carried forward in greater detail in local planning documents.</td>
</tr>
<tr>
<td>The variance is desirable for appropriate development of the lands.</td>
<td>Yes</td>
<td>Residential and complementary accessory uses are permitted within the zone. The proposal would place an attached garage onto the existing bungalow, similar to other neighbouring properties. Staff are of the opinion that the proposed variance is desirable and an appropriate use of the lands.</td>
</tr>
<tr>
<td>The variance is ‘minor’.</td>
<td>Yes</td>
<td>The front portion of the garage would meet the interior sideyard setback, however, based on the skew orientation of the dwelling to the lot line, the setback decreases with the depth of the garage on the lot. The closest point to the lot line shall be no closer than 0.3 meters (1 foot). Staff are of the opinion that the reduction of the interior side lot line is minor.</td>
</tr>
<tr>
<td>The variance maintains the general intent &amp; purpose of Official Plan.</td>
<td>Yes</td>
<td>The proposal would facilitate construction of a residential accessory structure attached to the dwelling on lands set out for a range of residential uses by the Official Plan.</td>
</tr>
<tr>
<td>The variance maintains the general intent &amp; purpose of the Zoning By-law.</td>
<td>Yes</td>
<td>Based upon the detailed discussion below, Staff are of the opinion that the intent of the by-law is maintained.</td>
</tr>
</tbody>
</table>
**Provincial Policy Statement (PPS)**

The PPS includes high level policies which would not apply specifically to the siting of a structure on an individual parcel.

The directions of the PPS are carried forward in greater detail in local planning documents. Being a variance relating to a residential use located on lands within a designated Primary Settlement Area, Staff are of the opinion that the variance is generally consistent with PPS.

**Minor Variance**

Section 45(1) of the Planning Act authorizes the granting of a minor variance “in respect of the land, building or structure or use thereof”. For a successful variance, the following tests of Section 45(1) of the Planning Act must all be satisfied:

1. **The variance must be “minor”**.

   The subject parcel is zoned D (Development) which permits residential dwellings, including attached accessory structures. The property currently contains an existing dwelling to which the proposed garage is to be attached.

   Table 8.4 of the Zoning By-law applies to dwellings and attached garages within the Development (D) zone. The default provisions allow for a front yard setback of 7.5m; 1.2m interior side yard setback; a rear yard setback of 7.5m; and, a maximum height of 11m.

   The garage is intended to house the vehicle and a medical lift for the residents of the dwelling unit. The proposed garage is planned to be within the allowed setbacks, save and except for a portion of the garage adjacent to the interior side lot line. The front portion of the garage would meet the interior sideyard setback, however, based on the skew orientation of the dwelling to the lot line, the setback decreases with the depth of the garage on the lot. The closest point to the lot line shall be no closer than 0.3 meters (1 foot).

   The applicant has been advised that a lot line setback of less than 1.2m may necessitate enhanced ‘non-combustible’ construction as per the Ontario Building Code.

   Staff are of the opinion that the interior side yard reduction is minor with respect to its potential impact on the amenity space and access on
the lands as well as in its potential impact upon abutting residences and the character of the area.

2. **It must be desirable for the appropriate development or use of the land, building or structure**

   The proposed minor variance in intended to facilitate the construction of a garage attached to the existing dwelling on-site. The existing dwelling has been placed with a skew orientation to the lot line; Based on the location of the dwelling and septic the garage can only be situated in this location on the lot.

   In this area, many of the bungalow homes along the street are at varying setbacks from the road, but most of them include a carport or garage. It is the opinion of staff that the attached garage would be generally in-keeping with the visual character of the area.

   Based on the foregoing, it is the opinion of staff that the proposed variance is desirable and an appropriate use of the lands.

3. **It must maintain the general intent and purpose of the Official Plan**

   The subject lands are designated ‘Urban Living Area’ by the Municipality of Meaford’s Official Plan and ‘Primary Settlement Area’ by the County of Grey Official Plan. The local Official Plan provides the more detailed direction regarding land use.

   The Urban Living Area designation is intended to permit a full range of uses, including residential and complementary uses. Permitted uses within this designation include single detached dwellings and accessory uses/structures, as proposed on the subject lands.

   The subject lands are identified as ‘Primary Settlement Area’ by the County of Grey Official Plan which promotes development of a full range of residential, commercial, industrial, recreational, and institutional land uses.

   Land use policies and development standards are to be in accordance with local Official Plans and/or Secondary Plans. Neither the County nor local Official Plan policies specifically address the siting of accessory structures/uses on a lot – this is a function of the Zoning By-law
On the basis of the foregoing, it is the opinion of staff that the proposed variance would maintain the general intent and purpose of the Official Plan.

4. It must maintain the general intent and purpose of the zoning by-law

The Zoning By-law establishes yard setbacks applicable to dwellings and attached garages. The intent of these provisions is to establish a visual rhythm or character in an area, as well as to ensure appropriate setbacks for compatible and non-compatible uses. In this case the use is residential, the same as the neighbouring lot, and nearly aligns with the neighbour’s existing carport.

The minor variance process is available to owners where the exact provision of the by-law does not facilitate their reasonable plans for change and renewal of their properties. Staff are generally supportive of variances to accommodate such improvements provided the impacts on character are not excessive (i.e. ‘minor’) and provided the use/variance is generally desirable and appropriate.

It is the opinion of Staff that this application, subject to the conditions recommended herein, upholds the intent and purpose of the Zoning By-law.

Financial Impact

No direct financial impact is anticipated.

Implications

Approval of the subject variance will facilitate the construction of an attached garage having a lesser interior sideyard setback than required by the Zoning By-law.

Strategic Priorities

This report generally supports the mission, vision and values of the Municipality of Meaford, as well as the goals and objectives set out in Council’s Strategic Priorities 2015-2018.

Consultation and Communications

Notice has been circulated in the manner prescribed by the Planning Act to the following:

Report DES2017-08
Grey Sauble Conservation Authority
Grey County Planning, Transportation and Clerk’s Department
Municipal Property Assessment Corporation
Ontario Power Generation
The City of Owen Sound
Union Gas
Historic Saugeen Metis
Metis Nation of Ontario
Saugeen Ojibway Nation
Municipality of Meaford Transportation Services, Legislative & Protective Services, and Development & Environmental Services.

Thirteen (13) property owners within 60 meters of the subject lands were circulated notice of the application.

**Conclusion**

Based upon the foregoing evaluation, Staff are of the opinion that the proposed variance is consistent with the Provincial Policy Statement, County and Local Official Plans and generally satisfy the ‘four tests’ under Section 45(1) of the *Planning Act*.

**Supporting Documentation**

Respectfully Submitted:

Liz Buckton, RPP, Senior Planner

Prepared by:
Kara Rogers, Planner/GIS Coordinator
February 10, 2017

Kara Rogers, Secretary Treasurer
Municipality of Meaford
21 Trowbridge Street West
Meaford, Ontario N4L 1A1
*Sent via E-mail

RE: Minor Variance Application A01/17
481 Nelson Street West
Municipality of Meaford (former Town of Meaford)
Owner/Applicant: Community Living Meaford
Agent: Todd Robinson

Dear Ms. Rogers,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to construct a garage attached to the existing dwelling. The garage is required to store their vehicle and medical lift for the residents of the dwelling. The proposed garage will not meet the interior side yard setback at its closest point to the lot line due to the skew orientation of the dwelling relative to the lot line. To remedy this deficiency the applicants request a variance from the required 1.2 metres to a reduced setback of 0.3 metres to facilitate the garage substantially.

Schedule A of the OP designates the subject property as ‘Primary Settlement Area’. Section 2.6.3(2) of the OP states,

Land Use policies and development standards in areas designated Primary Settlement Areas will be in accordance with local Official Plans and/or Secondary Plans.

Appendix A indicates that the subject property is within ‘Intake Protection Zone 2’ (IPZ-2). Section 5.3.4.1(3) of the OP states,

Grey County: Colour It Your Way
Any Planning Act applications proposed within Municipal WHPAs or Municipal IPZs identified on Appendix A of this Plan will be subject to a review by the County and the local municipality to assess the risks of such uses to potentially contaminate groundwater or surface water and, based on this assessment, to determine whether or not a Hydrogeological Study or Environmental Impact Study is required to the satisfaction of the County and the local municipality. It may be necessary for County or local staff to consult with Drinking Water Source Protection staff on these matters. A Hydrogeological Study or Environmental Impact Study must be completed by qualified individuals.

County staff recommend municipal staff receive comments from Drinking Water Source Protection staff in this regard.

County planning staff have no further concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

Kw Kelly Henderson
Planner
+1 519-372-0219 ext. 1233
kelly.henderson@grey.ca
www.grey.ca
Municipality of Meaford  
Planning Department  
21 Trowbridge Street West  
Meaford, ON N4L 1W7

Attention: Liz Buckton

Re: Application for minor variance  
A01/17  
Plan 309 Part Lot 1677  
481 Nelson Street West, Municipality of Meaford  
Roll #: 42-10-492-001-05002-0000

I have reviewed the application. The purpose of the application is to allow for a reduction in the interior sideyard setback from 1.2m to 0.3m for the construction of an attached garage.

The subject property has an existing dwelling and a private on-site sewage system. The property is serviced by municipal water.

The applicant proposes to construct an attached garage on the East side of the existing dwelling.

Based upon the information provided in the application and a search of the municipal property file, the existing septic tank and pump chamber are located in front of the existing dwelling and the existing leaching bed is located behind the existing dwelling. A force main runs from the pump chamber around the West side of the dwelling to the leaching bed. Exact location of the existing leaching bed is not indicated. It should be verified prior to any construction being permitted that this information is true and that all Ontario Building Code (OBC) requirements are being respected.

The proposed minor variance does not appear to impact the capacity of the parcel to support the existing on-site sewage system.
Subject to complying with all OBC and applicable laws, a building permit for the repair or replacement of a Class IV on-site sewage system would be available from this office.

Respectfully,

Tammy Dobie, CBCO
Deputy Chief Building Official
5 Runs of Piping 50' Each
3" PVC Tile
Raised & Gutter Construct.

60'.
Transportation & Fleet Services have no concerns with the application.
Driveway access is existing and will not be affected.
If the driveway is to be improved or modified an entrance permit will be required.

Thank you

Phillip Taylor   C.Tech.
Manager, Transportation & Fleet Services

Kara Rogers
Planner/GIS Coordinator
Municipality of Meaford
519 538-1060 ext. 1119 | krogers@meaford.ca
Twitter | Facebook | meaford.ca
Kara Rogers

From: Tim Lanthier <t.lanthier@greysauble.on.ca>
Sent: Wednesday, February 1, 2017 3:19 PM
To: Kara Rogers
Subject: RE: Notice of Application and Public Meeting A01/17 - Robinson/Community Living

Kara,

As per our agreement with the Municipality, we will not have any formal comment on this application. As such, we will not require a commenting fee.

Regards,

Tim Lanthier
Watershed Planner
Grey Sauble Conservation Authority
519-376-3076 x235

From: Kara Rogers [mailto:krogers@meaford.ca]
Sent: January-31-17 4:17 PM
To: planning@grey.ca; Tim Lanthier <t.lanthier@greysauble.on.ca>; Kathy <gkmu@sympatico.ca>; Marilyn/Ed Ormsby <marilynnandedormsby@hotmail.com>; lynnwhitbeck@hotmail.com; LINDA VAN AALST <lindavanaalst@rogers.com>; Deborah Young <deborahyoung844@gmail.com>
Subject: Notice of Application and Public Meeting A01/17 - Robinson/Community Living

Good Afternoon,

Please find attached the Notice of Application and Public Meeting for Minor Variance Application A01/17 - Robinson/Community Living, along with the related application.

Thank you and have a great day!
From: Lands and Resources Consultation Coordinator <saugeenmetisadmin@bmts.com>
Sent: Wednesday, February 1, 2017 9:42 AM
To: Kara Rogers
Subject: Request for Comments - Meaford (Robinson/Community Living) Minor Variance

Your File: A01/17
Our File: Meaford Municipality

Good Morning Ms. Rogers,

The Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, rezoning, land severance, Official Plan and/or Zoning By-law Amendments.

I trust this may be helpful.

Regards,

George Govier

Co-ordinator Lands, Resources, and Consultation

Historic Saugeen Metis
204 High Street
Southampton, Ontario
N0H 2L0
Direct Line (519) 483-4001
Fax (519) 483-4002
Email saugeenmetisadmin@bmts.com

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That the Committee of Adjustment APPROVE Consent B01/2017, to sever a 0.6ha shoreline residential parcel, subject to the following conditions:

1) That the retained parcel arising from the consent be permanently merged on title with the abutting lot to the west (said lot being being Parts 2-4, 16R-6282) and any mortgage on that lot be extended to the enlarged parcel;

2) That a 1 square foot land dedication from Part 4, 16R-6282 be granted to the Municipality of Meaford, should it be necessary in order to facilitate a permanent merge on title of the retained lands with the abutting parcel; and,

3) That a Grading & Drainage Plan, completed by a Qualified Person, be prepared for the severed/retained parcels and lands to be enlarged, and that by-law infraction P0111-19-2016 be resolved to the satisfaction of the Municipality of Meaford, acting reasonably.

Background

Application B01/2017 requests municipal consent to sever lands. The application would result in the reconfiguration of two abutting vacant shoreline residential parcels in common ownership, with Parcel A ("Severed") proposed to measure approximately 0.6ha (1.48 acres) in size and Parcel B proposed to be enlarged to approximately 3.025 ha (7.47 acres). Each parcel would retain their existing frontage on 22 Sideroad.
Often when dealing with lot additions, the 'severed' parcel is the one to be transferred to the abutting lot – in this case, however, it is the retained parcel which would be merged with the abutting lot (as a condition of consent). The 'severed' 0.6ha parcel would thus obtain the benefit of a consent stamp, which per the provisions of the Planning Act, would ‘protect’ it from inadvertent merge with adjacent lands in the same ownership.

Surrounding land uses include Shoreline Residential uses and Georgian Bay.

**Analysis**

In considering the application for consent, the Committee of Adjustment must be satisfied that it is consistent with Provincial Policy, conforms to the intent and direction of the County and Local Official Plans and the Zoning By-law, and represents good planning.

<table>
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<th>Addressed</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provincial Policy Statement – Consistency</td>
<td>Yes</td>
<td>The directions of the PPS are carried forward in greater detail in local planning documents.</td>
</tr>
<tr>
<td>County Official Plan – Conforms with Intent &amp; Direction</td>
<td>Yes</td>
<td>The County’s Inland Lakes &amp; Shoreline Designation applies. This designation permits low-density residential uses. Staff are satisfied that the proposal generally conforms with the policies of the Grey County Official Plan</td>
</tr>
<tr>
<td>Municipal Official Plan Conforms with Intent &amp; Direction</td>
<td>Yes</td>
<td>The Municipality’s Shoreline Designation applies to the lands. This designation permits low density shoreline residential uses. The proposed consent is not expected to bias future re-development of</td>
</tr>
</tbody>
</table>
### Analysis Summary Table

<table>
<thead>
<tr>
<th>Consideration</th>
<th>Addressed</th>
<th>Notes</th>
</tr>
</thead>
</table>
| Zoning By-law – Conforms/Complies | Yes       | the lands.  
                                  |                                      | Staff are satisfied that the proposal generally conforms with the polices of the Municipal Official Plan.                                         |
| Technical Matters (e.g. Access;  | Yes       | The proposed consent application does not affect the manner in which the SR zoning applies to the lands. New structures on-site will be required to meet the standards of the SR zone.  
                                  | Servicing; Minimum Distance Separations) |                                      | The GSCA has been consulted regarding the significant woodland designation of the lands – Staff note that any associated zoning change recommended by the GSCA (e.g. Holding symbol) should be implemented through a condition of consent. |

Provincial Policy Statement 2014 (PPS)

The subject lands fall within the Shoreline designation of the Local Official Plan, and the Inland Lakes & Shoreline designation of the County Official
Plan. Both lots affected by the application are identified as Significant Woodlands by the County and Local Official Plans.

Section 1.1.3 of the PPS applies to Settlement Areas and notes that they “shall be the focus of growth and development and their vitality and regeneration shall be promoted”. The Shoreline designations (County & Local) are generally regarded as Settlement areas. The subject application will facilitate reconfiguration of two shoreline residential parcels, with the severed and retained parcels each being appropriately sized for shoreline residential use. It is not anticipated that the severance proposed would bias against further development of the enlarged parcel.

Regarding the Significant Woodlands on-site, Section 2.0 of the PPS speaks to the wise use and management of natural resources. Section 2.1.5 states “Development and site alteration shall not be permitted in:... b) significant woodlands...unless it has been demonstrated that there will be no negative impacts on the natural features and their ecological functions”.

Development is defined as “the creation of a new lot, a change in land use or the construction of buildings or structures requiring approval under the Planning Act”, while Site Alteration is defined as “activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site”.

Staff note that each of the existing parcels presently have permissions for construction of a dwelling on-site without triggering an Environmental Impact Study to assess potential impacts on the Significant Woodland. The proposed application does not propose a ‘new lot’, instead representing a reconfiguration of the existing lot fabric without an increase in density. Further, given the sizing of the parcels (being greater than 1ha in area), the Grey County Forest Management By-law applies to the lands, restricting destruction/removal of trees, save and except in certain exempted circumstances (e.g. for Owner’s own use; for construction associated with an approved building permit). As such, Staff are of the opinion that an appropriate base level of protection exists for the woodlands, minimizing potential impacts, while respecting the existing lot status and development permissions on the lands.

The GSCA has been consulted regarding the significant woodland designation of the lands. Staff and the Conservation Authority have worked together on past consent applications to enhance protection of Significant Woodland features on vacant parcels subject of a Planning Act application, where warranted. As such, Staff note that the GSCA, on the basis of their detailed site review, may recommend that all or a portion of the woodland on the retained/enlarged parcel be subject to a holding symbol to limit development
until such time that an Environmental Impact Study is completed in support of development. This may be recommend where, in the opinion of the GSCA Staff, the creation of a building envelope (as authorized by the County Forest Management By-law) would be anticipated to result in potential negative impacts, or where impact is difficult to assess. Staff recommend that any such associated zoning change recommended by the GSCA should be implemented through a condition of consent.

Based on the foregoing, and subject to any conditions recommend by the GSCA regarding the Significant Woodlands on-site, Staff are satisfied that the proposal is consistent with the polices of the Provincial Policy Statement.

County of Grey Official Plan

The subject lands are designated Inland Lakes and Shoreline within the County of Grey Official Plan. This designation applies to areas of concentrated development in the vicinity of inland lakes and shorelines. Permitted uses include low-density shoreline residential uses, as are reflected by the subject application.

Further, the County Official Plan identifies the lands as ‘Significant Woodland’. The Significant Woodlands policies are intended to protect forested areas and their adjacent lands from development or site alteration unless demonstrated through an Environmental Impact Study that no negative impacts on the natural features or their ecological function will result. The subject application proposes to change lot boundaries, however no new lot for development will be created. Comments have been requested from the Grey Sauble Conservation Authority on this application, and specifically the appropriate level of protection considered necessary for Significant Woodlands on the subject lands. Staff are of the opinion that an appropriate base level of protection exists for the woodlands, minimizing potential impacts, while respecting the existing lot status and development permissions on the lands, however, Staff note that the GSCA, on the basis of their detailed site review, may recommend that all or a portion of the woodland on the retained/enlarged parcel be subject to a holding symbol to limit development until such time that an Environmental Impact Study is completed in support of development. This recommendation would be supported by Staff if deemed necessary/appropriate by the GSCA.

Based on the foregoing, Staff are satisfied that the proposal generally conforms with the polices of the Grey County Official Plan. Comments have been requested from the County Planning & Development Department in this regard.

Report DES2017-06
Municipality of Meaford Official Plan

The subject lands are designated ‘Shoreline’ by the Municipality of Meaford Official Plan. These policies are generally modelled after the County Official Plan Policies. Residential uses, as are intended for the subject severed and retained/enlarged lots, are permitted within the Shoreline designation.

Section B2.4.4 ‘Residential Development Policies’ of the Shoreline Designation generally establishes a minimum lot area of 0.6 ha (1.48 acres). The proposed ‘severed’ lot will meet this minimum lot area, which is generally intended to maintain the character of the shoreline area and provide for appropriate private servicing of the lands.

Section D4.2 ‘New Lots by Consent’ does not directly apply (being a reconfiguration of existing parcels), however the criteria are appropriate to provide guidance in evaluating the lot reconfiguration. Staff note:

- the subject lots will be serviced by appropriate and existing frontage and access from a year-round maintained municipal street
- The reconfiguration is not anticipated not affect the developability of the of the lands; and,
- Positive comments have been received from the Building Department regarding private septic servicing of the lands, noting that “subject to GSCA approval, respecting all applicable laws including all easements and subject to the Ontario Building Code, a permit to construction a Class IV sewage system would be available from this office”.

An evaluation of the impact of the application on drainage patterns in the area is difficult to complete at the current time, given the recent placement of fill and grading changes completed on the lands without benefit of a Grading/Fill Permit under the Municipal Grading By-law. A related by-law infraction remains outstanding in relation to this matter. Staff recommend that infraction file #P0111-19-2016 be resolved prior to granting of final consent and that the applicant demonstrate that the placement of fill and grading changes on-site will not negatively impact drainage in the general area. An engineered grading and drainage plan must be provided in this regard.

The local Official Plan also identifies the lands as being subject to the Significant Woodlands constraint – this matter has been adequately discussed in prior sections of this report and subject to any recommendations of the GSCA regarding the significant woodlands, Staff are satisfied that the matter has been appropriately addressed.

Based on the foregoing, Staff are of the opinion that the application generally conforms with the policies of the Municipal Official Plan.
Zoning By-law

The subject lands are currently zoned Shoreline Residential. The subject lot reconfiguration/severance would not change the manner in which the zoning applies to the lands. Future construction on each lot would be subject to the provisions of the SR zone. Unless a zoning change is recommended by the Grey Sauble Conservation Authority regarding natural features or hazards on-site, no zoning change or related condition is indicated.

Staff note that an existing zoning violation has been identified on-site, with respect to the placement of shipping/storage containers on vacant land, which is a prohibited use. Upon issuance of a building permit, and for the duration of construction, such storage is permitted, providing a potential remedy for the current violation. Following completion of construction the shipping containers would need to be removed from the lands.

Financial Impact

n/a

Implications

Approval of the subject application would result in the reconfiguration of two existing shoreline residential parcels.

Strategic Priorities

This report generally supports the mission, vision and values of the Municipality of Meaford, as well as the goals and objectives set out in Council’s Strategic Priorities 2015-2018.

Consultation and Communications

Notice has been circulated in the manner prescribed by the Planning Act to the following:

Grey Sauble Conservation Authority
Grey County Planning, Transportation and Clerk’s Department
Hydro One Networks Inc.
Ontario Power Generation
The City of Owen Sound
Union Gas
Municipal Property Assessment Corporation
Metis Nation of Ontario
Saugeen Ojibway Nation

Report DES2017-06

Page 7 of 8
Historic Saugeen Metis
Military Training Facility
Municipality of Meaford Transportation Services, Legislative & Protective
Services, and Development & Environmental Services.

Fourty (40) property owners within 120 meters of the subject lands were
circulated notice of the application.

**Conclusion**

Based on the foregoing evaluation, and subject to the conditions outlined
herein, Staff are satisfied that Consent B01-2017 is consistent with
Provincial Policy, conforms to the intent and direction of the County and
Local Official Plans and the Zoning By-law, and represents good planning.

Respectfully Submitted:

\[Signature\]

Liz Buckton, RPP, Senior Planner
February 3, 2017

Kara Rogers, Secretary Treasurer
Municipality of Meaford
21 Trowbridge Street West
Meaford, Ontario N4L 1A1
*Sent via E-mail

RE: Consent Application B01/2017
Part Lot 22, Concession 6, Registered Plan 16R-6282 Parts 2-5
Municipality of Meaford (former Township of St. Vincent)
Owner/Applicant: Thomas Chesney

Dear Ms. Rogers,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to reconfigure two parcels. Parcel A will measure approximately 0.6 hectares of vacant land, with 59.43 metres of frontage on 22 Sideroad and Parcel B will measure approximately 3.025 hectares with approximately 60.96 metres of frontage on 22 Sideroad.

Schedule A of the OP designates the subject property as ‘Inland Lakes and Shoreline’. Section 2.6.6(2) of the OP states,

Permitted uses in the Inland Lakes and Shoreline areas shall be limited to low-density residential dwellings, bed and breakfast establishments, home/rural occupations, marinas, resource based recreational uses, convenience commercial and public uses. Where the designation would allow for the creation of more than two lots, a demonstration that no negative impacts of the lake would result, would be required. Lot creation will only be considered to a maximum of five lots at one time, and must be in accordance with the servicing section of this Plan as outlined in Section 5.3.2.

The subject application conforms to the above noted policy. It shall be ensured that the subject properties can be adequately serviced.

Grey County: Colour It Your Way
Although Appendix A does not map any constraints on the subject property, the County is aware that updated mapping is available, which indicates that the subject property is within ‘Intake Protection Zone 2’ (IPZ-2). Section 5.3.4.1(3) of the OP states,

Any Planning Act applications proposed within the Municipal WHPAs or Municipal IPZs identified on Appendix A of this Plan will be subject to a review by the County and the local municipality to assess the risks of such uses to potentially contaminate groundwater or surface water and, based on this assessment, to determine whether or not a Hydrogeological Study or Environmental Impact Study is required to the satisfaction of the County and the local municipality. It may be necessary for County or local staff to consult with Drinking Water Source Protection staff on these matters. A Hydrogeological Study or Environmental Impact Study must be completed by qualified individuals.

County staff recommend Municipal staff receive comments from Drinking Water Source Protection staff in this regard.

Appendix B indicates that the subject property contains ‘Significant Woodlands’. Section 2.8.4(1) of the OP states,

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

Comments should be received from the Conservation Authority in regards to the Significant Woodlands and the requirement of an Environmental Impact Study.

Provided positive comments are received from the Conservation Authority and an Environmental Impact Study is not required and the subject properties can be adequately serviced, County planning staff have no further concerns with the above noted application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

[Signature]

Kelly Henderson
Planner
+1 519-372-0219 ext. 1233
kelly.henderson@grey.ca
www.grey.ca

Grey County: Colour It Your Way
February 2, 2017

Municipality of Meaford
Planning Department
21 Trowbridge Street West
Meaford, ON N4L 1W7

Attention: Liz Buckton

RE: Application for Consent to Sever
B01/2017
Concession 6 Part Lot 22, Registered Plan 16R-6282 Parts 2-5
Roll #: 42-10-480-006-10320-0000 & 42-10-480-006-10330-0000

I have reviewed the application. The purpose of the application is to allow the severance of an existing property for the purpose of a lot addition.

The applicant proposed to sever approximately 3 acres of land from one parcel (Parcel A) and add it to the neighbouring parcel (Parcel B). Parcel A is proposed to be approximately 1.48 acres in size, with approximately 195 feet of frontage on 22 Sideroad. Parcel B is proposed to be approximately 7.47 acres in size, with approximately 200 feet of frontage on 22 Sideroad.

Based upon the information provided in the application and the municipal property files, there is not presently an on-site sewage system on either property (Parcel A or Parcel B).

The North portion of Part 2 & 5 of 16R-6282 has some Environmental Protected (EP) and regulated area on it. Subject to the Grey Sauble Conservation Authority (GSCA) approval, respecting all applicable laws including all easements and subject to the Ontario Building Code requirements, a permit to construct a Class IV sewage system would be available from this office.

Respectfully,

Tammy Dobie, CBCO
Deputy Chief Building Official

www.meaford.ca
Transportation & Fleet Services offers the following comments:

1.) Current concerns with existing entrance and 911 numbering
2.) The current entrance appears to serve two or three dwellings
3.) Mutual driveways such as this arrangement are not preferred
4.) Additional 911 numbering should be implemented if this condition is to remain.
5.) Also Does parcel A and/or B include the “Private portion of South Georgian Beach Lane”? not shown on the drawing.

Respectfully

Phillip Taylor  C.Tech.
Manager, Transportation & Fleet Services

Good Morning,

Please find attached the Notice of Application and Public Meeting B01/17-Chesney.

Thank you and have a great day!

Kara Rogers
Planner/GIS Coordinator
Municipality of Meaford
519 538-1060 ext. 1119 | krogers@meaford.ca
Twitter | Facebook | meaford.ca
From: Helena.Targosinski@HydroOne.com
Sent: Thursday, January 26, 2017 9:23 AM
To: Kara Rogers
Subject: Meaford - Concession 6 Part Lot 22 - B01/17

Good morning,

We are in receipt of your Application for Consent, B01-2017 dated January 26, 2017. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One’s ‘High Voltage Facilities and Corridor Lands’ only. For proposals affecting ‘Low Voltage Distribution Facilities’ please consult your local area Distribution Supplier. Where Hydro One is the Distribution Supplier the Owner/Applicant should contact the closest Hydro One office.

Please let me know if you have any questions or concerns.

Thank you,

Helena Targosinski
Special Services Clerk, Real Estate Department
Hydro One Networks Inc.
Tel: (905)944-3224
Email: helena.targosinski@HydroOne.com

Sent on behalf of;

Dennis De Rango
Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.
Tel: (905)946-6237
Email: Dennis.DeRango@HydroOne.com
Good Morning Ms. Rogers,

The Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, rezoning, land severance, Official Plan and/or Zoning By-law Amendments.

I trust this may be helpful.

Regards,

George Govier

Co-ordinator Lands, Resources, and Consultation

Historic Saugeen Metis
204 High Street
Southampton, Ontario
N0H 2L0
Direct Line (519) 483-4001
Fax (519) 483-4002
Email saugeenmetisadmin@bmts.com

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Date: Thursday, February 23, 2017
From: Liz Buckton, Senior Planner
Subject: Consent B02-2017 Kearns-Pichnej (Lot Addition)
Report No. DES2017-07 Roll No. 421048000700400/04049

Recommendation

That the Committee of Adjustment APPROVE Consent B02-2017, subject to the following conditions:

a. The consent be deeded as a lot addition and any mortgage on the existing parcel be extended to the newly enlarged parcel;

b. That a 1 square foot land dedication from Part 1, 16R-3549 be granted to the Municipality of Meaford should it be required to effect a permanent merge of the severed lands with the parcel to be enlarged;

c. That if requested by the County of Grey, a 5.18 metre (17 feet) strip of land across the Grey Road 112 frontage of the retained parcel be conveyed and deeded to the County of Grey for future road widening purposes. Prior to finalization of the consent application it shall be ensured that the County has provided written confirmation that the 5.18 metre road widening has been transferred to the County of Grey, if requested; and,

d. That a Zoning Amendment be approved placing the enlarged parcel subject of this consent into an appropriate Rural (RU) zone.

Background

The subject land is comprised of a 20.5 hectare (50.8 acre) parcel located at the corner of 22 Sideroad and Grey Road 112 in the former Township of St. Vincent, now in the Municipality of Meaford. Surrounding land uses include agricultural, rural and rural residential uses.
Application B02/2017 requests municipal consent to sever approximately 1.82 hectares (4.5 acres) of land with existing accessory structure, having approximately 84 meters (275.5 feet) of frontage on 22 Sideroad for the purpose of lot addition to the adjacent parcel of approximately 0.58 hectares (1.45 acres) with existing dwelling, and having frontage on 22 Sideroad.

The retained parcel, with, existing agricultural building would maintain an area of approximately 18.7 hectares (46.3 acres) with approximately 115 meters (377 feet) of frontage on 22 Sideroad and approximately 609 meters (1998 feet) of frontage on Grey Road 112.

Analysis

In considering the application for consent, the Committee of Adjustment must be satisfied that it is consistent with Provincial Policy, conforms to the intent and direction of the County and Local Official Plans and the Zoning By-law, and represents good planning.

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<tr>
<th>Consideration</th>
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<th>Notes</th>
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<tbody>
<tr>
<td>Provincial Policy Statement – Consistency</td>
<td>Yes</td>
<td>The Provincial Policy Statement (PPS) allows for limited residential development and other rural land uses in rural areas. The subject consent does not proposed additional lot creation, and the severed (enlarged) and retained parcel will continue to front on existing maintained municipal roads and will be serviced within existing service levels. Staff are of the opinion that the application is consistent with the PPS.</td>
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<td>Consideration</td>
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<td>County Official Plan – Conforms with Intent &amp; Direction</td>
<td>Yes</td>
<td>Section 2.4.3 (3) of the County Official Plan states that &quot;Consents are permitted where the land is being conveyed is to be added to an existing use provided that the severed and retained lots are greater than 0.4 hectares each&quot;. The application meets this policy as both lots would be larger than 0.4 hectares. Regarding the area of Potential Mineral Aggregate Extraction on-site, Staff do not believe that the current application would further preclude or hinder future aggregate extraction or represent an increase in incompatible land uses in the area. Staff are satisfied that the proposal generally conforms with the polices of the Grey County Official Plan.</td>
</tr>
<tr>
<td>Municipal Official Plan Conforms with Intent &amp; Direction</td>
<td>Yes</td>
<td>B2.3.4.1.1 of the Official Plan, permits consents where the lands being conveyed are to be added to an existing use provided that the severed and retained lots are greater than 0.8 hectares each. The reconfigured parcels meet this minimum lot area. Additionally, the criteria of D4.2 (New Lots by Consent) regarding frontage, access and protection of natural features and functions are generally upheld. No change to grading or servicing of the lands is proposed. Staff are satisfied that the proposal generally conforms with the polices of the Municipal Official Plan.</td>
</tr>
<tr>
<td>Zoning By-law – Conforms/</td>
<td>Yes</td>
<td>A zoning amendment is recommended as a condition of consent to unify the zoning</td>
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Analysis Summary Table

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<tr>
<td>Complies</td>
<td></td>
<td>on the parcel to be enlarged such that it is fully within the RU (Rural) zone.</td>
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<tr>
<td>Technical Matters (e.g. Access; Servicing; Minimum Distance Separations)</td>
<td>Yes</td>
<td>Staff anticipates that the County’s comments may make a request for road widening (land dedication) along the Grey Rd. 112 frontage of the retained parcel. A condition recommending such a dedication (if requested) has been included herein.</td>
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</table>

Provincial Policy Statement 2014 (PPS)

The subject lands fall within the Rural designation of the local Official Plan and include an area identified as a Potential Aggregate Resource Area as well as a small area of Significant Woodlands per Schedule B of the Official Plan. The Significant Woodlands and adjacent lands are not subject of consent, being fully located on the retained parcels and thus related policy will not be discussed within this report.

Rural Lot Creation:

The Provincial Policy Statement (PPS) allows for limited residential development and other rural land uses in rural areas and Section 1.1.5.4 states that:

"development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted".

Within the rural designation of the County of Grey and Municipality of Meaford Official Plans, limited lot creation is permitted to a maximum of two new lots per original 100 acre Township parcel. The number of lots in this area exceed the current accepted density, however, no new lot will be created. The lots will continue to front on existing maintained municipal roads and will be serviced within existing service levels.

Section 1.1.5.9 of the PPS requires that lot creation shall comply with the Minimum Distance Separation (MDS) formulae. The subject application is for
a lot addition to a developed property, therefore no MDS calculations are triggered per the Implementation Guidelines for lots on ‘other’ parcels, however MDS is required to be met to the barn on the retained lands (per Guideline #8). MDSI has been calculated with respect to this barn and a setback of 168m is required. A setback of 336m will be maintained between the barn and proposed lot line.

Mineral Aggregate Resources:

Section 2.5.2.4 of the PPS states “Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use...”. The Potential Mineral Aggregate Extraction Area identified on the lands comprises a narrow swath of land that will be maintained fully on the retained parcel. As no change to the use of lands is proposed arising from the current lot addition, 245590 22 Sideroad already being developed with a residential dwelling, it is not anticipated that the subject application would further hinder any future mineral aggregate activities.

Based on the foregoing, Staff are of the opinion that the proposed development is consistent with the Provincial Policy Statement.

County of Grey Official Plan

The subject lands are designated ‘Rural’ within the County of Grey Official Plan, and are identified as an ‘Aggregate Resource Area’ and ‘Significant Woodlands’ on Schedule B.

Section 2.4.3 (3) of the County Official Plan states that “Consents are permitted where the land is being conveyed is to be added to an existing use provided that the severed and retained lots are greater than 0.4 hectares each”. The application meets this policy as both lots would be larger than 0.4 hectares.

Regarding the Aggregate Resource Area, the Official Plan notes that "non-farm development shall only be permitted where it has been demonstrated that the proposed land use or development would not significantly preclude or hinder future aggregate extraction or represent an incompatible land use”. It must be demonstrated that:

i) The extraction of the resource is not feasible due to the quality or quantity of the material or the existence of incompatible development patterns.

ii) The proposed land use or development serves a greater long term interest of the general public than does aggregate extraction.
iii) Issues of public health, public safety and environmental impact are addressed.

Staff do not believe that the current application would further preclude or hinder future aggregate extraction or represent an increase in incompatible land uses in the area. Considerations include:
- The designated area will be maintained fully on the retained parcel
- The application is for lot addition to an existing developed parcel
- A number of existing residences are located on 22 Sideroad which would already constitute a potential conflict – no new building envelope would result from the subject application

The Significant Woodlands designation is meant to protect forested areas and their adjacent lands from development or site alteration unless demonstrated through an Environmental Impact Study that no negative impacts on the natural features or their ecological function will result. The area identified as Significant Woodlands is located at the far south of the retained parcel and will not be altered or fragmented as a result of this application.

The County of Grey Transportation Services have been circulated notice of this application. Staff understand that it is a usual requirement of the County to request a road widening of 5.18 meters along the frontage of both the severed and retained parcels where they front on a County Road. Such requests are made to satisfy Section 5.2.2(6)(f) of the Official Plan. As such, Staff anticipate that the County’s comments may make such a request along the Grey Rd. 112 frontage of the retained parcel. A condition recommending such a dedication (if requested) has been included herein.

Staff are satisfied that this application generally conforms to the policies of the County of Grey Official Plan.

Municipality of Meaford Official Plan

The subject lands are designated ‘Rural’ in the Municipality of Meaford Official Plan, as well as being identified as a ‘Potential Aggregate Resource Area’ and ‘Significant Woodlands’ on Schedule B. These policies are generally modelled after the County Official Plan Policies which prioritize agricultural and forestry uses. As noted above, rural permissions will be retained on both parcels.

B2.3.4.1.1 of the Official Plan, permits consents where the lands being conveyed are to be added to an existing use provided that the severed and retained lots are greater than 0.8 hectares each. The reconfigured parcels
meet this minimum lot area. Additionally, the criteria of D4.2 (New Lots by Consent) regarding frontage, access and protection of natural features and functions are generally upheld. No change to grading or servicing of the lands is proposed.

The intent of the Potential Aggregate Resource Area is to provide protection of these area from uses or activities that many hinder the effective or economical extraction of the aggregate in the future. The local policies mirror the County Official Plan Policies. As previously mentioned, Staff are of the opinion that the subject application will not significantly preclude or hinder future aggregate extraction or introduce further incompatible land use.

The Significant Woodlands policy is intended to retain these areas in their natural state. No development or site alteration is permitted within the Significant Woodlands designation or the associated adjacent lands unless an Environmental Impact Study is completed to demonstrate that there will be no negative impacts on their ecological functions. As noted previously no change to the Significant Woodland or adjacent lands is proposed by way of the subject application.

The proposed consent would generally conform to the Municipality of Meaford Official Plan.

Zoning By-law

The subject lands are currently zoned Rural (RU). The lot receiving the addition is zoned Rural Residential (RR).

The existing Rural (RU) Zone would continue to apply to the retained parcel and would appropriately facilitate ongoing rural uses. Regarding the enlarged lot, which will measure approximately 2.4 hectares (6 acres) in area, Staff note that the Rural Residential zone will no longer be the most appropriate zone. Generally, the zoning by-law is applied such that lots less than 2ha are to be used/zoned for Rural Residential uses while lots greater than 2ha are subject to the permissions and standards of the Rural (RU) zone. The Rural Zone includes permission for a broader range of rural and agricultural uses as well as associated buildings/structures. Of course, Minimum Distance Separations would apply for any proposed livestock facilities on the lands and enhanced lot line setbacks apply for certain agricultural buildings or uses. Staff recommend a Zoning Amendment be required as a condition of consent to unify the zoning on the enlarged parcel to the Rural (RU) zone.
Based on the foregoing the proposed consent would generally uphold the intent of the Municipality of Meaford Zoning By-law.

### Financial Impact

n/a

### Implications

Approval of the subject application would result in the enlargement of an existing, developed rural residential parcel such that it would be appropriately sized for a broader range of rural and agricultural uses. The lands to be severed are not presently in agricultural production. The lands to be retained comprise the existing extent of lands used in conjunction with that agricultural operation and are proposed for continued rural and agricultural use.

### Strategic Priorities

This report generally supports the mission, vision and values of the Municipality of Meaford, as well as the goals and objectives set out in Council’s Strategic Priorities 2015-2018.

### Consultation and Communications

Notice has been circulated in the manner prescribed by the Planning Act to the following:

- Grey Sauble Conservation Authority
- Grey County Planning, Transportation and Clerk’s Department
- Hydro One Networks Inc.
- Ontario Power Generation
- The City of Owen Sound
- Union Gas
- Municipal Property Assessment Corporation
- Metis Nation of Ontario
- Saugeen Ojibway Nation
- Historic Saugeen Metis
- Military Training Facility
- Municipality of Meaford Transportation Services, Legislative & Protective Services, and Development & Environmental Services.

Twenty One (21) property owners within 120 meters of the subject lands were circulated notice of the application.
Conclusion

Based on the foregoing evaluation, Staff are satisfied that Consent B02-2017 is consistent with Provincial Policy, conforms to the intent and direction of the County and Local Official Plans and the Zoning By-law, and represents good planning.

Respectfully Submitted:

[Signature]

Liz Buckton, RPP, Senior Planner
February 15, 2017

Kara Rogers, Secretary Treasurer
Municipality of Meaford
21 Trowbridge Street West
Meaford, Ontario N4L 1A1
*Sent via e-mail

RE: Consent Application B2/2017
Part Lot 21, Concession 8
Part Lot 21, Concession 8 West
Municipality of Meaford (former Township of St. Vincent)
Owner/Applicant: Douglas Walter Kearns and Margaret Ruth Pichnej
Agent: Kayla Renken c/o Scheifele, Erskine & Renken

Dear Ms. Rogers,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to sever approximately 1.82 hectares of land with existing accessory structure, with approximately 84 metres of frontage on 22 Sideroad for the purpose of lot addition to the adjacent parcel of approximately 0.58 hectares with existing dwelling, and having frontage on 22 Sideroad. The retained parcel with existing agricultural building would maintain an area of approximately 20.5 hectares with approximately 115 metres of frontage on 22 Sideroad and approximately 609 metres of frontage on Grey Road 112.

Schedule A of the OP designates the subject property as 'Rural'. Section 2.3.4(2) of the OP states,

All consents for new lot development shall be no smaller than 0.8 hectares in area, and a maximum density of two lots may be considered (plus the retained lot), by the consent process, per 40 hectares. The lot density shall be determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. For example in cases where the original Township lot is 80 hectares a maximum of four lots may be considered (plus the retained).
The subject property is within the Original Township Lot 22, Concession 8, which was an original 80 hectare parcel. As the lot fabric sits today, 11 parcels comprise Lot 22, Concession 8, therefore the Rural lot density has already been met and no new parcels may be created. However, the subject application is for lot addition and will not increase the Rural lot density. Consequently, the subject application may be supported provided the severed parcel is added to the abutting lands.

Section 2.3.4(3) of the OP states,

Consents are permitted where the lands being conveyed is to be added to an existing use provided the severed and retained lots are greater than 0.4 hectares.

The subject application conforms to the above noted policy.

Schedule B of the OP designates a portion of the subject property as 'Aggregate Resource Area'. Section 2.3.3.1(i) of the OP states,

On areas identified as an Aggregate Resource Area on Schedule B to this Plan, as well as within 300 metres of areas identified as Mineral Resource Extraction on Schedule B, non-farm development (other than passive open space uses) shall only be permitted where it has been demonstrated that the proposed land use or development would not significantly preclude or hinder future aggregate extraction, or represent and incompatible land use.

The proposed lot addition is not expected to negatively impact the possible future extraction of the resource.

Appendix B indicates that the subject property contains 'Significant Woodlands'. Section 2.8.4(1) of the OP states,

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

The proposed lot addition appears to be outside of this natural feature and its adjacent land. Therefore, the subject application should not be constrained by the above noted policy.

Transportation Services have no objection to the subject application. The County requests a 50 foot or 15.24 metre daylight corner and the remainder of the 17 foot or 5.18 metre widening on the south half of the lot to be deeded to the County, as a
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condition of consent, should the subject application be approved. Prior to clearing the condition of consent, it shall be ensured that the County has provided written confirmation to the municipality that the 5.18 metre road widening and 15.24 metre daylight corner has been transferred to the County of Grey. The applicant shall be made aware that deeding road widening to the County may take some time, as preliminary drawings need to be approved, which needs to include the planting of Survey Monuments at all Lot corners and bearing changes of the widening.

Provided the severed parcel is added to the adjacent parcel, and Transportation Services comments are included as a condition of consent, County planning staff have no further concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

K

Kelly Henderson
Planner
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Good Morning Ms. Rogers,

The Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, rezoning, land severance, Official Plan and/or Zoning By-law Amendments.

I trust this may be helpful.

Regards,

George Govier

Co-ordinator Lands, Resources, and Consultation

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Transportation & Fleet Services offers the following comments

1.) The entrance for the retained portion is from Grey Road 112 and shall remain.
2.) No entrance to the retained portion shall be permitted from 22\textsuperscript{nd} Sideroad
3.) The lands to be added (severed) currently have an acceptable entrance from 22\textsuperscript{nd} Sideroad
   and no further entrance will be considered unless the existing is to be replaced with a new
   proposed entrance.

Thank you

Phillip Taylor   C.Tech.
Manager, Transportation & Fleet Services

Good Morning,

Please find attached the Notice of Application and Public Meeting for Consent Application B02/17 -
Renken/Kearns & Pichnej

Thank you and have a great day,

Kara Rogers
Planner/GIS Coordinator
Municipality of Meaford
519 538-1060 ext. 1119 | krogers@meaford.ca
Twitter | Facebook | meaford.ca
Good morning,

We are in receipt of your Application for Consent, B02/17 dated February 02, 2017. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One’s ‘High Voltage Facilities and Corridor Lands’ only. For proposals affecting ‘Low Voltage Distribution Facilities’ please consult your local area Distribution Supplier. Where Hydro One is the Distribution Supplier the Owner/Applicant should contact the closest Hydro One office.

Please let me know if you have any questions or concerns.

Thank you,

Helena Targosinski  
Special Services Clerk, Real Estate Department  
Hydro One Networks Inc.  
Tel: (905)944-3224

Email: helena.targosinski@HydroOne.com

Sent on behalf of;

Dennis De Rango  
Specialized Services Team Lead, Real Estate Department  
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