Agenda

Date: Wednesday, December 18, 2019
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 November 27th, 2019 meeting.
      Committee of Adjustment - 27 Nov 2019 - Minutes - Pdf

4. Business Arising From Previous Minutes

5. Public Meetings
   5.1 Consider Consent Application B13-19
       Applicant: Docherty
       Location: Concession 8 Part Lot 27, Reference Plan 16R-4097
       Part 1 and 2, in the former Township of St. Vincent, now in the
       Municipality of Meaford.
       Staff Report: DEV2019-11
6. Other

7. Next Meeting

7.1 Tentatively January 22, 2020 at 3PM.

8. Adjournment
Minutes

A Committee of Adjustment meeting of the Municipality of Meaford was held at 3:00 PM at the Council Chambers on November 27, 2019.

Present: Deborah Young (Chair)  
Linda van Aalst (Vice-Chair)  
Lynn Whitbeck  
Terry Williams  

Staff: Kara Rogers, GIS Coordinator  
Rob Armstrong, CAO / Director of Development Services  
Keirsten Morris, Planning Technician  
Kirsten Harvey, Development and Environmental Services Assistant  
Matt Smith, Clerk & Director of Legislative Services

1. Call to Order

   Call to Order

   The Chair called the meeting to order at 3:02 PM.

2. Disclosure of Pecuniary Interest and General Nature Thereof

   2.1 Disclosure of Pecuniary Interest and General Nature Thereof

   None.

3. Appointment of Vice Chair

   Moved by: Lynn Whitbeck  Seconded by: Terry Williams

   Whereas, Section 44(7) of the Planning Act R.S.O. 1990, Chapter P.13 as amended empowers the members of the Committee of Adjustment to elect one of themselves as Chair;
Now Therefore, The Committee of Adjustment hereby appoints a Vice Chair;

Be It Resolved, That Linda van Aalst is hereby appointed as Vice Chair of the Committee of Adjustment.

Carried

4. Adoption of Previous Minutes

4.1 Accept the minutes of the October 23rd, 2019 meeting.
   Moved by: Linda van Aalst  Seconded by: Terry Williams
   That the Committee of Adjustment of the Municipality of Meaford accepts the minutes of the October 23rd, 2019 meeting.

   Carried

5. Business Arising From Previous Minutes

5.1 Business Arising from Previous Minutes
   Procedural By-law to be discussed later in the agenda.

6. Public Meetings

6.1 Consider Minor Variance Application A11-19
   Applicant: Wharton
   Location: Concession 9E Part Lot 11, known municipally as 137662 Grey Road 12, formerly in the Township of St. Vincent, now in the Municipality of Meaford.
   Staff Report: DEV2019-10

   The proposed application (A11-2019) requests a variance to facilitate construction of a new 12 horse barn on the property. The application requests relief from Section 4.23.5b) of Zoning By-law 60-2009, which requires all new livestock operations to be located in compliance with the Minimum Distance Separation (MDS) II Formulae set out in the MDS Guidelines published by OMAFRA. The minimum MDSII setback required from the road allowance (front lot line) is 19m, calculated using OMAFRA's Agrisuite software. The proposed horse barn complies with all other MDS setbacks and Zoning By-law requirements.
Application A11/19 requests that this MDS II setback to the road allowance (front lot line) be reduced from 19m to 12.2m to allow for the placement/construction of the proposed barn outside of the Environmentally Protected Lands on this agricultural parcel.

The Chair opened the Public Meeting.

The Secretary-Treasurer advised the Committee of comments received from the Municipality's Development Services (Planning Report DEV2019-10), Municipal Transportation & Building Services; Grey Sauble Conservation Authority; Grey County Planning and Development & Transportation Services; and, Historic Saugeen Metis.

The Committee discussed the general nature of the application.

Agent, Ron Davidson introduced the application, explaining that the existing barn is not safe to house livestock. He explained the chosen location for the proposed barn. He also explained his opinion about the purpose of the front lot line MDSII setback, and why he felt it was not a significant impact to not meet this setback. The applicant worked closely with Planning and Grey Sauble Conservation Authority to determine this location based on regulated lands on site.

The owner explained her nutrient management plan and requirements.

Having considered the content of all submissions, the Staff Report and oral submissions, the Committee voted on Minor Variance Application A11-19, and 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 approves a variance to Zoning By-law 60-2009, as amended, to provide relief from Section 4.23.5 b) to:**

a. **Permit the construction of a new 12 horse barn to be setback no less than 12.2m to the front lot line subject to the following condition:**
Conditions: That the building be constructed generally in-keeping with the siting illustrated on the site plan accompanying the application.

Reasons for Decision: The Committee is satisfied that the application meets the four tests of a minor variance, as noted in Development Services Staff Report DEV2019-10.

Carried

7. Other

7.1 Discussion around Draft Procedural By-law & Staff Report

The Committee discussed the changes to voting methods of the Procedural By-law. The Committee was agreeable that the draft by-law reflected the desired changes to the voting methods.

The Committee has a discussion around Committee Appointments to fill vacancies. The Clerk explained that we advertise for vacancies twice a year, and would advertise the vacancy in March.

8. Next Meeting

8.1 Next Meeting

Wednesday, December 18, 2019 at 3:00PM with Property Standards at 1:00PM.

9. Adjournment

9.1 Adjournment

The meeting was adjourned at 3:32PM.
Municipality of Meaford

December 3rd, 2019

Notice of Public Meeting – Committee of Adjustment

Purpose and Effect: Application B13/19 requests municipal consent to sever a vacant parcel of land of approximately 0.97 ha (2.4 acres) in size with approximately 54.9m (180 ft) of frontage on Grey Road 112 for the purpose of lot creation. The retained parcel of vacant land will maintain an area of approximately 0.97 ha (2.4 acres) with approximately 54.9 m (180 ft) of frontage on Grey Road 112. These two lots were created historically by consent in 1988 but due to a County of Grey road widening being taken more recently, the parcels have merged on title. The applicant requests that the lots be recreated as they once were.

Related Applications: None.

Location: Concession 8 Part Lot 27, Reference Plan 16R4097 Part 1 and 2, in the former Township of St. Vincent, now in the Municipality of Meaford.

Meeting Date and Time: Wednesday, December 18th, 2019 at 4:00 p.m.

Meeting Location: 157859 7th Line, Meaford, Ontario (Council Chambers)

If a person or public body that files an appeal of a decision of the Municipality of Meaford Committee of Adjustment in respect of the proposed consent does not make written submissions to the Municipality of Meaford Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Municipality of Meaford Committee of Adjustment in respect of the proposed consent, you must make a written request to the Municipality of Meaford Committee of Adjustment.

Additional information and material regarding this application are available at the Municipal Administration Office during regular business hours.

Municipality of Meaford Administration Office
21 Trowbridge Street West
Meaford, Ontario N4L 1A1

Liz Buckton
Manager, Dev. Services
lbuckton@meaford.ca
519-538-1060 ext. 1120

Keirsten Morris
Planning Technician
kmorris@meaford.ca
519-538-1060 ext. 1119
If your property contains 7 or more residential units, please post in a location that is visible to all residents.

**Proposal Sketch**

How can I contribute my opinion?
Any person or agency may attend the Public Meeting and/or make verbal or written comments regarding the proposal.

How do I submit my comments?
Submit written comments prior to the meeting or sign-up to be notified of a decision by contacting or mailing the Secretary-Treasurer:

**Kara Rogers**  
Secretary-Treasurer, Committee of Adjustment  
21 Trowbridge Street West  
Meaford, Ontario N4L 1A1  
planning@meaford.ca
**Date**  
Wednesday, December 18, 2019

**From**  
Liz Buckton, MCIP, RPP  
Manager of Development Services

**Subject**  
Consent B13-19 – Grey Road 112  
(Docherty)

**Report No.** DEV2019-11  
**Roll No.** 421048000705615 & 421048000705610

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**Recommendation**


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**Background**

Application B13/19 requests municipal consent to sever a vacant parcel of land of approximately 0.97 ha (2.4 acres) in size with approximately 54.9m (180 ft) of frontage on Grey Road 112 for the purpose of lot creation. The retained parcel of vacant land will maintain an area of approximately 0.97ha (2.4 acres) with approximately 54.9m (180 ft) of frontage on Grey Road 112. These two lots were created historically by consent in 1988 but due to a County of Grey road widening being taken more recently, the parcels have merged on title. The applicant requests that the lots be recreated as they once were.

The subject lands are designated Rural by the County of Grey Official Plan and the Municipality of Meaford’s Official Plan. The subject lands are zoned Rural Residential (RR) by Zoning By-law 60-2009, as amended.

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**Analysis**

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

<table>
<thead>
<tr>
<th>Consideration</th>
<th>Addressed</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Provincial Policy Statement – Consistency</td>
<td>Yes</td>
<td>On Rural Lands, the Provincial Policy Statement (PPS) allows a range of permitted rural uses, including limited residential development. Development is intended to be compatible with the rural landscape and be sustained by rural service levels. The subject lots were historically existing and are each zoned for residential uses. The subject consent application is to remedy the merge of the lands on title which arose from a County of Grey Road Widening being taken as per the County’s Road Widening Policy and to recreate the lots as they existed. Both lots will maintain the same size as applied when they were originally created, less the road widening (approximately 2.4 acres in total size) which maintains an adequate size for private servicing. <strong>Staff are of the opinion that the application is consistent with the PPS.</strong></td>
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<td>County Official Plan – Conforms with Intent &amp; Direction</td>
<td>Yes</td>
<td>The subject lands are designated Rural under the County Official Plan. Section 5.4.3 ‘Consent Policies’ of the County’s new Official Plan, now in force and effect, permits non-farm lot creation having a minimum area of 0.8ha, and a frontage:depth ratio not to exceed 1:3. The proposed severed parcel meets the minimum area requirement. Staff note that the proposed severed and retained parcels do not quite meet the 1:3 ratio.The County OP indicates that “justification to go beyond the 1:3 frontage-to-depth ratio shall be justified in a development application, but will not require an amendment to [the] Plan”. The</td>
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intent of this policy is to restrict long and narrow lots that are not functional for placement of a dwelling and septic system. In this case, Staff note that the application is to recreate historically existing lots without having to have both lots surveyed again. The frontage to depth ratio of the “proposed” lots is 1:3.24 (i.e. the frontage of the lots is 4.4m short of being the required 1:3 frontage to depth ratio). Staff would consider this difference to be minor and are satisfied that the lots can accommodate dwelling and septic while still being functional. For context, there are lots in the Shoreline areas which have 1:10/1:20 frontage to depth ratios which, with work, are able to accommodate a dwelling and septic, despite the surface-water management and yard-setback challenges arising from their size/orientation. Staff are not concerned about the functionality of the proposed lots being compromised based on their frontage to depth ratios.

Under the County’s policies, new lot creation is permitted to a maximum density calculated based on the size of the original Township Lot. In this case a total of 6 lots are permitted on this original 80ha Township Lot (A max of 5 being supported under the local OP policies), with the proposed severance re-creating lot 4/5.

**Staff are generally satisfied that the proposal conforms to the County Official Plan policies.**

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<td>Municipal Official Plan</td>
<td>Yes</td>
<td>Section B2.3.4.1 of the Municipality of Meaford Official Plan applies to</td>
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| Conforms with Intent & Direction | development of Rural lands. This policy requires that in considering the creation of a new lot, *it shall be ensured that*:  

- *a) the severed lot will not remove good agricultural land from production and is located where it would have the least impact on existing and future agricultural operations. Where development is proposed on improved agricultural land (i.e. land that is currently or has been previously used for farm purposes) it must be demonstrated that no reasonable alternative exists. The investigation for a reasonable alternative shall be limited to the lot to be developed;*  

  The lots were originally created for residential purposes and have not been used in the past for agricultural uses therefore Staff are not concerned with the lot creation removing agricultural land from production.  

  - *b) the proposed lot is generally no smaller than 0.8 hectares (1.97 acres);*  

    The proposed lot measures 0.97 ha (2.4 ac), exceeding this minimum requirement.  

  - *c) the lot will conform to the minimum distance required by the Minimum Separation Distance Formula;*  

    There are no livestock barns within 750m of the lands therefore an MDS calculation is not required.  

  - *d) the proposed lot complies with the applicable criteria set out in Section* |
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<td><strong>D4.2.1 (New Lots by Consent General Criteria).</strong></td>
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<td>To be discussed in detail, below.</td>
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<td><strong>e) Non-farm lot creation within 500 meters of the Urban Area of Meaford shall not be considered.</strong></td>
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<td>The lot is more than 500 meters from the urban area of Meaford.</td>
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<td><strong>f) No ribbon development along roadways will result from the development. Ribbon development shall mean a strip of four (4) or more contiguous non-farm lots, less than 20 hectares in area, along an existing road.</strong></td>
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<td>The lot does not creat a circumstance of ribbon development.</td>
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<td><strong>g) In order to avoid narrow linear parcels of land, the frontage-to-depth ratio for non-farm lots shall be a maximum of 1:3. Justification to go beyond the 1:3 frontage-to-depth ratio shall be provided via any development application.</strong></td>
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<td>The lot does exceed a frontage:depth ratio of 1:3 but Staff are of the opinion that adequate justification has been provided and the functionality of the lot can still be maintained as discussed prior in this report under the County OP conformity section.</td>
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<td>Section D4.2.1 (New Lots by Consent) requires that <strong>prior to considering an application to create a new lot for any</strong></td>
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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;

The proposed severed and retained lots will each maintain frontage and access from the County maintained Grey Road 112 which appears to be generally flat. Comments have been requested from the County of Grey but as these were historically existing lots, Staff do not expect an issue from the County’s point of view.

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;

Regarding the availability of individual septic servicing for new construction on the parcels, comments have been requested from the Building Department (responsible for review and issuance of Septic Permits).

With respect to water supply, no formal study has been requested relating to the quality or quantity of groundwater on the
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<td>lands, however the following items have been considered:</td>
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<td>• Ontario Ministry of Environment Procedure D-5-5, ‘Technical Guideline for Private Wells, Water Supply Assessment’ recommends a peak pumping rate of 3.6 gallons per minute (gpm) or higher for domestic wells. The nearest wells catalogued at <a href="http://www.ontariogroundwater.com">www.ontariogroundwater.com</a> indicate rates of between 2 and 5 gpm for wells in the local area with an average of 3.8 gpm over the six nearest wells; and,</td>
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<td>• Historically, the onus has been placed on landowners/purchasers to satisfy themselves of the availability of an adequate quantity and quality of groundwater or necessary mitigating technology to support their intended land-use.</td>
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<td>d) will not have a negative impact on the drainage patterns in the area;</td>
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<tr>
<td>No negative impacts are anticipated. The property will be subject to the Grading and Drainage by-law which requires an engineered grading and drainage plan to be submitted for review at the time of building permit application showing no negative impacts on the drainage patterns in the area.</td>
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<td>e) will not affect the develop ability of the remainder of the lands, if they are designated for development by this Plan; and,</td>
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<td>No additional development is planned for these lands, nor anticipated.</td>
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<td><em>f) will not have a negative impact on the features and functions of any environmentally sensitive feature in the area.</em></td>
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<td></td>
<td>There are not any environmentally sensitive features on the lots or any Environmental Protection Zoning. Subject to positive comments being received from the Grey Sauble Conservation Authority, Staff have no concerns with environmental impacts of the lot recreation.</td>
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<td><strong>Staff are satisfied that the proposal generally conforms with the policies of the Municipal Official Plan.</strong></td>
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<tr>
<td>Zoning By-law – Conforms/Complies</td>
<td>Yes</td>
<td>The subject lands are presently zoned Rural Residential (RR), The existing zoning would continue to apply to the lands and would facilitate their ongoing use for residential and rural purposes.</td>
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<td><strong>Staff are of the opinion that the intent of the by-law is maintained.</strong></td>
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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 Nation
Rogers – Simcoe Communications
Bell Canada
Ontario Ministry of Transportation
Military Training Facility
Municipality of Meaford – Transportation Services, Legislative Services,
Meaford & District Fire Chief, Finance Services, and Development Services.
Intertownship Fire Department

Four (4) property owners within 120 meters of the subject lands were circulated notice of the application.

**Conclusion**

Based on the foregoing evaluation, Staff recommend the Committee APPROVE Application B13-19.

Respectfully Submitted:

_____________________________
Liz Buckton, RPP
Manager of Development Services

_____________________________
Prepared By:
Keirsten Morris, Planning Technician
Good morning Keirsten,

Bell Canada has no concerns with Application for Consent B13/19 regarding Concession 8, Part Lot 7, 16R4097 Part 1 and 2.

Thank you,

Charleyne
Thank you for your correspondence with regard to the proposed Severance. Enbridge Gas Inc., operating as Union Gas (“Union”) may have service lines running within the area which may or may not be affected by the proposed severance.

Should the proposed severance impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required due to a severance would be at the cost of the property owner. Also, should future gas service be required to either the severed or retained parcel, please ensure that an application for gas service is submitted through the Union Gas on line application tool ‘Get Connected’. A link is attached for your reference.

https://www.uniongas.com/business/account-services/get-connected

Should you require any further information, please contact the undersigned

Mary Jane Patrick
Analyst, Land Support
Enbridge Gas Inc.
TEL: 519-436-4578
Email: mpatrick@uniongas.com
50 Keil Drive North, Chatham, Ontario N7M 5M1

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Good morning,

Please see the attached notice of application and public meeting for consent file B13-19.
Keirsten Morris

From: Chris Hachey <hsmasstlrcc@bmts.com>
Sent: Tuesday, December 3, 2019 1:54 PM
To: Keirsten Morris
Subject: Request for Comments - Meaford - Proposed Consent to Sever Land

Your File: B13-2019
Our File: Meaford Municipality

Ms. Morris,

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

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Assistant Coordinator, Lands, Resources and Consultation

Historic Saugeen Métis
204 High Street
Southampton, Ontario, N0H 2L0
Telephone: (519) 483-4000
Fax: (519) 483-4002
Email: hsmasstlrcc@bmts.com

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Hello,

We are in receipt of your Application for Consent, B13-2019 dated December 3, 2019. 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.

To confirm if Hydro One is your local distributor please follow the following link:
http://www.hydroone.com/StormCenter3/

Please select “Search” and locate address in question by entering the address or by zooming in and out of the map.