

Applications for Consents, Zoning By-law Amendment & Plan of Condominium

PART LOT 23, BROKEN FRONT CONCESSION
Municipality of Meaford, County of Grey

PLANNING OPINION



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LAND USE PLANNING &
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1.0 LOCATION

Daphne and Donald McCullough are the registered owners of those lands described as Part Lot 23, BFC, RP16R-4635, Part 2 and Part of Road Allowance Between BFC & Concession A, RP16R-10756, Part 2 (ARN# 421051000407110), Municipality of Meaford, County of Grey. The subject property is located approximately 4 km north of Leith, on the east side of Bayshore Road.

The lands comprise a total area of approximately 5.01 ha (12.4 ac).

Figure 1: Location

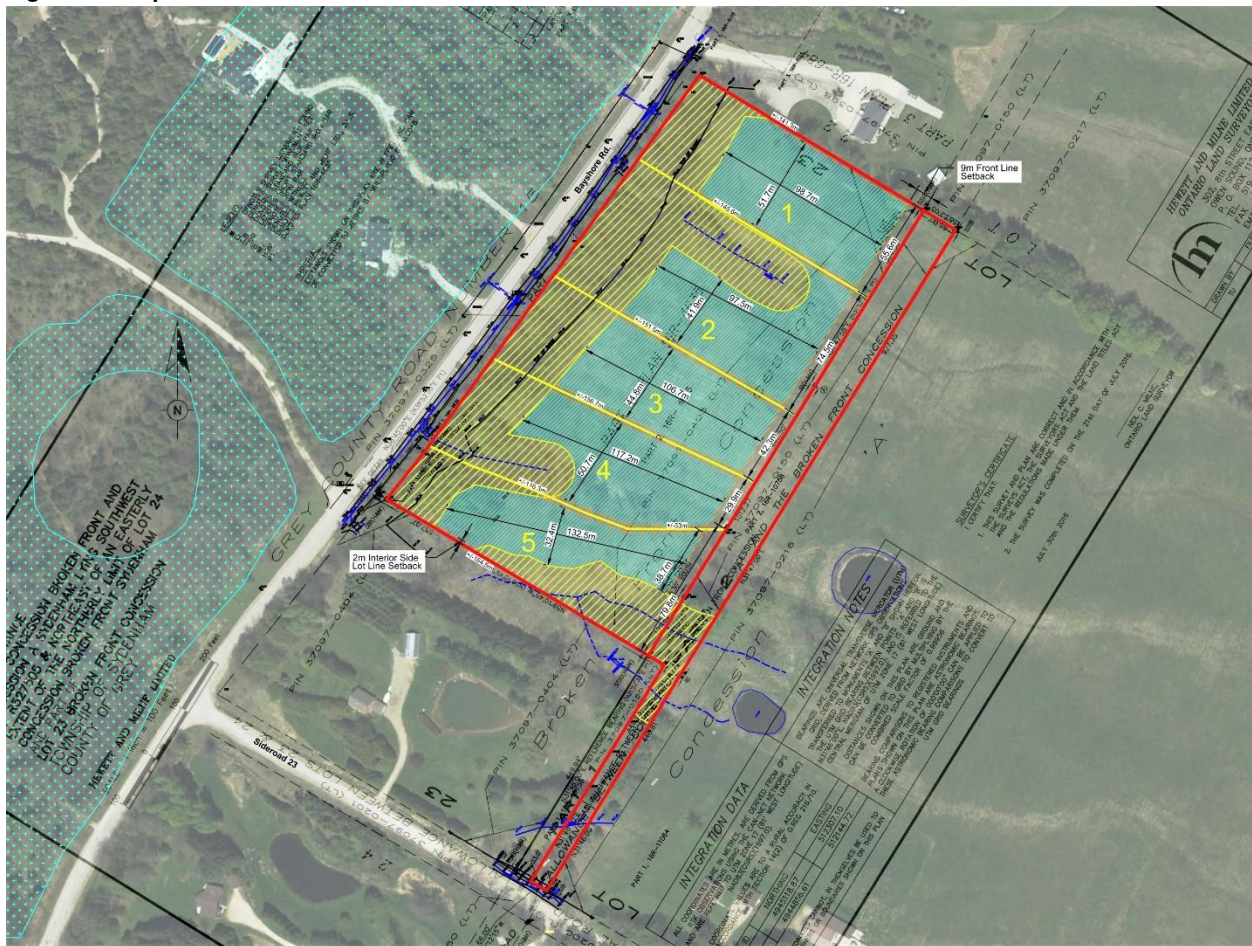


Source: Grey County GIS Mapping

2.0 PURPOSE

The McCullough's are proposing to create a total of five residential lots on their property. The property has frontage on Bayshore Road, however, due to the steep incline, access from this road is not feasible and would be cost prohibitive. Based on consultations with the Municipality and the Grey-Sable Conservation Authority, it was deemed to be unreasonable to pursue driveway access from Bayshore Road. To facilitate the development of the lots, in December of 2016, the McCullough's purchased part of the unopened road allowance that runs between Broken Front Concession and Concession A, to provide safe access to the proposed five lots from Sideroad 23 (see Appendix A). This access will be a private common element condominium road, owned and maintained by the future lot owners.

Figure 2: Proposed Severances



Source: Figure 5 – Environmental Impact Study

A Pre-consultation Meeting with County of Grey and Municipality of Meaford planning staff was held on May 23rd, 2018 (see Appendix B). A site visit was conducted by the Grey-Sable Conservation Authority on June 11th, 2018.

The following applications are required to facilitate the proposed development:

- 5 consents to create five new lots and one retained lot, being the private common element condominium road;
- Zoning By-law Amendment to re-define the Environmental Protection lands, re-zone the developable area on the lots, appropriately zone the private common element condominium road; and
- Plan of Condominium to create the private common element condominium road.

In support of the proposed development, the following technical reviews/plans have been completed.

REPORT	CONSULTANT	DATE
Scoped Environmental Impact Study	C.F. Crozier & Associates	July 2020
Functional Servicing & Stormwater Management Report	C.F. Crozier & Associates	July 2020
Master Servicing & Grading Plan	C.F. Crozier & Associates	July 2020
Plan, Profile & Construction Notes-Condominium Road	C.F. Crozier & Associates	July 2020
Hydrogeological Assessment	C.F. Crozier & Associates	July 2020
Stage 1-2 Archaeological Assessment	Amick Consultants Limited	August 2020
Survey-Unopened Road Allowance Purchase	Hewitt & Milne Limited	August 2016
Topographical Survey	Van Harten Surveying	Sept. 2018

3.0 EXISTING SITE CONDITIONS

The site is approximately 5.01 ha (12.4 ac), located on the east side of Bayshore Road, across from Buckingham Lane. The property is generally rectangular in shape, with the recently acquired unopened road allowance extending to Sideroad 23. The site is located approximately 400 m east of Georgian Bay.

The eastern portion of the property has historically been utilized for cash crop purposes. The Nipissing Ridge runs parallel to Bayshore Road and the western property boundary. The top of the slope crests approximately 20 m (65 ft) inside the property, at which point the land levels out. The unopened road allowance is generally flat and dominated by cedar trees, before sloping toward Sideroad 23.

The top of the ridge is dominated by aspen and ash species, while maple and ash cover the slope, before transitioning to eastern white cedar along the base. A wet area is located within the southwest portion of the property, exhibiting cattails and dogwood species. The subject lands contain three ephemeral swales (drainage features), which carry spring run-off from the east to west, across the subject lands.

4.0 SURROUNDING LAND USES

To the north and south of the subject property there are existing larger residential properties. To the west is existing residential development along Bayshore Road and the shore of Georgian Bay. To the east is an agricultural parcel used for cash crop purposes. There are no active livestock operations or livestock barns in the surrounding area.

Figure 3: Surrounding Land Uses



Source: Grey County GIS Mapping System

5.0 PROPOSAL

5.1 DEVELOPMENT

The original land holding was comprised 4.31 ha (10.65 ac). As noted above, a portion of the unopened road allowance between Broken Front Concession and Concession A was purchased by the proponents and was added to their land holding. The land area of the unopened road allowance purchased is .70 ha (1.7 ac), which now brings the total land holding area to approximately 5.01 ha (12.4 ac).

It is proposed to create five residential lots in total, with access being from the private common element condominium road connecting to Sideroad 23. This private road will be owned and maintained by the future lot owners. All proposed lots will be serviced by individual wells and private septic systems.

Based on the findings and recommendations in the Environmental Impact Study, a 15 m setback from the surveyed top of bank and the surveyed ephemeral swales (drainage features) has been implemented. No site disturbance or development is permitted within these buffer areas.

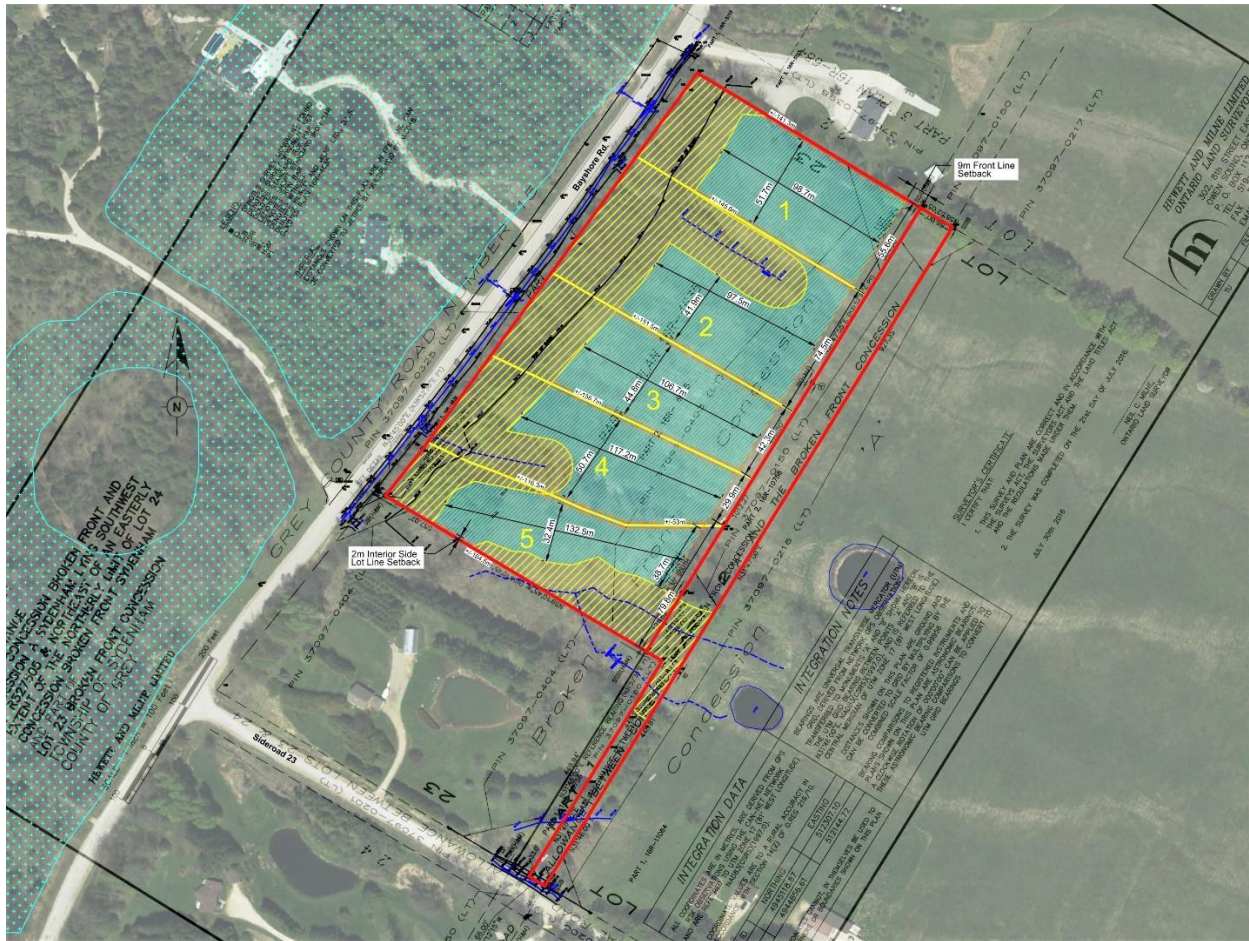
The delineation of the proposed lot lines is based on:

- No lot line to bisect any drainage feature
- Where feasible, contain the required drainage feature buffer on one lot
- Provide for equitable developable areas

Table 1: Proposed Lots - Statistics

LOT #	TOTAL LOT AREA (m ²)	DEVELOPABLE AREA (m ²)	LOT FRONTAGE (m)	AVERAGE LOT DEPTH (m)
1	8,000	5,112	55.6	147
2	11,283	4,802	74.5	151
3	7,483	4,640	42.3	157
4	8,102	4,454	29.9	157
5	8,260	3,814	79.8	165

Figure 4: Proposed Lots



Source: Figure 5 – Environmental Impact Study

5.2 SCOPED ENVIRONMENTAL IMPACT STUDY

C.F. Crozier & Associates Inc. (CFCA) was retained by the owners of the property to undertake a Scoped Environmental Impact Study (EIS) to support the planning applications for the development of the site. The EIS is in response to comments from the Grey-Sable Conservation Authority (GSCA), dated July 12, 2018, which notes that the GSCA would support the development of three lots on the subject lands, however, if an encroachment into the 30 m setback from the on-site drainage features is proposed for the creation of additional lots, then a EIS is required. The purpose of the study is to assess the impacts of the proposed development on the natural heritage features and functions and to recommend any required mitigative measures, if warranted.

Field surveys confirmed three drainage features (DF1, DF2 & DF3) are present on the subject lands. All three features convey water from east to west on the subject lands, across the Nipissing Ridge and ultimately discharging into Georgian Bay. The EIS concluded that based on the site conditions and the steep slope of Nipissing Ridge, fish passage onto the property within DF1, DF2 & DF3 is not possible. No fish were observed in DF1, DF2 & DF3 and all three drainage features are classified as seasonal, indirect fish habitat.

In addition, the EIS found that:

- There are no significant valleylands on the subject property
- There are no significant woodlands on the subject property
- There are no significant wetlands on the subject property
- No rare vegetation communities were identified on the subject property
- No specialized habitats were identified on the subject property
- There were no sightings of Species at Risk (Bobolink, Eastern Meadowlark)
- The property does not provide breeding habitat for frogs or toads
- Due to previous disturbance of the subject property and adjacent lands for agricultural purposes, there is limited opportunity for animal movement corridors

The EIS concluded that the proposed five residential lots and private common element condominium road are feasible on the subject lands and will have no negative impact on the natural heritage features and their functions, provided that the recommendations and mitigative measures included in the EIS are implemented.

5.3 FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT

C.F. Crozier & Associates Inc. was retained to prepare a Functional Servicing & Stormwater Management Report for the proposed lots, which includes a grading and drainage plan that details the on-site private services (well & septic), proposed driveway alignment, high level grading and stormwater management approach.

Stormwater Management

Post-development will not alter the pre-development drainage patterns and will include the increased impervious area from the proposed private common element condominium road and the proposed five dwellings. The post-development drainage conditions will generally mimic the existing drainage patterns. This development will be constructed with a modified rural road section, with roadside ditches on either side.

The proposed Stormwater Management complies with the policies and standards of the Municipality of Meaford and the Ministry of Environment, Conservation and Parks (MECP). Due to the low density of the

development, Low Impact Development (LID) will be implemented to meet the quantity and quality control requirements for the site.

The proposed lot will feature a single-family home and a shared private common element condominium road. The additional impervious surfaces (i.e. roof and granular common element condominium road) results in increased runoff produced by the site. The Functional Servicing and Stormwater Management Report identifies the volume of storage required to control the post development runoff to pre-development conditions, which will be provided via infiltration trenches.

Water quality control for the site is provided through the establishment of enhanced grass swales and infiltration trenches. Stormwater from the roadway will sheet to the roadside ditches, which will be treated via the infiltration trenches to the existing drainage features on the site.

Septic System

All lots will be serviced with private septic systems, with the details, size and location to be determined once individual house designs and building permits are prepared. The CFCA report has estimated that the design sewage flow for each individual lot will be 3,750 L/day.

This is based on:

- 325 m² (3,500 ft²) dwelling
- Five bedrooms
- Four 3-piece bathrooms
- 35 total fixture units

The Ontario Building Code (OBC) states that a septic tank shall be sized for twice the daily design sewage flow, which would require a 7,500 L septic tank for each lot. Drawing C101 within the CFCA report has shown a conservatively larger footprint area of 625 m² for a conventional raised filter bed, implementing the minimum setback requirements.

Section D4.2.1(c) in the Municipality of Meaford Official Plan requires that a new lot accommodate an approved sanitary sewage disposal system, with adequate area to accommodate a 100% contingency septic bed envelope on site.

As noted above, in Section 5.1, the minimum developable area on the proposed lots is 3,814 m². There is more than ample area on which to locate a 325 m² dwelling, or larger and the required and contingency septic bed areas.

Roadway & Grading

Access to the proposed lots will be via a private common element condominium road connecting to Sideroad 23. The width of this private road is 10 m from Sideroad 23 to the southern lot line boundary of

proposed Lot 5, where from there to the northern lot line boundary of Lot 1 it maintains a width of 20 m. Detailed grading and culvert sizing have been prepared for this private road.

Snow storage is provided on either side of the proposed private road, similar to a typical rural roadway. Melt water will be conveyed by the proposed ditches/cross-culverts through the site.

A 6 m access has been provided with the 4 m wide road platform and 1 m rounding on either side. Vehicle turn around can be achieved using the individual driveway entrances from the shared access. Emergency vehicles would only be on this road to access the five lots and would drive into the lots to access the homes and turn around.

Utilities

Existing residences within the surrounding area are serviced by propane tanks and overhead hydro and telephone lines along Bayshore Road. It has been proposed to service each lot with a propane tank and extend the overhead hydro and telephone lines along the private common element condominium road from Sideroad 23, to the individual proposed lots. Utility companies will be contacted once building designs are confirmed for the lots.

The Functional Servicing & Stormwater Management Report for the proposed lots has concluded that the proposed development of the five lots can meet the servicing and stormwater management objectives of the Municipality and MECP.

Waste Collection

The Municipality has indicated, that depending on circumstances, “in-condo” or “municipal street side” pick-up are the two options for waste and re-cycling collection. In-condo pick-up means that waste collection would occur at each of the five lots, along the private common element condominium road. If Municipal street side pick-up is implemented, the onus would be on the five lot owners to bring their waste and re-cycling down to Sideroad 23, where it intersects with the private common element condominium road. The Municipal operations staff and waste contractor will decide which option will be enacted.

5.4 HYDROGEOLOGICAL ASSESSMENT

Potable Water Supply

It is proposed to have private drilled wells on each lot for water supply. C. F. Crozier & Associates Inc. was retained to investigate the feasibility of constructing individual drinking water wells on each of the proposed lots.

A review of the physiography and surficial geology was reviewed, in addition to well records within a 1.0 km radius of the site, based on data provided by the Ministry of Environment, Conservation & Parks. Well

records indicate that local wells yield sufficient supply for single family residences and that the proposed wells will be sustainable and meet the OBC and MECP requirements. Well locations will be determined at the time of site-specific design.

The Hydrogeological Assessment concluded that individual wells could be established for each lot that would be capable of providing water of suitable quality and quantity for normal domestic use, without impacting existing wells in the area.

5.5 STAGE 1 – 2 ARCHAEOLOGICAL ASSESSMENT

AMICK Consultants Limited was engaged by the proponents to undertake a Stage 1-2 Archaeological Assessment of lands potentially affected by the proposed undertaking and was granted permission to carry out archaeological fieldwork. The entirety of the study area was subject to property inspection and photographic documentation concurrently with the Stage 2 Property Assessment, by high intensity test pit methodology at a five-metre interval between individual test pits, and by high intensity pedestrian survey at an interval of five metres between individual transects on May 4 and 21, 2019.

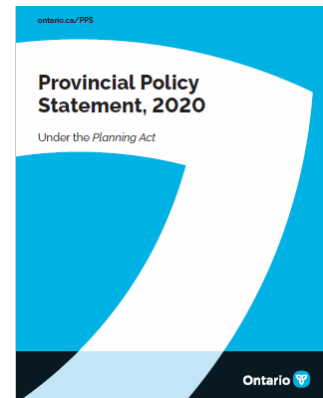
As a result of the Stage 2 Property Assessment of the study area, no archaeological resources were encountered and therefore, no further archaeological assessment of the study area is warranted.

6.0 POLICY FRAMEWORK AND PROVINCIAL PLANS

6.1 PROVINCIAL POLICY STATEMENT (PPS) 2020

The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the Planning Act and came into effect on May 1, 2020. It provides policy direction on matters of provincial interest related to land use planning and development.

Under PPS, the subject lands are considered Rural Lands within a Rural Area. Rural lands are defined as lands which are located outside settlement areas and which are outside prime agricultural areas. Section 1.1.5 provides policies for Rural Lands in Municipalities. Sub-section 1.1.5.2(c) permits residential development, including lot creation that is locally appropriate, on Rural Lands.



The following are the relevant sections pertaining to Rural Lands.

- “1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.*
- 1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.*
- 1.1.5.8 New land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*

Comment

The proposed lots are compatible with the surrounding rural landscape. The Functional Servicing & Stormwater Management Report for the proposed lots has concluded that the proposed development of the five lots can meet the private servicing and stormwater management objectives of the Municipality and MECP. Access to the lots will be via a private common element condominium road, owned and maintained by the future lot owners. There is no need for the uneconomical expansion of municipal infrastructure. Based on the County of Grey GIS Mapping System, no livestock barns were observed anywhere in the surrounding area.

Section 2.1 speaks to Natural Heritage policies. In summary, these policies state:

- Natural features and areas shall be protected for the long term
- The diversity and connectivity of natural features should be maintained
- Development and site alteration shall not be permitted in:
 - Significant wetlands
 - Significant woodlands
 - Significant valleylands
 - Significant wildlife habitat
 - Adjacent lands to natural heritage features and area

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

In addition, no development or site alteration shall be permitted in:

- Fish habitat
- Habitat of endangered or threatened species

Comment

The Scoped Environmental Impact Study concluded that:

- There are no significant valleylands on the subject property
- There are no significant woodlands on the subject property
- There are no significant wetlands on the subject property
- No rare vegetation communities were identified on the subject property
- No specialized habitats were identified on the subject property
- There were no sightings of Species at Risk (Bobolink, Eastern Meadowlark)
- The property does not provide breeding habitat for frogs or toads
- Due to previous disturbance of the subject property and adjacent lands for agricultural purposes, there is limited opportunity for animal movement corridors
- Based on the site conditions and the steep slope of Nipissing Ridge, fish passage onto the property within the ephemeral swales (drainage features) is not possible and no fish were observed in these swales

The proposed development is consistent with the Provincial Policy Statement 2020 and represents good planning.

6.2 GREY COUNTY OFFICIAL PLAN

The County of Grey Official Plan designates the subject lands Inland Lakes & Shoreline and Hazard Lands. The Inland Lakes & Shoreline designation is applied to areas of concentrated development in the vicinity of inland lakes and shorelines. Low density residential dwellings are permitted within this designation. The adequacy of potable water supply and sewage treatment and disposal must be demonstrated.

The creation of five residential lots on 4.31 ha is considered low density development. The Hydrogeological Assessment concluded that individual wells could be established for each lot that would be capable of providing water of suitable quality and quantity for normal domestic use, without impacting existing wells in the area. The Functional Servicing & Stormwater Management Report concluded that the proposed five lots can provide adequate quality and quantity of water supply and the lots can accommodate an approved sanitary sewage disposal system, with adequate area to accommodate a 100% contingency envelope on the lot.

Figure 5: Land Use Designations



Source: Schedule A, Map 1 – Grey County Official Plan

Figure 6: Constraint Mapping



Source: Appendix B, Map 1 – Grey County Official Plan

While no significant woodlands are located on the subject property, the wooded area west of Bayshore Road has been identified as Significant Woodlands within the County of Grey Official Plan. The County Official Plan recommends evaluation of adjacent lands within 120 m to Significant Woodlands to ensure that development will not create any negative impacts on the natural heritage feature.

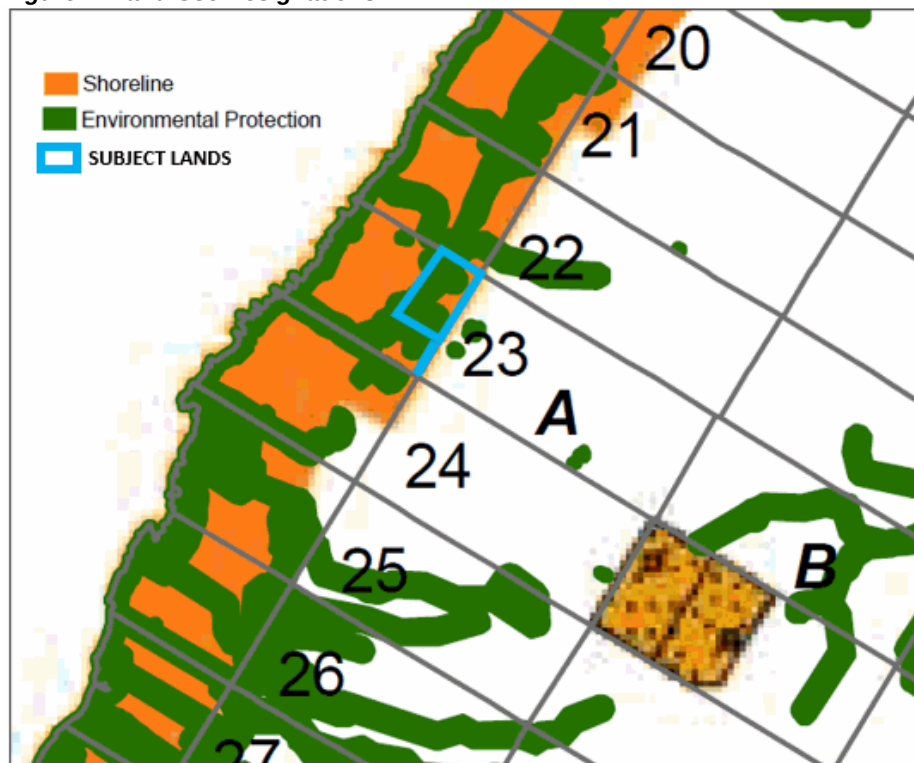
Considering the distance separation between the Significant Woodlands and the subject property by Bayshore Road, combined with the Environmental Protection Zone along the western property line, no negative impacts are anticipated to the ecological function of the adjacent lands as a result of development on the subject property.

The proposed development maintains the intent and direction of the County of Grey Official Plan.

6.3 MUNICIPALITY OF MEAFORD OFFICIAL PLAN

The subject lands are designated Shoreline and Environmental Protection under the Municipality of Meaford Official Plan.

Figure 7: Land Use Designations



Source: Schedule A – Municipality of Meaford Official Plan

The general objectives of the Shoreline designation are to ensure that new development is consistent with the scale and character of the shoreline residential area; to ensure that impacts of new development on the natural heritage features and groundwater resources in the area are minimized; and to minimize the impact of any new development near the shores of Georgian Bay. Permitted uses include single detached dwellings. The creation to a maximum of 5 new lots for residential use by the consent process can be considered, with a minimum lot area of 0.6 ha to ensure that any new lots can accommodate a proper means of sewage disposal. In addition, newly created lots shall generally maintain a maximum frontage to depth ratio of 1:4.

Comment

Although the subject lands are designated Shoreline, the property is not immediately adjacent to the shoreline of Georgian Bay. The property is situated along the Nipissing Ridge, where residential

development consists of larger residential lots. The proposed lots are consistent with the scale and character of the surrounding residential development.

The EIS concluded that the proposed five residential lots and private common element condominium road are feasible on the subject lands and will have no negative impact on the natural heritage features, provided that the recommendations and mitigative measures included in the EIS are implemented.

The Hydrogeological Assessment concluded that individual wells could be established for each lot that would be capable of providing water of suitable quality and quantity for normal domestic use, without impacting existing wells in the area.

A maximum of five lots will be created, with the minimum lot size being .75 ha (7,483 m²).

The intention of the frontage to depth ratio is to prevent the creation of long, skinny building envelopes on which the placement of a dwelling and private services would be difficult. The proposed lots generally maintain a frontage to depth ratio between approximately 1:2 to 1:3.6, the exception being Lot 4, which has an approximate frontage to depth ratio of 1:5. This is due to the irregular lot line between Lots 4 & 5, which was established to provide equitable development areas on both lots. The approximate frontage to depth ratio for the building envelopes on the lots is between 1:1.8 to 1:3.9, as depicted on Table 2 below.

Table 2: Proposed Building Envelopes – Lot Frontage to Depth Ratios

LOT #	APPROX. BLDG. ENVELOPE FRONTAGE	APPROX. BLDG. ENVELOPE DEPTH	APPROX. BLDG. ENVELOPE FRONTAGE TO DEPTH RATIO
1	55.6	98.7	1:1.8
2	74.5	97.5	1:1.3
3	42.3	106.7	1:2.5
4	29.9	117.2	1:3.9
5	38.7	132.5	1:3.4

The proposed lots are sized appropriately and have ample building envelope areas on which to accommodate a dwelling, private septic system, individual well, driveway and parking.

The creation of new lots shall also comply with Section D4.2.1 – New Lots by Consent General Criteria.

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

a) Fronts on and will be directly accessed by a public road that is maintained on a year-round basis;

Comment

The proposed lots will gain access from a private common element condominium road that provides direct access to Sideroad 23, which is public road, maintained year-round. Section 4.8(c) to By-law 60-2009 exempts the requirement to front onto a public road and states:

“Unless otherwise specified in the By-law, no person shall erect any building or structure unless the lot or parcel to be so used, or upon which the building is situated or erected or proposed to be erected:

4.8(c) is a private street within a Plan of Condominium that provides direct access to a public street or which connects with other private streets within other Plans of Condominium to access a public street”

b) Will not cause a traffic hazard as a result of its location on a curve or a hill;

Comment

The proposed private common element condominium road is flat and straight along the lot frontages. As it approaches Sideroad 23, there will be a slight downward slope. Sideroad 23 at this juncture exhibits no curve or hill.

c) Can be serviced with an appropriate water supply and means of sewage disposal. Where municipal services are not available, evidence shall be provided indicating the site’s suitability to provide adequate quality and quantity of water supply and confirming that the site can accommodate an approved sanitary sewage disposal system, with adequate area to accommodate a 100% contingency envelope on the lot;

Comment

The Functional Servicing & Stormwater Management Report concluded that the proposed five lots can provide adequate quality and quantity of water supply and the lots can accommodate an approved sanitary sewage disposal system, with adequate area to accommodate a 100% contingency envelope on the lot.

d) Will not have a negative impact on the drainage patterns in the area;

Comment

The Functional Servicing & Stormwater Management Report concluded the post-development drainage conditions will generally emulate the existing drainage patterns. This development will be constructed with a modified private rural road section with roadside ditches on either side.

e) Will not affect the development ability of the remainder of the lands, if they are designated for development of this Plan; and

Comment

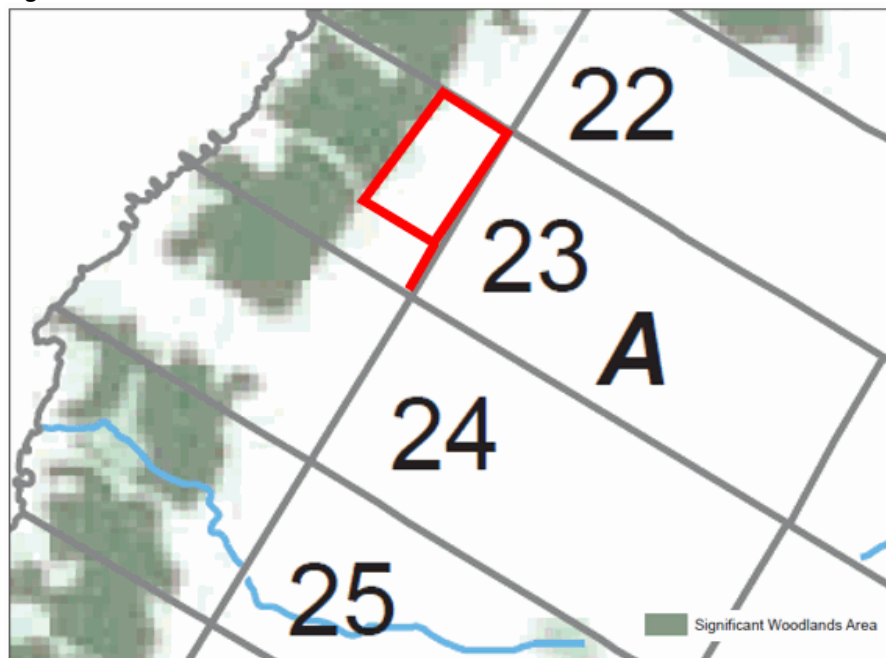
There will be no remaining lands to be developed.

f) Will not have a negative impact on the features and functions of any environmentally sensitive features in the area.

Comment

The Scoped Environmental Impact Study concluded that the proposed five residential lots and private common element condominium road are feasible on the subject lands and will have no negative impact on the natural heritage features and their functions, provided that the recommendations and mitigative measures included in the EIS are implemented.

Figure 8: Environmental & Resource Features



Source: Schedule B – Municipality of Meaford Official Plan

The policies of the Municipality of Meaford Official Plan emulate those of the County Plan in regard to Significant Woodlands and adjacent lands thereto. Lands within 120 m of the Significant Woodlands are considered adjacent lands.

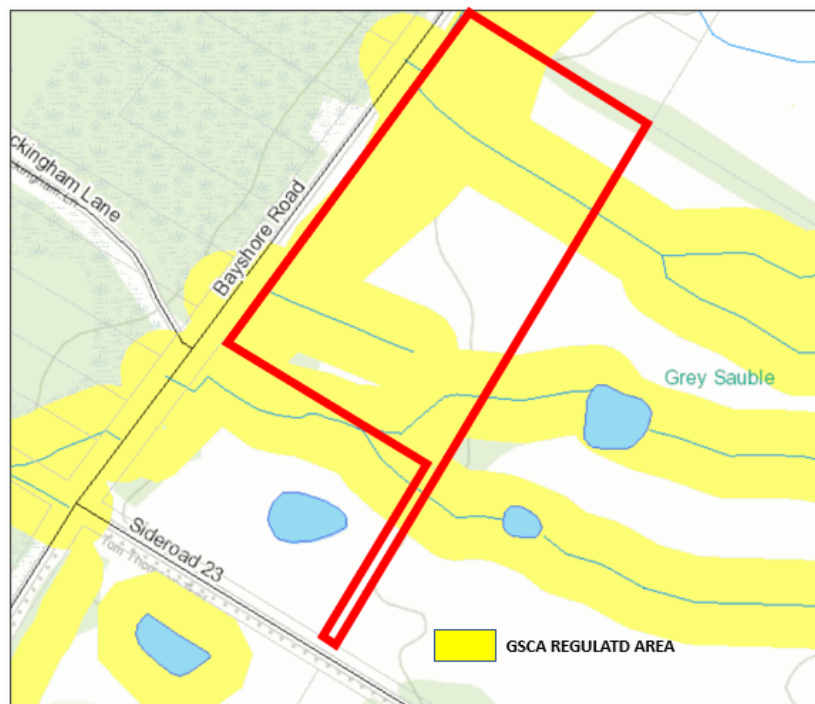
As noted above in Section 6.2, the distance separation between the Significant Woodlands and the subject property by Bayshore Road, combined with the Environmental Protection Zone along the western property line, no negative impacts are anticipated to the ecological function of the adjacent lands as a result of development on the subject property.

The proposed development maintains the intent and direction of the Municipality of Meaford Official Plan.

6.4 ONTARIO REGULATION 151/06 UNDER THE CONSERVATION AUTHORITIES ACT

The subject lands are partially located within the Grey-Sable Conservation Authority (GSCA) Regulated Area. Ontario Regulation 151/06 is the Generic Regulation of the Conservation Authorities Act, specific to the regulation of development, interference with wetlands and alterations to shorelines and watercourses. Under this regulation, hazardous lands, wetlands, shorelines, areas susceptible to flooding and their associated setbacks (buffers) are included within the Regulated Area.

Figure 9: GSCA Regulated Area



Source: Grey Cnty GIS Mapping System

The Regulated Areas on the subject lands are associated with the three ephemeral swales (drainage features) bisecting the property and their potential for flooding and erosion and the erosion concerns associated with the Nipissing Ridge.

Within their July 12th, 2018 letter (*see Appendix C*), the GSCA have indicated:

- 1.) We are to maintain a 15 m setback from the Nipissing Ridge for all development on the subject lands.**

Comment

The 15 m setback from Nipissing Ridge has been maintained.

- 2.) An appropriate stormwater management plan be created to assess water quality and quantity. This includes a professional grading and drainage plan which demonstrates that any proposed development will not negatively impact any adjacent and/or downstream landowners.**

Comment

The Functional Servicing & Stormwater Management Report for the proposed lots includes a grading and drainage plan which details the on-site private services (well & septic), proposed driveway alignment, high level grading and stormwater management approach.

The Functional Servicing & Stormwater Management Report for the proposed lots has concluded that the proposed development of the five lots can meet the servicing and stormwater management objectives of the Municipality and MECP and will not negatively impact any adjacent and/or downstream landowners.

3.) The proposed severances take into consideration the existing Environmental Protection (EP) areas and that suitable building envelopes are provided for each lot, therefore not relying on EP lands for developable area.

Comment

The developable areas on the proposed lots do not rely on EP lands. Suitable building envelopes that can accommodate a dwelling, private septic system and well are provided on each proposed lot.

4.) That the identified building envelopes maintain a minimum setback of 30 metres from fish habitat.

Comment

The EIS concluded that based on the site conditions and the steep slope of Nipissing Ridge, fish passage onto the property within the ephemeral swales (drainage features) is not possible. No fish were observed in these swales and all three drainage features are classified as seasonal, indirect fish habitat. As such, the buffer area around these drainage features has been reduced to 15 m. The drainage features and their associated 15 m buffers are zoned EP on the proposed zoning by-law schedule.

6.5 MUNICIPALITY OF MEAFORD ZONING BY-LAW 60-2009

The subject lands are currently zoned Rural (RU) and Environmental Protection (EP) under the Municipality of Meaford Zoning By-law 60-2009. The lands zoned EP identify the steep slope of the Nipissing Ridge and associated buffer area and the drainage features and their buffers, as identified by the GSCA. The current EP delineations are not based on a site-specific topographical survey, but rather on desk top observations.

Figure 10: Current Zoning



Source: Schedule A – Map 16 - Municipality of Meaford Zoning By-law 60-2009

6.6 PROPOSED ZONING BY-LAW AMENDMENT

A topographical survey of the subject property was completed by Van Harten Surveying. This topographical survey accurately identifies the top of the ridge and the locations of the ephemeral swales (drainage features) on the subject lands. As such, we are proposing to re-define the limits of the EP Zone. The slope of the Nipissing Ridge and the required 15 m setback from the top of the ridge are zoned EP on the proposed zoning by-law schedule below. The EIS concluded that based on the site conditions and the steep slope of Nipissing Ridge, fish passage onto the property within ephemeral swales is not possible. No fish were observed in these swales and all three drainage features are classified as seasonal, indirect fish habitat. The buffer area around these drainage features has been reduced to a width of 15 m. The drainage features and their associated 15 m buffers are zoned EP on the proposed zoning by-law schedule.

The Residential Limited Service (RLS) Zone is applied to shoreline lots accessed by any road that is not a year-round maintained public road. The uses permitted and zone standards are the same as those of the Shoreline Residential (SR) Zone. Single detached dwellings are permitted. It is proposed to zone the developable areas on the proposed lots Residential Limited Service – Holding (RLS-H). The Holding (H)

Symbol can be removed when the private common element condominium road is constructed and registered. Zoning conformity to the RLS Zone for the proposed lots is shown below on Table 3 below.

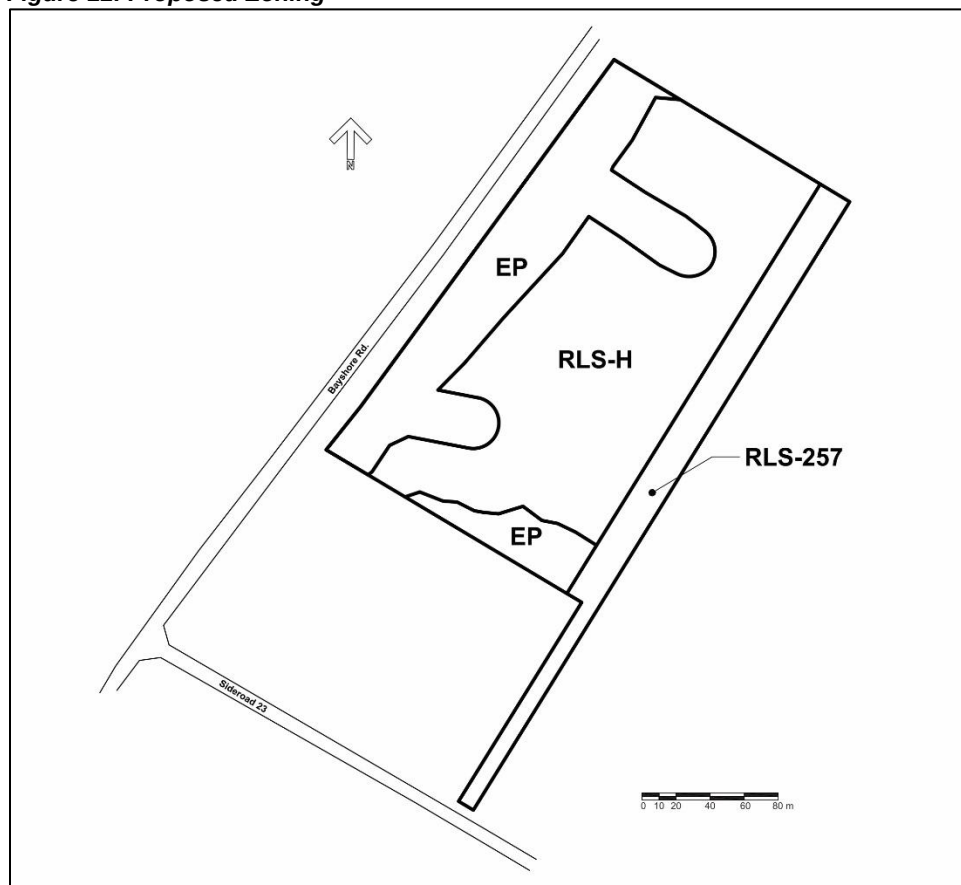
Table 3: Residential Limited Service (RLS) Zone Conformity

ZONE STANDARD	RLS ZONE	PROPOSED LOTS
Minimum Lot Area (m ²)	6,000	7,483
Minimum Lot Frontage (m)	n/a	29.9
Minimum Front Yard Setback (m)	9.0	9.0
Minimum Interior Side Yard Setback (m)	2.0	2.0
Minimum Rear Yard Setback (m)	10.0	34.0

The Municipality of Meaford Zoning By-law has Exception No. 257 set aside that is applied where lands are to be maintained free and clear of buildings and structures. The RSL-257 is the appropriate zoning for the proposed private common element condominium road.

The proposed Zoning By-law Amendment will re-zone the subject lands from the Rural (RU) and Environmental Protection (EP) Zones to the Residential Limited Service – Holding (RLS-H), Residential Limited Service Exception 257 (RLS-257) and Environmental Protection (EP) Zones (*see Appendix D*).

Figure 11: Proposed Zoning



7.0 CONCLUSION

The proposed Consent, Plan of Condominium and Zoning By-law Amendment applications are consistent with the Provincial Policy Statement and conform to the policies of the Grey County and Municipality of Meaford Official Plans.

The proposed development has merit and constitutes good planning.

Respectfully submitted,



Miriam Vasni, MCIP, RPP

APPENDIX A

Pre-Consultation Comments, May 31, 2018



Planning and Development

595 9th Avenue East, Owen Sound ON N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax (519) 376-7970

May 31, 2018

Ms. Miriam Vasni,
MEV Land Use Planning/Project Management
Sent Via Email

Re: Pre-Submission Consultation Meeting with respect to proposed Consent and Plan of Condominium Applications at Part Lot 23, Broken Front Concession, geographic Township of Sydenham, Municipality of Meaford, Roll Number 421051000407110

Dear Ms. Vasni:

This correspondence is in response to our pre-submission consultation meeting on May 23, 2018 in which we discussed your client's proposed consent and condominium applications. First, we would like to thank you for taking the time to meet with Municipal and County staff, to outline your proposed development. This letter should reiterate what we spoke of at our meeting, and provide a record of what the County and Municipality would need to see addressed as part of future potential development applications, including possible consent and plan of condominium applications. Depending on the final development proposal, a zoning by-law amendment application may / may not be needed.

At the meeting you and your client laid out your client's plans to potentially seek approvals for four residential lots with access on a private condominium road. We also talked about the abutting residential property owner to the northeast also potentially being provided a secondary access to their lands, via the condominium road. No new entrances would be coming off Bayshore Road in this regard.

If any of the above parameters have changed or are incorrect, please advise prior to the submission of any planning applications.

The subject property is designated as 'Inland Lakes and Shoreline' with portions of 'Hazard Lands' on Schedule A to the County Official Plan. Similarly, in the Municipality of Meaford Official Plan, the property is designated as 'Shoreline' with a portion of 'Environmental Protection.' The subject property is currently zoned as Rural 'RU' and Environmental Protection 'EP' in the Municipal Zoning By-law.

There are no mapped environmental features on-site, but portions of the subject lands are within the adjacent lands of mapped 'Significant Woodlands'. Furthermore, in recent nearby development applications there was an Environmental Impact Study (EIS) completed, which flagged the potential for endangered and threatened species habitat in this area. At the meeting, we noted the importance of speaking with staff from the Grey Sauble Conservation Authority (GSCA) and engaging them in a pre-submission consultation site visit. GSCA staff will be able to help determine whether or an Environmental Impact Study (EIS) is required for this property, and if so, what the scope of the EIS would be. As part of new multi-lot creation applications in the Inland Lakes and Shoreline, the County does require demonstration that there will be no new negative impacts on the shoreline or abutting waterbody (in this case Georgian Bay).

The proposed development appears to be outside of the mapped karst areas, however we would note that the karst area mapping can be unreliable across the County.

As we talked about at the meeting, both the County/Municipal Official Plans and Municipal Zoning By-law would generally permit the proposed lots at the scale being proposed, on these lands, subject to meeting technical requirements. In order to permit such lots the County and Municipality would require the following applications:

1. Municipal consent applications, and
2. a County Plan of Condominium application.

As has been noted above, a zoning by-law amendment may or may not be triggered for this development.

In support of the above-noted applications, the following studies would be required;

1. Planning Justification Report addressing the *Planning Act*, Provincial Policy Statement, County Official Plan, and Municipality of Meaford Official Plan Policy,
2. Archaeological Assessment, Stage 1 at a minimum, and further stage if recommended by the Stage 1,
3. Engineering/Hydrogeological Report – a report demonstrating that the subject lands can be serviced by well, septic, and that stormwater management and drainage function properly on-site,
4. Environmental Impact Study – if requested by GSCA,
5. Plan of Condominium application to the County including all required application fees/deposits, and
6. Consent applications to the Municipality including all required application fees/deposits.

In order to fulfill the requirements of item # 3 above, a test well may need to be installed on-site.

Should the abutting landowner wish to tie into the proposed condominium road, additional procedural questions may arise. County and Municipal staff would be happy to work with you to address these questions; however a legal opinion from your solicitor may also be required in this regard.

As we talked about, the County Official Plan is currently in the process of being refreshed through the Recolour Grey process. More information on Recolour Grey is available at: <https://www.grey.ca/programs-initiatives/recolour-grey>

Although we may have neglected to mention this at the meeting, the County and Municipality would also encourage the proponents to engage representatives of the First Nations and the Métis in early consultation, even in advance of the formal *Planning Act* circulation, which is part of the plan of condominium process. Contact information for the First Nations and the Métis, can be provided to you should you require this information.

The above information reflects what the County and Municipality would need to see submitted to constitute complete applications for the proposed consent and plan of condominium applications.

The County and the Municipality reserve the right to ask for more information or clarification at a later date based on; further review, agency comments, or public concerns.

Thank you for your interest in developing in Meaford. Please do not hesitate to contact the County or the Municipality if you have any questions or concerns with any of the requirements noted above.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Scott Taylor', is written over a light yellow rectangular background.

Scott Taylor, MCIP, RPP
Senior Planner
519-372-0219 extension 1238
scott.taylor@grey.ca
www.grey.ca

cc. Liz Buckton, Municipality of Meaford (by email only)
Kara Rogers, Municipality of Meaford (by email only)
Jacob Kloeze, Grey Sauble Conservation Authority (by email only)

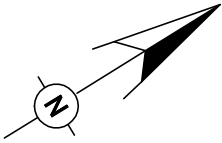
APPENDIX B

Survey – Unopened Road Allowance Purchase

PLAN OF SURVEY
OF PART OF
ROAD ALLOWANCE
BETWEEN CONCESSION BROKEN FRONT AND
CONCESSION A SYDENHAM LYING SOUTHWEST
OF R527505 & NORTHEAST OF AN EASTERLY
EXTENT OF THE NORTHERLY LIMIT OF LOT 24
CONCESSION BROKEN FRONT SYDENHAM
AND PART OF
LOT 23 BROKEN FRONT CONCESSION
TOWNSHIP OF SYDENHAM
COUNTY OF GREY

HEWETT AND MILNE LIMITED

SCALE : 1 Inch = 100 Feet



LEGEND
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
WIT DENOTES WITNESS
H&M DENOTES HEWETT AND MILNE LTD., O.L.S.
P1 DENOTES PLAN 16R-4635

IMPERIAL
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN
BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.

DATE.....

NEIL C. MILNE, O.L.S.

PLAN 16R-
RECEIVED AND DEPOSITED

DATE.....

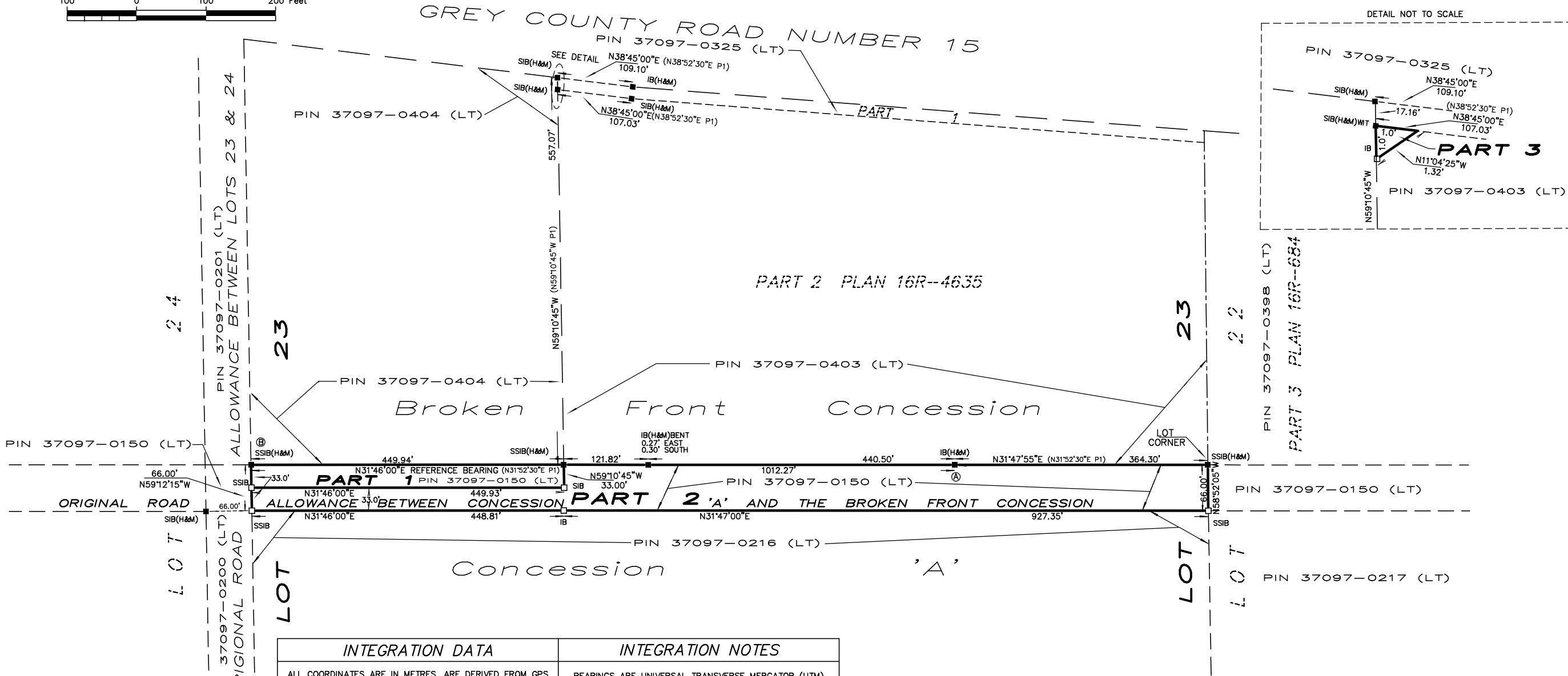
REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION
OF GREY (No. 16)

SCHEDULE OF PARTS

PART	LOT & CONCESSION	PIN
1	PART OF ROAD ALLOWANCE BETWEEN CONCESSION BROKEN FRONT AND CONCESSION A SYDENHAM LYING SOUTHWEST OF R527505 & NORTHEAST OF AN EASTERLY EXTENT OF THE NORTHERLY LIMIT OF LOT 24 CONCESSION BROKEN FRONT SYDENHAM.	PART OF 37097-0150(LT)
2		
3	PART OF LOT 23 BROKEN FRONT CONCESSION	PART OF 37097-0403(LT)

PARTS 1 AND 2 COMPRISE PART OF PIN 37097-0150(LT)

PART 3 IS PART OF PIN 37097-0403(LT)



INTEGRATION DATA			INTEGRATION NOTES
ALL COORDINATES ARE IN METRES, ARE DERIVED FROM GPS RTK OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSRS)(1997.0). COORDINATE VALUES ARE TO A RURAL ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.			BEARINGS ARE UNIVERSAL TRANSVERSE MERCATOR (UTM) GRID, DERIVED FROM NETWORK GPS OBSERVATIONS TRANSFERRED TO MONUMENTS 'A' AND 'B' SHOWN HEREON. THE UTM GRID BEARING BETWEEN POINTS 'A' AND 'B' IS N31°46'00"E, NAD83(CSRS)(1997.0), AND IS REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99956 BEARING COMPARISONS TO REGISTERED INSTRUMENTS AND PLANS SHOWN ON THIS PLAN ARE ASTRONOMIC BEARINGS. A CLOCKWISE ROTATION OF 000°00'00" CAN BE APPLIED TO THESE ASTRONOMIC BEARING COMPARISONS TO CONVERT TO UTM GRID BEARINGS
POINT ID	NORTHING	EASTING	
A	4945118.87	512307.10	
B	4944856.61	512144.72	
CAUTION: COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN			

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT
AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 21st DAY OF JULY 2016.

JULY 30th 2016

NEIL C. MILNE,
ONTARIO LAND SURVEYOR

HEWETT AND MILNE LIMITED
ONTARIO LAND SURVEYORS



302, 8th STREET EAST,
OWEN SOUND, ONTARIO
P. O. BOX 112, N4K 5P1
TEL. 519-376-5528
FAX 519-376-5534
EMAIL : handm@bmts.com

DRAWN BY	FILE #	FILE LOCATION
TU	16-60	

APPENDIX C

Grey-Sauble Conservation Authority Comments, July 12, 2018



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

July 12, 2018

Miriam Vasni
MEV Planning Solutions
62 Highland Crescent
Collingwood, ON
L9Y 5H3

Dear Ms. Vasni:

RE: Pre-Consultation for Consent to Sever and Condominium Application
Applicant: Miriam Vasni
Lot 23, Concession BF; County Road 15
Municipality of Meaford, formerly Sydenham Township
Roll No. 42-10-510-004-071-10
Our File: P13310

The Grey Sauble Conservation Authority (GSCA) has reviewed this application in accordance with our mandate and policies for natural hazards, for natural heritage issues as per the Provincial Policy Statement and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

Subject Proposal

It is our understanding that the proponent intends to file consent and condominium applications for the subject lands. The purpose of these applications is to allow for the severance and subsequent development of the subject property into multiple lots for residential development. The Condominium application is for the construction and subsequent maintenance of an access road from Sideroad 23, providing access to all proposed lots.

Site Description

The subject property is located on the east side of County Road 15, approximately 150 metres north of the County Road 15 and Sideroad 23 intersection, within the Municipality of Meaford, formerly Sydenham Township. The property is generally rectangular in shape, with the recently acquired unopened road allowance extending to Sideroad 23 off the south lot line.

The majority of the property consists of agricultural land, as the eastern portion of the property was recently utilized for agricultural purposes. The Nipissing Ridge runs parallel to both the

1 of 5



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

County Road 15 and the western lot line, with the top of slope cresting at an average of 20 metres inside the subject property's boundary. The top of the ridge is dominated by aspen, apple, and ash species, while maple and ash cover the slope before transitioning to eastern white cedar along the base. A wet area is located within the southwest portion of the property, where cattails and dogwood species were noted, among others. The unopened road allowance is generally flat and dominated by cedar trees, before dropping sharply towards Sideroad 23. Multiple watercourses run through the property, before cresting the Nipissing Ridge and forming gully features, eventually outletting to Georgian Bay.

GSCA Regulations

Portions of the subject property are regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated areas are associated with multiple watercourses bisecting the property and the associated flooding and erosion concerns as well as erosion concerns associated with the Nipissing Ridge.

Under this regulation a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structures, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure; site grading; or, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere, if occurring within the regulated area. Also, a permit is required for interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek stream or watercourse.

Provincial Policy Statement (2014)

3.1 Natural Hazards

Portions of the property are identified as natural hazards due to flooding and erosion risks associated with the aforementioned watercourses and erosion risks associated with the Nipissing Ridge slope feature. These areas are shown on the attached mapping and are generally identified as "Environmental Protection (EP)" zone under the Municipality of Meaford's Comprehensive Zoning By-Law 60-2009.

Generally, no development is permitted within these areas, although we do note that the condominium road will require crossing of three areas currently identified as EP. All development shall maintain a minimum 15 metre setback from the top of the slope associated with the Nipissing Ridge.

2.1 Natural Heritage

Natural heritage features identified on and adjacent to the subject property include significant woodland, fish habitat, and the potential presence of threatened and endangered species.

Under section 2.1.5 b) of the Provincial Policy Statement (PPS): *Development and site alteration shall not be permitted in significant woodlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

Under section 2.1.8 of the PPS: *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on their natural features or on their ecological functions.*

While no significant woodland has been mapped on the subject property, the wooded area to the west of County Road 15 is mapped as significant woodland in the County of Grey Official Plan (OP). The County OP recommends an adjacent lands width of 50 metres when evaluating for potential negative impacts. Given the currently zoned 'EP' lands on the subject property, no development is anticipated within 50 metres of the significant woodland. Considering this distance separation, and the division of the woodland and subject property by County Road 15, no negative impacts are anticipated to the ecological function of the adjacent lands as a result of development on the subject property.

Under section 2.1.6 of the PPS: *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

In addition, section 2.1.8 of the PPS is applicable (see above).

The unnamed watercourses constitute fish habitat, whether directly or indirectly as tributaries of Georgian Bay. The County OP defines the adjacent lands of fish habitat to be 30 metres. Depending on lot configuration, multiple lots may fall within the areas identified as fish habitat and their adjacent lands. Lots should be configured in a manner that provide suitable development envelopes while maintaining appropriate setbacks from these watercourse features. In addition, appropriate stormwater management controls should be utilized to address water quality. Finally, appropriate sediment and erosion controls should be utilized at the time of development to ensure no negative impacts.

Under section 2.1.7 of the PPS: *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

Natural Heritage Information Centre records identify Eastern Meadowlark and Bobolink as occurring on the adjacent property to the east, with a recent Environmental Impact Study confirming their presence. While no sightings of either species were confirmed during a site inspection, the habitat on site is consistent with that utilized by both species. We recommend that the Ministry of Natural Resources and Forestry be contacted regarding this matter to ensure compliance with relevant provincial and federal regulations.

Stormwater Management

Currently the subject property is vacant and largely maintained in grassland and forested areas. The subject proposal would see a significant increase in impermeable surfaces on the property as a result of development. Due to existing erosion concerns of the Nipissing Ridge and gulley features of the watercourses, it is imperative that appropriate stormwater management controls are utilized for water quantity. Further, the increased stormwater runoff from this development will ultimately drain to Georgian Bay, which provides important fish habitat and recreational uses. As such, water quality will also need to be addressed.

Recommendations

Based on our review of the subject lands, it is our opinion that the creation of three lots will not negatively impact on the natural heritage system and adjacent lands. We offer the following recommendations:

1. That an appropriate stormwater management plan be created to address water quantity and water quality concerns to the satisfaction of GSCA and the Municipality of Meaford. This includes a professional grading and drainage plan which demonstrates that any proposed development will not negatively impact any adjacent and/or downstream landowners.
2. That proposed severances take into consideration the existing "Environmental Protection (EP)" areas, and that suitable building envelopes are provided for each lot, therefore not relying on "EP" lands for developable area.
3. That identified building envelopes maintain a minimum setback of 30 metres from fish habitat as identified in the County of Grey Official Plan.

Severances and development envelopes deemed suitable upon a review of the subject property have been identified on the attached mapping. If the proponent wishes to encroach upon the 30 metre setback from watercourses in order to accommodate additional lots, then we recommend that an Environmental Impact Study be completed to address the ecological functions of the natural heritage features and adjacent lands and the potential impacts of the development proposed.

We note that permits will be required from this office for the construction of an access road through the unopened road allowance and for any site alterations within the regulated area.

If any questions should arise, please contact our office.

Regards,

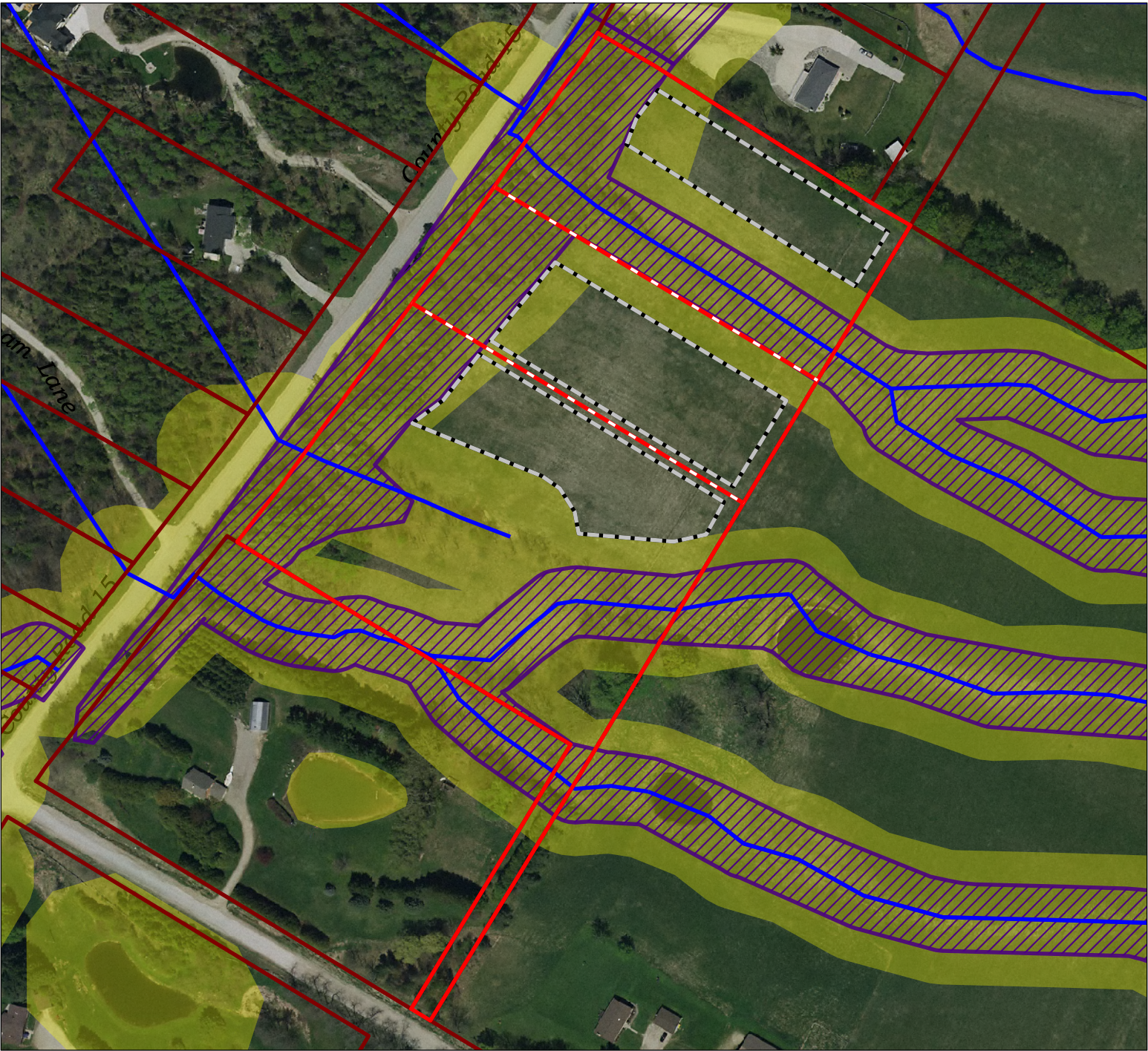


Jacob Kloeze
Planning Technician

Enclosure

cc Harley Greenfield, Authority Director, Municipality of Meaford
 Jaden Calvert, Authority Director, Municipality of Meaford
 Planning Department, Grey County
 Planning Department, Municipality of Meaford
 Don McCullough, Landowner

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



- Subject Property (approx.)
- ON Parcels (approx.)
- Hazard Area
- Watercourse
- Ontario Regulation 151/06
- Proposed Severance
- Development Envelope



Scale = 1:2500



Site Inspection
County Road 15
Lot 23, Concession BF
Municipality of Meaford
(formerly Sydenham Township)
Roll No. 42-10-510-004-071-10
Our File: P13310
Thursday, July 12, 2018

The included mapping has been compiled from various sources and is for information purposes only. Grey Sauble Conservation is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map. Regulation lines were created by Grey Sauble Conservation (GSC) using 1 metre contours interpolated from the Provincial (10 metre) Digital Elevation Model Versions 1 & 2 & 1:10000 scale mapping.

By accepting this map you agree not to edit the map or disclaimer without the exclusive written permission of Grey Sauble Conservation. You also acknowledge that the information on this map is relevant only to the subject property and may be subject to change.

Produced by GSC with Data supplied under Licence by Members of Ontario Geospatial Data Exchange.
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This mapping contains products of the South Western Ontario Orthophotography Project (SWOOP). These images were taken in 2015 at 20cm resolution. They are the property of Grey Sauble Conservation © 2018



APPENDIX D

Draft Zoning By-law Amendment

THE CORPORATION OF THE MUNICIPALITY OF MEAFORD

By-Law Number XX-2020

Being a By-law to amend Zoning By-law 60-2009 of the Municipality of Meaford pertaining to Part Lot 23, BFC, RP16R-4635, Part 2 and Part of Road Allowance Between BFC & Concession A, RP16R-10756, Part 2.

Whereas, Council of the Corporation of the Municipality of Meaford deems it in the public interest to pass a by-law to amend By-law 60-2009; and

Whereas, pursuant to the provisions of Sections 34 & 36 of the Planning Act, R.S.O. 1990, as amended, a by-law may be amended by Councils of Municipalities.

The Council of the Corporation of the Municipality of Meaford enacts as follows:

1. Map 16 of Schedule A to By-law 60-2009 is hereby amended by re-zoning those lands described as Part Lot 23, BFC, RP16R-4635, Part 2 and Part of Road Allowance Between BFC & Concession A, RP16R-10756, Part 2, in the former Township of Sydenham, now incorporated as part of the Municipality of Meaford and shown on Schedule "A-1", affixed hereto, from the Rural (RU) and Environmental Protection (EP) Zones to the Residential Limited Service – Holding (RLS-H), Residential Limited Service Exception 257 (RLS-257) and Environmental Protection (EP) Zones.

2. Lands Subject to Exception 257

Lands zoned Residential Limited Service Exception 257 (RLS-257) are to be maintained free and clear of buildings and structures.

3. Removal of Holding (H) Symbol

Removal of the Holding (H) Symbol can occur when the private common element condominium road is constructed and registered.

4. Schedule "A-1" and all notation thereon are hereby declared to form part of this by-law.

5. This By-law shall come into force and take effect upon being passed by Council, pursuant to the Planning Act, R.S.O., 1990, as amended.

Read a first, second and third time and finally passed this ____ day of _____, 2020

Barb Clumpus, Mayor

Matthew Smith, Clerk

SCHEDULE A-1

To By-law No. XX-2020
Of the Corporation of the Municipality of Meaford
Passed this ____ day of _____, 2020

