
412 MILLER ST. MEAFORD

Planning Justification Report
December 2023

412 MILLER ST. MEAFORD
PLANNING JUSTIFICATION REPORT
TRAVIS & ASSOCIATES
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EXECUTIVE SUMMARY

Travis & Associates was retained by the Owner, Harry Littler, in 2022 to provide land use planning services concerning development of lands situated at 412 Miller St, Meaford, Ontario. The subject lands are 7.0 ha in area. The immediate existing neighbourhood is characterized as comprising single detached residential dwelling types, typically on large lots. It is noted that many of the larger lots are capable of accommodating additional residential development that would be consistent with contemporary planning policy directions.

The Official Plans for the County of Grey and Town of Meaford designate the subject lands as Primary Settlement Area and Urban Living Area uses respectively. Both Official Plans allow for a range of residential dwelling types and promote residential development at a higher density that predominates at the existing neighbourhood level. The existing zoning on the subject lands is (D) Development Zone and (EP) Environmental Protection Zone.

Approval is sought for a Draft Plan of Subdivision and a related implementing Zoning By-law to enable development of a residential subdivision. The proposed subdivision would yield 163 dwelling units, comprising 18 single detached, 46 semi-detached units, 26 street-oriented townhomes and a medium density residential condominium block having a maximum unit yield of 73 units. The net development area is calculated at 4.6ha and results in a development density of 35 units per ha. The Draft Plan includes provisions for a 0.3378ha neighbourhood public park, a stormwater management facility and a small environmental protection block. The proposed neighbourhood public park comprises about 4.8% of the total subdivision lands.

The proposed subdivision layout achieves a density that conforms to land use planning policy while accounting for existing adjacent residential uses. This is achieved through an efficient internal municipal road pattern that services a range of residential dwelling types.

Access to the site is via Miller Street. The subdivision will be on full municipal services. The main internal road (Street A) is proposed as a municipal road to be engineered and constructed to an urban standard that includes full municipal services, streetlights and sidewalks.

In addition to accounting for County and Municipal Official Plan policy, the subject proposal is also considered under provisions of the Provincial Policy Statement (2020).

Supporting environmental, engineering and archaeological studies and reports demonstrate that the subject lands are suitable for residential development at a density, layout and form resulting from the proposed Draft Plan and implementing Zoning By-law.

In reviewing applicable Provincial, County and local municipal planning policy, it is concluded that the subject applications are consistent with Provincial directions and conform to the intent of County and local Official Plan land use policy. The various supporting technical studies and reports confirm that the subject lands are suitable for the proposed residential development.

1. PURPOSE

The purpose of this Planning Justification Report (PJR) is to present and assess the development proposal. In particular, this report will:

1. Describe the existing land use context
2. Explain the planning approvals proposed
3. Identify applicable land use planning policy considerations
4. Review supporting technical documents
5. Provide a planning analysis
6. Summarize findings

2. SITE DESCRIPTION

The subject lands are situated in the Town of Meaford and located 412 Miller St (County Rd 12) between Gardiner and Pearson Streets, south of Nelson St W. For reference orientation purposes, the Miller Street frontage is considered as project south.

The lands comprise approximately 7.0 ha with 246m frontage on Miller St. The north, east and west property boundaries abut existing residential dwellings. The lands are generally considered flat, gently sloping in nature. The property contains a drive shed, barn and residence on farmed land.

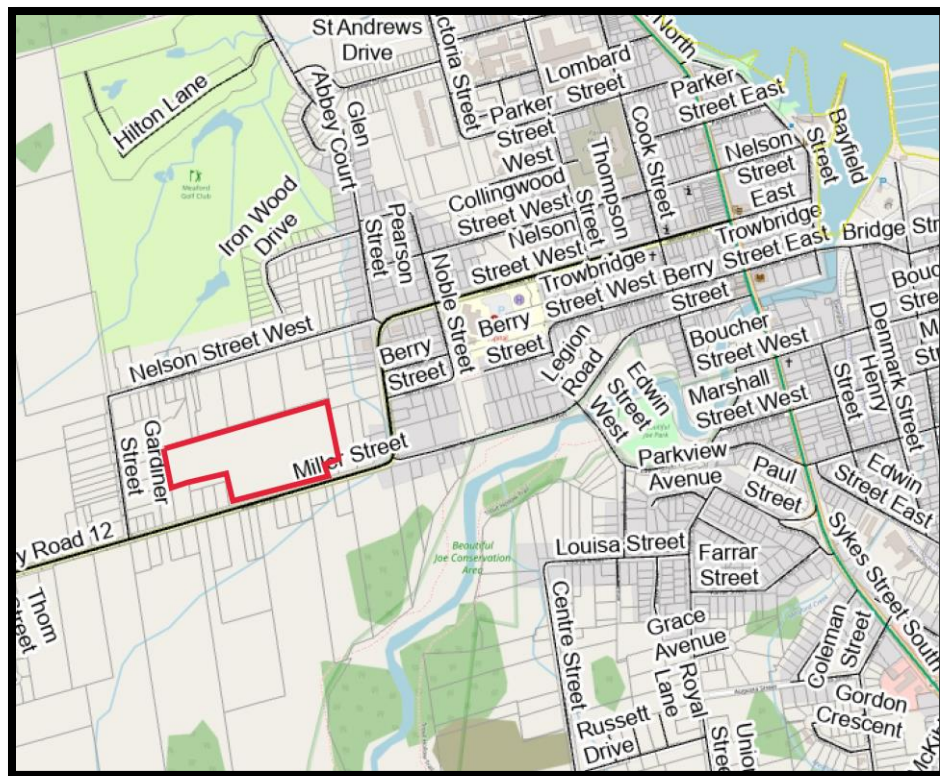


Figure 1: Location

3. SURROUNDING LAND USES

The overall area can be generally described as being dominated by low-density residential uses (single detached on large lots). Single detached residential uses abut the north, east and west property boundaries. For the most part the existing residential neighbourhood has developed over time with single detached homes on larger lots. This pattern typifies development found in the fringe areas of older more urban, town centers. With the advent of improved municipal services and increased development pressures, it is anticipated that additional “infill” residential development will occur in the area.

Downtown Meaford is located approximately 1.2 kilometres to the east of the subject lands. Meaford hospital lies approximately 1 kilometre to the east of the subject lands. The local public school is approximately 2.6 kilometres to the south.



Figure 2: Area Context

Figure 4, below, is the proposed Draft Plan. The essential structure takes the form of one proposed public road (Street A) servicing the residential uses. This street is proposed to be at the Town standard 20m right of way width.

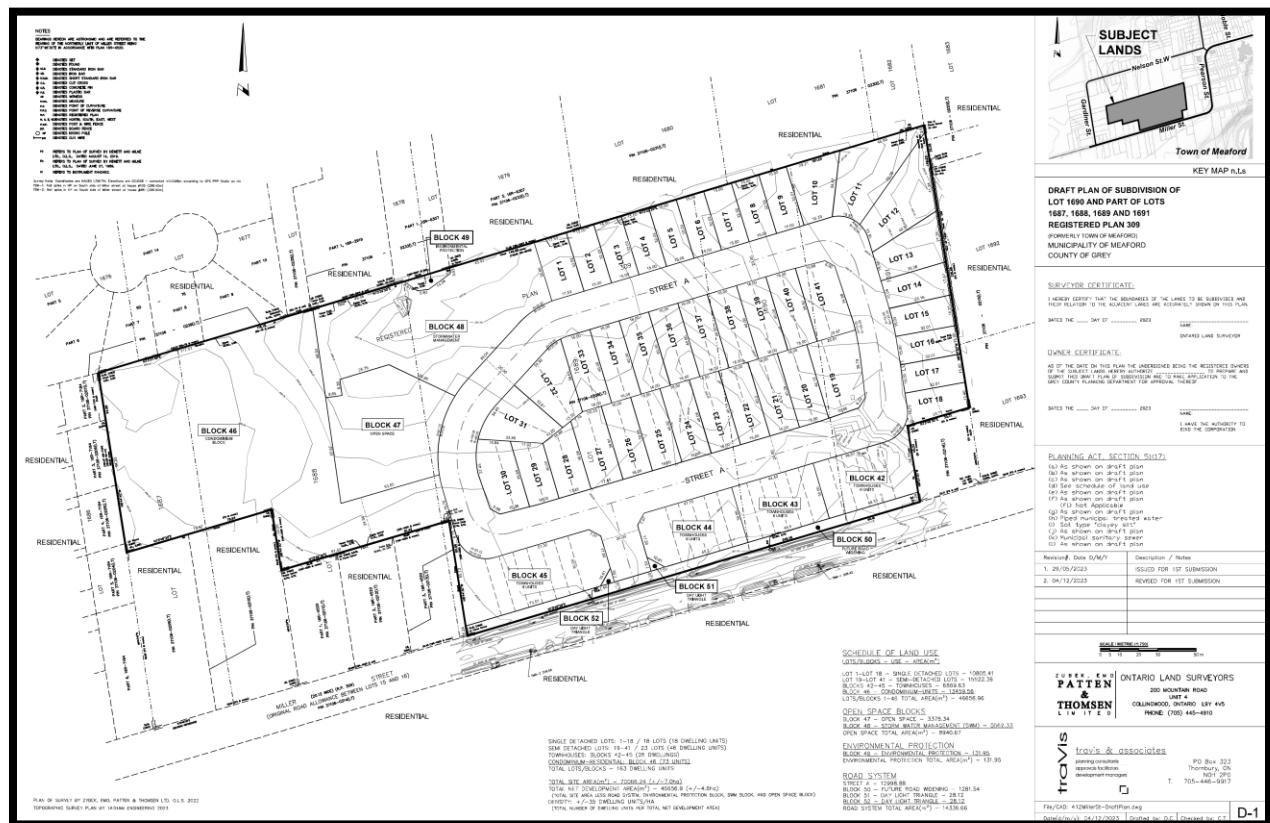


Figure 4: Proposed Draft Plan

The Draft Plan proposes a Condominium Black (Block 46) at the west end of the subdivision, having a 16m frontage off Street A. The proposed zoning would allow for medium density Multiple dwelling type residential. Access to Block 46 is off Street A via a private condo road. Development of this block would be subject to a future site plan approval application that would address housing form details, landscaping, parking and access design.

The Draft Plan also has provisions for a Storm Water Management facility, Block 48, situated abutting the northwest side of the street A between the Open Space block and the Environment Protection block, as well as the northern boundary of the subject land.

There is a minor Environmental Protection (Block 49) area north of the Storm Water Management block and adjacent to the northern property line.

A neighbourhood park Open Space area is proposed (Block 47) 3378 sq.m. on the west side of Street A, south of the storm water management area. The land use schedule from the Draft Plan is excerpted below.

<u>SCHEDULE OF LAND USE</u>	
<u>LOTS/BLOCKS – USE – AREA(m²)</u>	
LOT 1–LOT 18 – SINGLE DETACHED LOTS –	10805.41
LOT 19–LOT 41 – SEMI–DETACHED LOTS –	15522.36
BLOCKS 42–45 – TOWNHOUSES –	6869.63
<u>BLOCK 46 – CONDOMINIUM–UNITS –</u>	<u>13459.56</u>
LOTS/BLOCKS 1–46 TOTAL AREA(m ²) –	46656.96
<u>OPEN SPACE BLOCKS</u>	
BLOCK 47 – OPEN SPACE –	3378.34
<u>BLOCK 48 – STORM WATER MANAGEMENT (SWM) –</u>	<u>5562.33</u>
OPEN SPACE TOTAL AREA(m ²) –	8940.67
<u>ENVIRONMENTAL PROTECTION</u>	
<u>BLOCK 49 – ENVIRONMENTAL PROTECTION –</u>	<u>131.95</u>
ENVIRONMENTAL PROTECTION TOTAL AREA(m ²) –	131.95
<u>ROAD SYSTEM</u>	
STREET A –	12998.88
BLOCK 50 – FUTURE ROAD WIDENING –	1281.54
BLOCK 51 – DAY LIGHT TRIANGLE –	28.12
<u>BLOCK 52 – DAY LIGHT TRIANGLE –</u>	<u>28.12</u>
ROAD SYSTEM TOTAL AREA(m ²) –	14336.66

Figure 5: Land Use Schedule

The Draft Plan includes the following characteristics:

1. The Draft Plan proposes 18 single detached, 46 semi-detached units, 26 townhouses and 73 condominium Multiple dwelling type residential units (163 total units).
2. The 73 condominium dwelling units are proposed to be zoned RM, Multiple dwellings.
3. The 26 townhome dwellings are in four blocks # 42 – 45 that front on the south side of Street A and back onto Miller St and are proposed to be zoned “RM”, Townhouse dwelling types.
4. The urban design intent is for the street townhouses that front onto Street A to have access off Street A, while having an architectural design treatment that “address” Miller Street.
5. Road widening conveyances and daylight triangle provisions in favor of the County.
6. The overall subdivision has one public road (Street A) servicing the interior of the subdivision, with access to Miller St between townhouse Blocks 44 and 45. The Condo block will have a private road access off Street A as well as a network of private driveways and parking areas that will be subject to a future detailed site plan design and application.
7. Provide a limited amount of single detached dwellings as part of a unit mix offering.
8. Allows for a housing form and mix that exceeds minimum density requirements of the County and Town while balancing land use compatibility with surrounding residential uses.
9. Integrates the neighborhood park with the SWM facility so that the open space component is comprehensively designed to provide a substantial seamless neighborhood attribute.

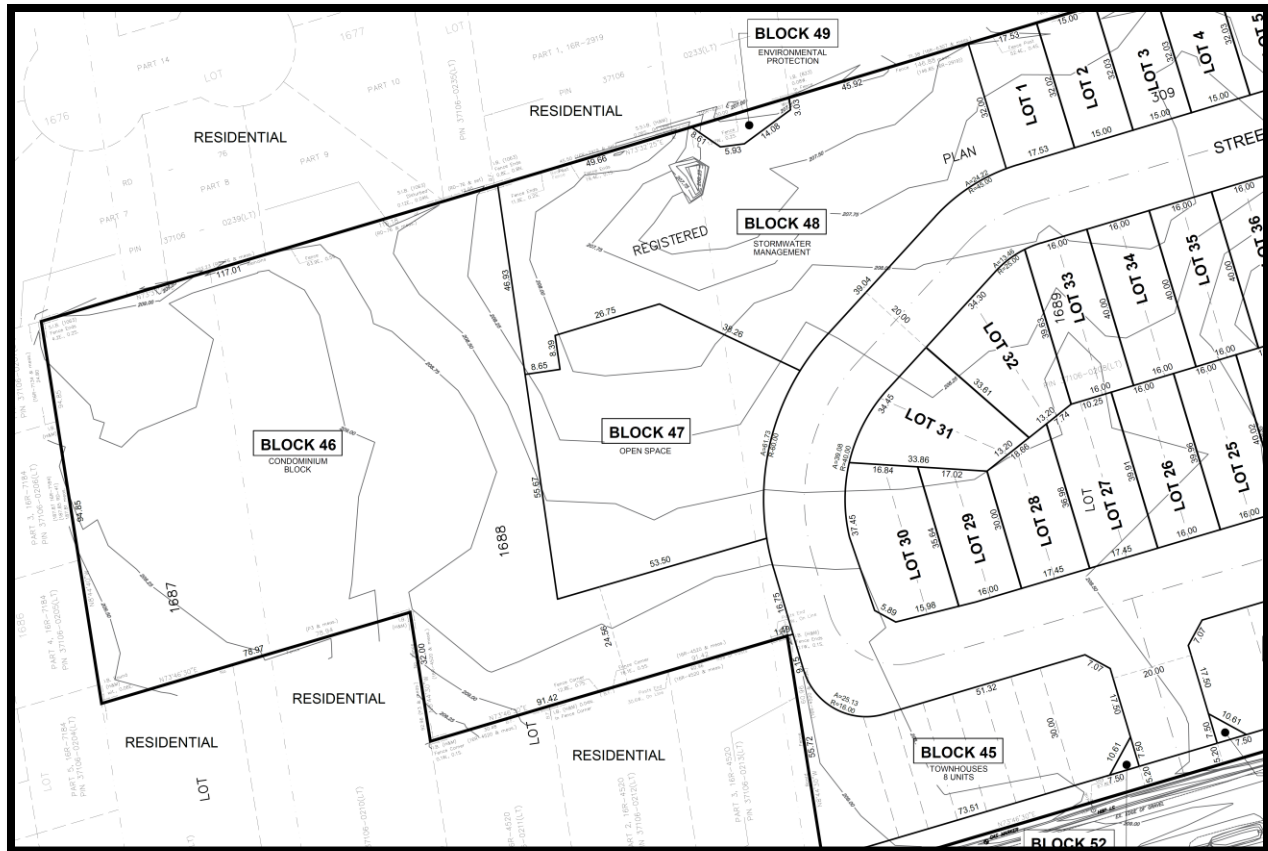


Figure 6: Draft Plan Excerpt Showing Relationships Between Blocks 46, 47, 48 and 49

SINGLE DETACHED LOTS: 1-18 / 18 LOTS (18 DWELLING UNITS)
 SEMI DETACHED LOTS: 19-41 / 23 LOTS (46 DWELLING UNITS)
 TOWNHOUSES: BLOCKS 42-45 (26 DWELLINGS)
CONDOMINIUM-RESIDENTIAL: BLOCK 46 (73 UNITS)
 TOTAL LOTS/BLOCKS - 163 DWELLING UNITS

TOTAL SITE AREA(m²) - 70066.24 (+/-7.0ha)
TOTAL NET DEVELOPMENT AREA(m²) - 46656.9 (+/-4.6ha)
 (TOTAL SITE AREA LESS ROAD SYSTEM, ENVIRONMENTAL PROTECTION BLOCK, SWM BLOCK, AND OPEN SPACE BLOCK)
 DENSITY: +/-35 DWELLING UNITS/HA
 (TOTAL NUMBER OF DWELLING UNITS PER TOTAL NET DEVELOPMENT AREA)

Figure 7: Residential Breakdown, Site Area and Density

4.2 Zoning By-law Amendment

The subject lands are currently zoned "D" Development. Permitted uses are limited and include certain agricultural uses, a single detached use, private home daycare and legally existing uses as at September 21, 2009.

The proposed amendment to the Zoning By-law is attached as Appendix 1. It seeks to rezone the subject lands from the “D”, Development zone to an “R4” exception zone, an “RM” exception zone and an “OS” zone. A portion of the existing “EP” zone will remain based on results of the EIS recommended boundary delineation.

The “R4” zone provides an appropriate existing parent zone for the single and semi-detached dwelling types in the proposed Draft Plan. The RM zone is an appropriate zone to permit the proposed Townhouse and Multiple dwelling unit types. The RM exception on the Block 46 lands is required in order to allow a 16m frontage whereas the RM zone required a 20m frontage.

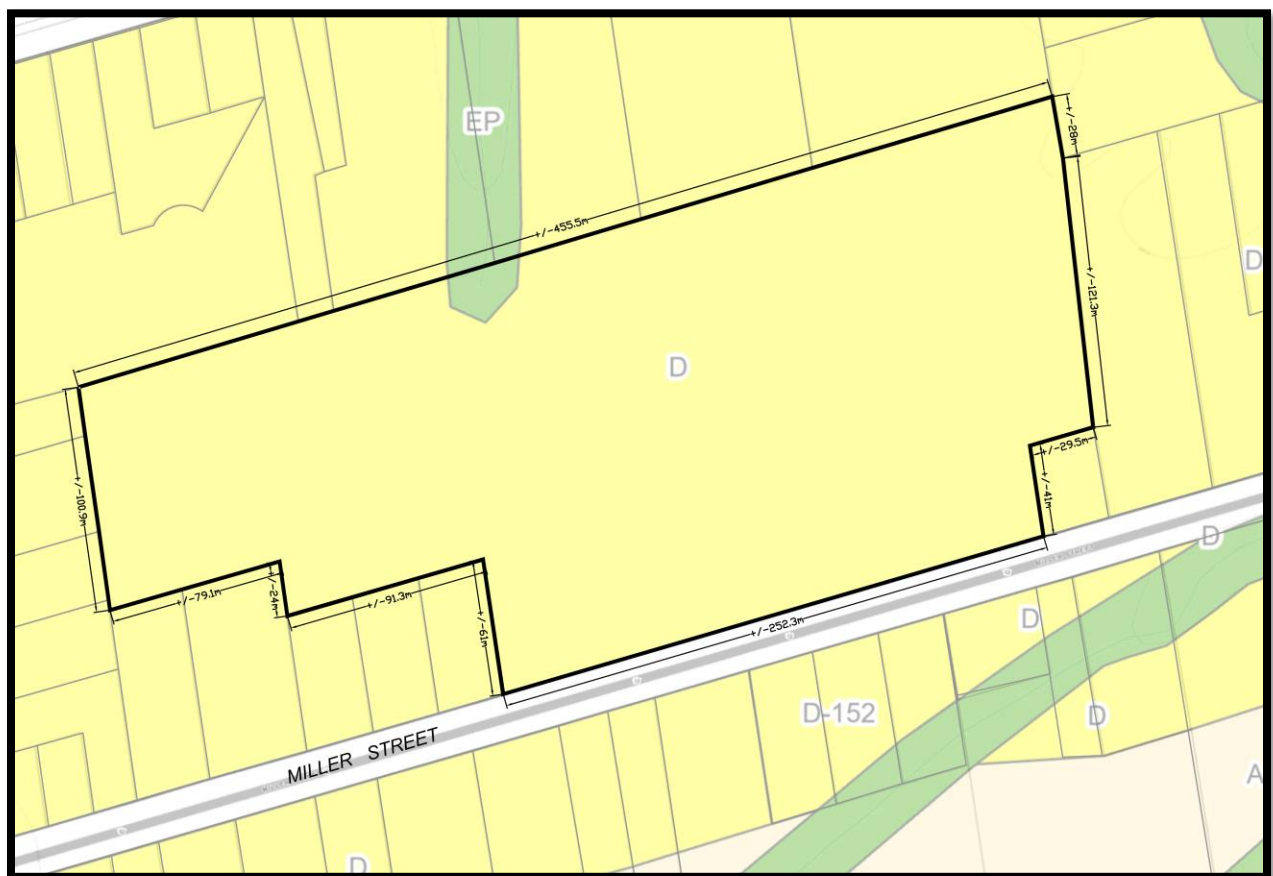


Figure 8: Existing Zoning

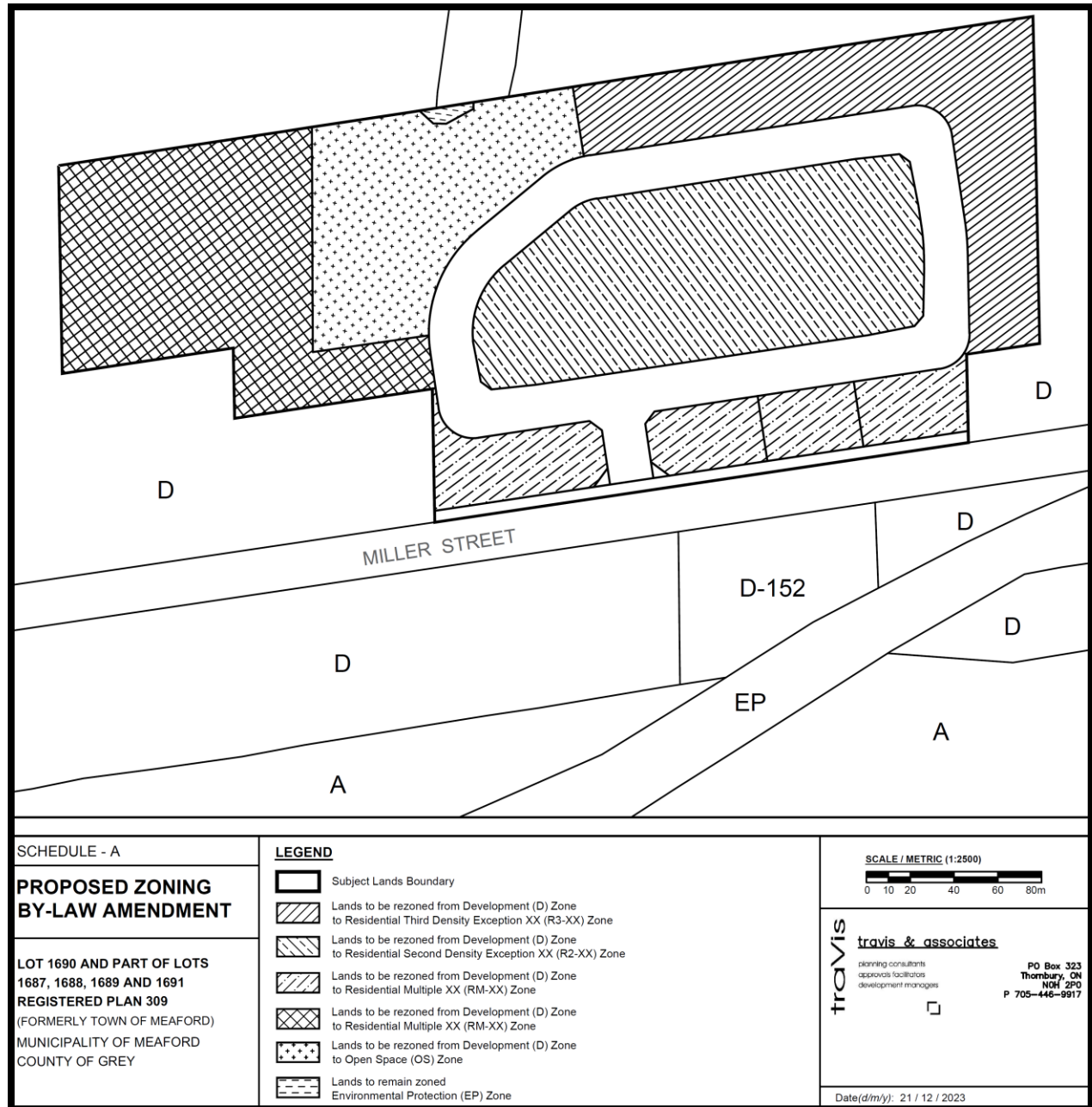


Figure 9: Proposed Zoning Schedule

5. BACKGROUND

5.1 Preconsultation

A preconsultation meeting was held on October 20, 2022 with the Town of Meaford Planning Staff and Grey County Planning Staff.

A letter was issued from Grey County Planning (Oct 18, 2022). It highlighted Official Plan policies that should be adhered to such as the minimum density development requirements in the Primary Settlement Area along with Hazard land policies and criteria for new application requirements. Subsequent to the 2022 letters there has been dialogue with the Town and the County regarding requirements for the Draft Plan submission. County Transportation Services requirements for street access to Miller St (County Rd 12), Traffic impact report, drainage and road widenings were identified.

A follow-up letter dated December 12, 2023 from County Planning Staff listed the minimum required studies and advisories.

Preconsultation responses from Bell and Enbridge did not identify any issues or concerns.

A Servicing Feasibility Brief (Tatham) provided at the preconsultation stage concluded that the subject lands can be serviced thru nearby main sanitary and water services. Storm water quality and quantity can be achieved thru a proposed SWM facility on site. Since the preconsultation meeting, Tathams have had servicing proposal responses from the Town.

The Natural Heritage Analysis (Birks) provided at the preconsultation stage noted that a small portion of lands abutting the north property line is GSCA regulated. The conclusion was that the majority of the site has a low constraint characteristic and provides an opportunity for development.

A completed Archaeological Assessment (Amick) available at preconsultation concluded that there are no areas of archaeological significance.

Overall, there were limited comments during the Preconsultation process. The majority of requirements were anticipated by the Owner consulting team. Changes to the development concept plan presented at preconsultation addressed the following planning related preconsultation comments:

1. The number of proposed road connections to Miller Street were reduced from three to one.
2. Road widenings and daylight triangles were added.
3. The internal road layout was simplified resulting in a more efficient road layout.
4. The proposed density was maintained to be slightly higher than the minimum density required.
5. The proposed neighbourhood park was adjusted to be larger and relocated to be adjacent to the SWM facility.

6. PLANNING ACT

The *Planning Act* is the legislated basis for land use planning in Ontario. It provides for policy and regulatory direction and permissions for how land use is controlled. Section 1 provides for the legislated purposes of the *Planning Act*. In particular, Subsections 1.1 (a) and (b) note that among others, two purposes of the Act are to “*promote sustainable economic development in a healthy natural environment*” and, to “*provide for a land use planning system led by provincial policy*”.

Sections 2 and 3 of the Planning Act require that planning decisions shall have regard to “*matters of provincial interest*”, as well as “*be consistent with*” provincial policy statements and, “*conform with*” provincial plans. As demonstrated in this PJR, approval of the subject applications are aligned with these Provincial requirements.

By virtue of the approved status of the Official Plans of both the County and the Town combined with the scope and nature of the subject applications, matters of Provincial interest have been addressed. Section 2 matters are accounted for in the following summary:

- (a) Addressed through approved land use designations in the County and Local Official Plans. Also, as identified and addressed through submitted engineering reports.
- (b) Addressed by virtue of the approved land use designations.
- (c) Addressed through the approved land use designations and submitted reports and studies.
- (d) Addressed through the Archaeological Stage 1 and 2 report as submitted with the applications.
- (e) Addressed through utilization of existing municipal infrastructure.
- (f) Per (e) above.
- (g) Per (e) above.
- (h) Per (c) above. (h.1) to be addressed at building permit stage through compliance with the Ontario Building Code among others.
- (i) Per (c) above.
- (j) Provision of relatively small lots (in context of existing and approved developments in the immediate area) along with the proposed townhomes dwelling types.
- (k) Not applicable.
- (l) The proposed development is in accordance with approved Official Plan policies, is subject to imposed Development Charges and, will be subject to standard MPAC valuations and property tax requirements.
- (m) To be met through established, coordinated public review, comment processes under provisions of the Act and in accordance with municipal standards.
- (n) Per (m) above.
- (o) Per (c) and (m) above.
- (p) Per (a) above.
- (q) Addressed through subdivision design that is capable of supporting transit route connections and coordinated future public sidewalk connections to the broader community.
- (r) Addressed through subdivision design implementing broader Official Plan policy in addition to design and build standards per (a) above.
- (s) Per (q) above.

Section 51 (24) requires that consideration of a draft plan of subdivision shall have regard for several additional matters. These are considered as follows:

- (a) See above regarding Section 2 of the Act.
- (b) Addressed by approved Official Plan and municipal servicing schemes.
- (c) Addressed in the Planning Justification Report submitted with the application.
- (d) Addressed by the approved Official Plan land use designations along with the supporting engineering reports and studies. (d.1) – not applicable.
- (e) Addressed in the submitted engineering servicing and traffic reports.
- (f) Addressed in the subdivision design that accounts for accepted municipal zoning By-law performance regulations for residential lots. Subject lots are consistent with accepted standards and design/layout approaches. Note that (f 1) is not applicable.
- (g) Addressed in the proposed zoning By-law to implement the proposed draft plan of subdivision in conjunction with applicable provisions of Meaford Zoning By-law 60-2009.

- (h) Addressed through submitted engineering studies with appropriate lands set aside for drainage and storm water control measures.
- (i) Addressed in the engineering reports submitted that conclude subject lands can be serviced with existing infrastructure.
- (j) To be addressed through response from School Boards.
- (k) Appropriate lands and location accounted for in the draft plan of subdivision as a result of subdivision design in accordance with engineering report conclusions.
- (l) Addressed through subdivision design enabling transit connections along with pedestrian connections to adjacent existing and future developments.
- (m) Proposed dwelling types that are subject to Site Plan Control will be considered when detailed plans are submitted under provisions of the Planning Act.

The proposed Zoning By-law Amendment and Draft Plan of Subdivision that are the subject of this PJR are further governed by Sections 34 and 51 of the *Planning Act*.

Section 34 provides the basis for Zoning By-laws. Addressing Subsection 34(1), it is submitted that the proposed ZBA appropriately regulates and restricts the “*use of land*” as well as the “*erection, locating or use of buildings*”.

Likewise, Section 51 provides the basis for Subdivision of Land through Plan of Subdivision. It is submitted that the proposal and application meet the requirements set out by way of preconsultations, completion of required application forms, along with supporting plans, Reports and Studies.

Comment: The subject applications comply with the noted Planning Act provisions including addressing matters of Provincial Interest and regard for Subdivision considerations.

7. PLANNING POLICY CONSIDERATIONS AND ANALYSIS

The Lands are located in Town of Meaford, Ontario and are therefore subject to several layers of policy direction. This Section considers the subject applications in the context of these hierarchical policy instruments.

7.1 Provincial Policy Statement (PPS)

The 2020 Provincial Policy Statement (PPS) came into effect May 1, 2020 and replaced the previous 2014 PPS. It is a province wide policy directive on matters of provincial interest in land use planning. The Planning Act requires that “decisions affecting planning matters shall be consistent with” the PPS.

The following are key PPS policies applicable to the subject applications.

Section 1: Policies are geared to “Building Strong Healthy Communities”. Under Subsection 1.1.1 policies are directed at sustaining “Healthy, liveable and safe communities”. In this regard efficient development and land use patterns are to be promoted along with provision of a range and mix of residential housing with employment, institutional, recreational, parks and open space uses (1.1.1 a) and b)). In addition, development and land use patterns which may cause environmental or public health concerns are to be avoided (1.1.1 c)). Cost-effective development patterns are

to be promoted in order to minimize land consumption and servicing costs are to be promoted (1.1.1 e)). This Section also directs that within settlement areas, sufficient land shall be made available to accommodate an appropriate range and mix of land uses for needs to a time horizon of up to 20 years through intensification and redevelopment (1.1.2).

Comment: The subject applications would result in an efficient residential development pattern within a specific area of the municipality identified for intensification of uses. It is submitted that the proposal is consistent with Section 1 PPS policy directions.

Section 1.1.3: Directs that Settlement areas shall be the focus of growth and development with their vitality and growth to be promoted. Furthermore, this policy states that land use patterns shall be based on density and mix of uses that, among other objectives, can efficiently use land and public services as well as support active transportation.

Comment: The subject applications apply to lands within an existing settlement area that is fully serviced. The subject proposal represents a land use pattern that is an efficient use of land and public services as it would result in development of vacant parcel of land within the existing urban fabric of the Town. In this respect, the proposal is consistent with Section 1.1.3 PPS policy.

Section 1.4: In Section 1.4 the PPS requires planning authorities to provide for an appropriate range and mix of housing types and densities in a manner that, among other matters, efficiently uses land resources as well as public infrastructure.

Comment: The subject proposal would result in a range of housing forms and, will enable development of a vacant parcel of land on full municipal services. The proposal is consistent with these PPS directions.

Section 2: This section provides policies addressing the wise use and management of the natural environment and resources. The lands comprise an infill parcel within an established built urban environment with no natural resources.

Comment: In this regard, the subject applications are consistent with the PPS.

Section 3: Section 3 provides natural hazards policies. The lands comprise a cleared infill parcel within an existing residentially oriented neighbourhood environment. A small portion has been identified Natural hazard and will be protected.

Comment: In this regard, proposed development of the subject lands can occur while being consistent with the PPS direction.

7.2 Grey County Official Plan (Consolidated May 8, 2023)

The following reviews key policy directions applicable to the subject application. The Grey County Official Plan (County OP) provides land use policy direction affecting the subdivision of land that reinforces the direction of growth and the nature and function of Settlement Areas.

The subject lands are identified in Schedule A, Map 1 as lying within a “Primary Settlement Area” land use. This is reinforced in Secondary Schedule Map 1a (Meaford), which places the subject lands in the same “Primary Settlement Area” land use type. Primary Settlement Areas are a key component in the structure of Grey County and are intended to be the focused location of growth in the County.

Through OPA 11, growth targets for member municipalities were updated. To 2046, Meaford’s population growth target is 13, 480 (Table 1). The proposed subdivision will assist the municipality in achieving this target.

Section 3.3 states that settlement areas are to be positioned as the focus of urban growth. Furthermore, development should be of “a compact urban form” to “promote the efficient use of land” and provision of services. The proposed subdivision conforms to the intent of this policy direction in that it proposes an overall medium density development of a larger vacant parcel of serviced land within the settlement area.

The County OP further promotes the principle of “efficient” development and “compact” urban form by requiring that new development in Primary Settlement Areas achieve a minimum density of 20 units per net hectare (3.5(5)). The proposed development will achieve a density of 35 units per ha.

Section 3.4 provides general policies for development within settlement areas. The subject proposal addresses these policies as follows:

- 1) The subject proposal represents a form of intensification on a large vacant parcel of land in a settlement area and on full municipal services.
- 2) The local Official Plan was updated in 2023.
- 3) Per 2), above and per the proposal description in Section 3 of this PJR.
- 4) Per 2), above.
- 5) Not Applicable.
- 6) Subject lands are in proximity to the existing built up area of Meaford and are proposed to be developed with a mix of unit types reflecting a medium density residential development.
- 7) Per 2), above.
- 8) Not applicable.
- 9) Servicing is available.
- 10) Addressed through the Stage 1 and 2 archeological report.
- 11) Not applicable.
- 12) Not applicable.
- 13) Not applicable.
- 14) Met through proposing four residential unit types with the predominant unit type being townhome dwelling and semi-detached dwelling types.
- 15) Density and compatibility is achieved through proposed unit types and subdivision design.
- 16) Met through subdivision design and engineering.
- 17) Not applicable.
- 18) Not applicable.
- 19) Per 2), above.
- 20) Per 2), above.
- 21) Not applicable as this is a comprehensive design plan of subdivision.

Section 4, “Live Grey”, addresses for the most part, housing policies. The County recognizes that a key factor in housing price, and hence affordability, is supply. Therefore, a main policy directive is for municipalities to maintain appropriate lands with servicing capacity to facilitate residential intensification and redevelopment along with land in draft approved status.

Section 6.12.1 directs that the proponent of an application for subdivision shall “consider and be prepared to justify” several matters. With reference to the Official Plan in affect at the time of application the following is respectively submitted:

- (a) This part deals with subdivision layout. Sub parts (i) through (xii). The proposed layout accounts for municipal standard road configuration and rights of way that provides for vehicular and pedestrian connectivity. Provisions for municipal sidewalks connections in addition to a transit supportive road layout assist in non-car transportation options and “walkability”. Public parkland and open space are significant components and attributes of the proposed draft plan.
- (b) Is addressed through provision of small lot single detached, semi-detached and townhome dwellings.
- (c) Is partially addressed through (b) above.
- (d) This is partially addressed through proposed small lot single, semis and townhome dwelling units. Given the location and range of dwelling types, it is suggested that the market for the proposed dwelling types is “mid” market.
- (e) This is addressed in the submitted Planning Justification Report.
- (f) These requirements are addressed in the Planning Justification Report which summarizes the formal preconsultations along with requirements for required studies. Required studies in support of the application are identified and summarized in the Planning Justification Report and were provided at time of application.

Section 7 focuses on the environment. Appendix Map B shows that there is a small environmental constraint on the subject lands, on the northern boundary. It is indicated as Block 48 Environmental Protection on the Draft Plan. It is addressed in detail by a supporting Environmental Impact Study. Hazard lands are defined and set as a separate block in the plan of subdivision and will be zoned as such. There is no development within identified hazard lands.

The plan of subdivision proposes a block of land for neighbourhood park purposes.

Section 7.13 provides commentary on “climate change”. There are many ancillary actions brought about by more concrete policies and directions in the Official Plan that assist in wrestling with this subject matter. There are policies that encourage compact urban form and minimum density targets in efforts to promote efficient services and transportation modes and services. The location and subdivision layout help address these matters.

Section 8 provides policies relating to Transportation. Section 8.1 states that a key objective of the Official Plan is to “maintain and improve the County’s complete transportation system ...”. The subject application assists in this objective along in meeting the several subsequent policies through provision of urban standard street designs allowing for sidewalks and to standards that can support transit in the future. In addition, as a result of the subject application, the County will realize an opportunity to obtain the planned and desired road width through road widening property dedications from the Owner.

Section 9.13 is part of the implementation section of the Official Plan and deals with Plans of Subdivision. For any new application the proponent is required to consider and justify several matters. How these matters are addressed is summarized as follows.

- 1) The subdivision layout has regard to access and connections to (potential) public transportation as a result of provision of public streets designed to municipal urban standards. These will include public sidewalks. The internal street pattern provides for a municipal road, eliminating dead end or cul de sac approaches.
 - a) Provides for access to a county road and potential transit routes.
 - b) Lots do not front onto the County road.
 - c) Minimum subdivision standards will require municipal sidewalks within the subdivision.
 - d) Sidewalk design details will incorporate accessibility standards (AODA).
 - e) Internal municipal road layout has been simplified, providing for an efficient single loop road (Street A).

- f) Low impact stormwater management tools will be incorporated into the SWM infrastructure.
 - g) Impact on the environment is addressed through the EIS along with engineering solutions to drainage.
 - h) Dark sky compliance is possible through selection of preferred street lighting features to be reviewed and approved by the municipality.
 - i) The layout provides for a functional neighbourhood park that will be designed in conjunction with the adjacent SWM block.
 - j) Not applicable.
 - k) Addressed through design of the internal public street to meet municipal requirements.
 - l) D-series requirements have been addressed through engineering submissions.
 - m) Accessible age friendly design detail will account for sidewalk access to the neighbourhood park.
 - n) Addressed through provision of an integrated and accessible neighbourhood park, sidewalks designed with the municipal road, the configuration of the park is such that it has municipal road frontage and therefore “eyes” on the land to assist in safety and monitoring from a public road space.
- 2) The dwelling types include small lot single detached, semi-detached and townhomes. This plan of subdivision will result in four distinct unit types.
 - 3) This range is considered appropriate given the nature of the existing neighbourhood and the need to achieve minimum housing densities. The scale of development does not allow for further dilution of the housing mix to specifically address homes for the aged or assisted living.
 - 4) There is a mix of housing types, however, the plan is limited to a more standard free-hold home ownership pattern. Nonetheless, it is anticipated that the market for small lot singles, semis and townhomes will be attracted to more modest income levels.
 - 5) Addressed in this PJR.
 - 6) Information requirements identified through the preconsultation process are provided.

Comment: Key applicable directions of the County Official Plan include focusing growth Primary Settlement Areas on full municipal services, provision of a range of housing types, identification and protection of environmentally sensitive lands and provision of adequate transportation facilities. The subject proposal conforms to the intent of the County Official Plan on the basis of location, land use type and, consistency with existing approved Official Plans.

7.3 Town of Meaford Official Plan (2023)

Schedule A-1 designates the subject lands as being within the “Urban Living Area” with a small portion “EP” Hazard Lands.

Growth and Settlement policies are detailed in Section A2.2. These policies direct “most growth” to the urban area and that minimum population target to 2046 is 15,528. The subject lands are within the urban area and would help achieve this direction.

Section A2.2.5 supports residential intensification and redevelopment in the Settlement Areas where there is an appropriate level of services available and provision of a variety of housing forms. The subject lands lie within the Settlement Area and the proposal calls for four types of housing forms.

Section A2.3 provides policies addressing Urban Character. There are several strategic objectives that the subject proposal meets. These include: 1, 3, 4, 5, 6, 8, 9, 10, and 11. These are achieved by virtue of the location of the subject lands and the layout and zoning of the proposed subdivision.

Section A2.8 includes a strategic objective of preventing development or site alteration on sites of archeological interest and value. The completed study confirms there are no such resources on the subject lands.

Section B1.1.3 provides for a range of permitted uses in the Urban Living Area that includes single detached dwellings, semi-detached dwellings, duplex dwellings, townhouse, multiple and apartment dwellings.

Section B3.1.1 the main objective of the Environmental Protection (EP) designation is to maintain the ecological integrity of the natural heritage system.

Section B3.1.3 states for permitted uses in EP development and site alteration shall not be permitted. A portion of the proposed subdivision has been identified as Environmental Protection through the EIS. There is no intent to develop and or make site alterations within the defined EP area thereby conforming with the objectives of the Meaford Official Plan.

Part D provides transportation policies that seek to facilitate the safe and efficient movement of people and goods to and through the community. The proposed Draft Plan fronts County Road 12. Road widening provisions are provided in the Draft Plan.

Section D3.3 provides policy direction to ensure that Archaeological Assessments are undertaken and are a requirement as part of the subdivision consideration process. An archaeological assessment has been undertaken and concluded there are no archaeological resources on the subject lands.

Section D4.3 provides general subdivision policies that guide Council in its consideration of applications for subdivision approval. In that regard, the following is offered:

- a) The lands can be appropriately serviced and are in reasonable proximity to schools and parks and other amenities as required.
- b) The density of development is appropriate for the area.
- c) The proposed subdivision is easily integrated into the transportation networks.
- d) The subdivision will conform to environmental management and protection policy.
- e) The proposal conforms to Section 51 (24) of the Planning Act.
- f) Meets the provisions of the Community Design Standards and guidelines adopted by Council.

Section D4.4 provides Parkland policies that seek to ensure that appropriate amounts and types of parkland are acquired through the development process.

Summary Comment: The subject applications implement key local Official Plan policy and conform to the local Official Plan land use direction by providing residential dwelling units in a form and density permitted by the Official Plan. In addition, the subdivision design accounts for identified environmental features, open space provisions transportation and infrastructure standards and layout.

8.0 SUPPORTING STUDIES AND ANALYSIS

As a result of preconsultation processes along with a review Official Plan policy, the following reports and studies were identified as being required and are part of this application submission:

1. Planning Justification Report (Travis, January 5, 2024)
2. Environmental Impact Study (Birks, December 22, 2023)
3. Functional Servicing Report (Tatham, December 22, 2023)
4. Hydrogeological Assessment (Tatham, December 20, 2023)
5. Stormwater Management Report (Tatham, December 22, 2023)
6. Geotechnical Investigation Report (Green Geotechnical December 22, 2023) draft
7. Traffic Impact Study (Tatham, December 20, 2023)
8. Archaeological Stage 1 and 2 (Amick, November 23, 2022)

Summary Comment: The above noted studies and reports were undertaken in response to the preconsultation process (Section 5.1 herein). The various investigations, reports and studies cited aided the development of the Draft Plan design and provided guidance on the opportunities and constraints affecting design and servicing matters. The overall summary is that the proposed Draft Plan can be appropriately serviced, that the proposed range of land uses conforms to applicable planning policy and development standards, that identified environmental features can be protected and that there is no evidence of matters of archeological significance or interest.

9.0 JUSTIFICATION

With reference to Sections 6 and 7 to this report, the subject applications are appropriate and justified for the following reasons.

1. The Subject Applications are necessary to enable residential development of the subject lands.

Residential development of the subject lands is anticipated in the Meaford Official Plan. The proposed Draft Plan provides a rational means of subdividing the subject lands. The proposed Zoning By-law Amendment provides appropriate regulations to control development of the subject lands for residential purposes.

2. The subject applications are consistent with the 2020 PPS.

Consistency with the PPS is achieved through:

- Contributing to the range of housing options to meet short and long term needs.
- A development form is compact and efficient.
- A development will be on full municipal services.
- A development is situated in an identified and established Settlement Area
- A development that provides for appropriate vehicular access
- Compliance with Natural and Cultural Heritage directions

3. The subject applications conform to the Grey County Official Plan.

The subject applications are located in a Primary Settlement Area intended to accommodate future growth. A mix of housing types are proposed on full services. The proposed density exceeds the minimum density stipulated in the Grey County Official Plan.

4. The subject applications conform to the Town of Meaford Official Plan.

The Meaford Official Plan anticipates future growth and directs such growth to the Urban Living Area.

5. The subject applications meet the purpose of the Zoning By-law.

The purpose of the Zoning By-law is to implement the policies and direction of the Official Plan. The Official Plan encourages future development and growth in the Urban Living Area. The proposed zoning By-law Amendment will enable a subdivision development that conforms to the intent of the Official Plan.

6. The subject proposal is appropriate for the site.

The subject lands are located in an area dominated by an older residential development patterns. The site is a vacant parcel of land surrounded by residential uses. Development of the site will result in compatible residential uses that meet contemporary development policies and standards.

7. There is adequate infrastructure to support the proposal.

The Servicing Feasibility Brief and the Functional Servicing Report prepared by Tatham Engineering concludes that the lands can be serviced by municipal water and sewer. In addition, the lands can accommodate required stormwater management facilities. Finally, the Traffic Opinion and the Traffic Impact Study confirms that the proposed municipal roads can provide adequate connections to Miller St abutting the southerly boundary of the subject land.

10.0 SUMMARY

The subject lands are situated within the Urban Living Area designation in the Meaford Official Plan. This designation is identified as a crucial opportunity for the location for growth and permits a range of residential dwelling types and densities. This designation conforms to the Primary Settlement Area intent and purpose of the Grey County Official Plan.

The subject lands represent a larger vacant parcel in the periphery of the Urban Living Area. Such a location is identified in the Meaford Official Plan as suitable for more compact forms of urban growth, while acknowledging a need to consider compatible land uses with existing residential uses.

The proposed Draft Plan of Subdivision would yield 18 single detached dwellings, 46 semi-detached units, 26 townhomes and a condo residential block of 73 dwellings result in a density of 35 upha, exceeding the minimum density requirements stipulated in the Grey County Official Plan.

In reviewing applicable Official Plan policy, it has been demonstrated that the subject proposal conforms to the County of Grey Official Plan and the intent, Goals and Objectives of the Town of Meaford Official Plan.

The immediate neighbourhood is characterized by an older residential lotting pattern pre-dating the availability of municipal services. Although the subject application will result in smaller lots, the proposal reflects more contemporary residential development standards and densities, yet remain compatible with the overall neighbourhood.

The subject applications will result in land use regulation (Zoning By-law) and subdivision design that further refines the nature and extent of neighbourhood development in keeping with the intent of the Official Plan. In this respect, ***the subject application enhances the ability of the Town of Meaford Official Plan to implement the intent of the County Official Plan, and, the directions sought through the PPS.*** As a result, the Draft Plan of Subdivision and related Zoning By-law amendment are in the public interest and represent good planning.

Prepared By:

Travis and Associates
Colin Travis, MCIP RPP
December 22, 2023

Appendix 1

Proposed Zoning By-law

The Corporation of the Town of The Meaford

By-Law Number 2024 – XX-h

Being a By-law to amend Zoning By-law No. 60-2009 which may be cited as "The Town of Meaford By-law"
Whereas the Council of The Corporation of the Town of Meaford deems it necessary in the public interest to pass a by-law to amend By-law No. 60-2009;

And Whereas pursuant to the provisions of Section 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of Meaford hereby enacts as follows:

1. **THAT** Map 12 to Schedule 'B' of the Town of Meaford Zoning By-law 60-2009 as amended, is hereby further amended by rezoning the subject lands from the Development 'D' zone to the Residential Fourth Density Exception XXX holding (R4-XXX-h) Zone, for those lands lying and being in the Town of Meaford, comprised of Part Lot 17 Concession 1, as indicated on Key Map Schedule 'A'.
2. **THAT** Section 6.2.1 to the Zoning By-law of the Town of Meaford, being By-law 60-2009, as amended, is hereby amended by adding Exception XXX as follows:

"XXX Map 12 – Part Lot 17, Concession 1
RESIDENTIAL 4 EXCEPTION XXX-h (R4-XX-h)
Uses shall be limited to single detached and semi-detached dwelling uses only.

RESIDENTIAL RM EEXCEPTION XXX-h (RM-XX-h)
Uses shall be limited to Townhouse dwelling types only.

RESIDENTIAL RM EXCEPTION XXX-h (RM-XXx-h)
Uses shall be limited to a maximum of 73 multiple attached dwelling types only.

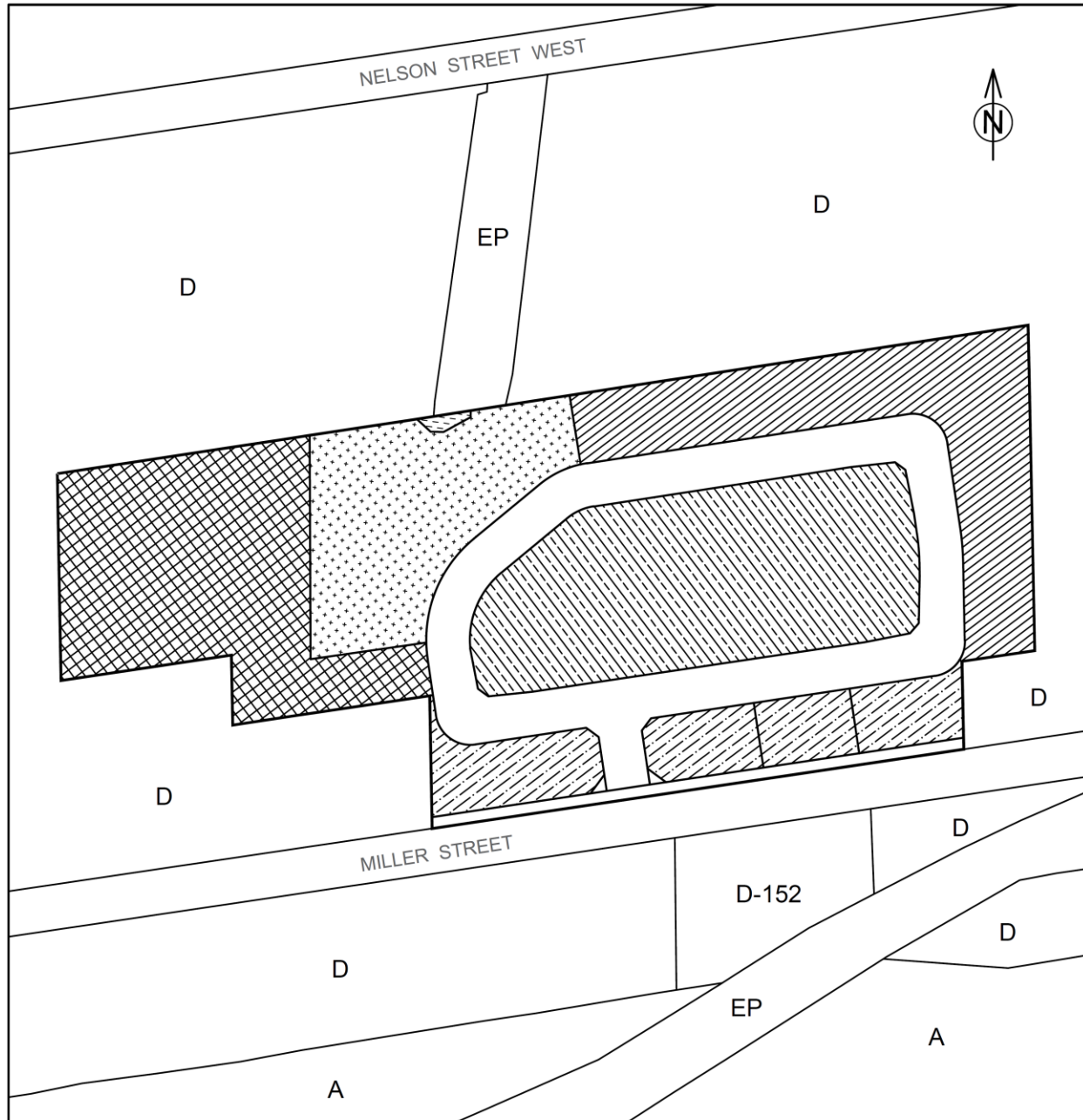
3. In accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the Holding '-h' symbol shall not be removed from the whole or part of the lands until such time as the following has been completed:

- i. Execution of a Subdivision Agreement;

Until such time as the Holding '-h' symbol is removed, the lands shall only be used for those uses that existed as of the date of passing of this By-law.

4. That Schedule 'A-I' is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.
Enacted and passed this ____ day of _____, 2024



SCHEDULE - A PROPOSED ZONING BY-LAW AMENDMENT LOT 1690 AND PART OF LOTS 1687, 1688, 1689 AND 1691 REGISTERED PLAN 309 (FORMERLY TOWN OF MEAFORD) MUNICIPALITY OF MEAFORD COUNTY OF GREY	LEGEND - Subject Lands Boundary - Lands to be rezoned from Development (D) Zone to Residential Third Density Exception XX (R3-XX) Zone - Lands to be rezoned from Development (D) Zone to Residential Second Density Exception XX (R2-XX) Zone - Lands to be rezoned from Development (D) Zone to Residential Multiple XX (RM-XX) Zone - Lands to be rezoned from Development (D) Zone to Residential Multiple XX (RM-XX) Zone - Lands to be rezoned from Development (D) Zone to Open Space (OS) Zone - Lands to remain zoned Environmental Protection (EP) Zone	SCALE / METRIC (1:2500) 0 10 20 40 60 80m travis & associates planning consultants appraisals facilitators development managers travis PO Box 323 Thorburn, ON N0H 2P0 P 705-446-9917 Date(d/m/y): 21 / 12 / 2023
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