
MEAFORD M1

Planning Justification Report Addendum
February 2025

PLANNING JUSTIFICATION REPORT ADDENDUM

TRAVIS & ASSOCIATES
File: 2.355

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EXECUTIVE SUMMARY

Travis & Associates was retained by the Proponent, Loon Call Development Group (LCDG), in 2024 to assist List Planning Ltd. with land use planning services regarding the ongoing development of lands situated at Equality Drive and Highway 26. The subject lands received Draft Plan Approval from the County of Grey (File 42T-2020-06) on April 22, 2021 and recently received a three year extension till February 3, 2028 for the development of 201 residential dwelling units, as well as approval of an Official Plan Amendment (No 26) and Zoning By-law Amendment (No. 2021-28). The proponent has registered phase 1 of the Draft Plan Approval (16M-89), which consisted of 97 units.

LCDG is now in a position to proceed with the next phase of development and is requesting consideration of converting 23 of the proposed single detached lots located at the north end of the development to 36 townhouse units. In order to implement this request approval is being sought for a redline revision to the Draft Plan Approval and an amendment to the Zoning By-law to replace a portion of the R4-285-B zone with the Residential R4-285-A zone. The R4-285-A zone provides greater flexibility in the type of units than the R4-285-B zone. The proposed redline and zoning change are within the current limits of development previously established and there are no impacts on the Open Space OS zone or the Environmental Protection EP Zone.

In support of the requested amendments, this Planning Justification Report is being provided as an addendum to the original Planning Justification Report provided by List Planning Limited.

The Official Plan for the County of Grey designates the area affected by these amendments as Primary Settlement Area, while the Meaford Official Plan designates the lands as Urban Living Area. The proposed development resulting from these amendments, will bring the development in line with the minimum density of 25 units per hectare established under the Meaford Official Plan.

In addition to accounting for County and Municipal Official Plan policy, the subject proposal is also considered under provisions of the new Provincial Policy Statement (2024).

An updated Functional Servicing Report has also been provided to support the proposed revisions.

1. PURPOSE

The purpose of this Planning Justification Report Addendum is to present and assess a request by Loon Call Development Group to convert 23 single detached lots, being Lots 167 to 178 and 191 to 201 on the approved Draft Plan, into 36 townhouse units, being Lots 167 to 202 on the Concept Plan. In particular, this Addendum report will:

1. Provide a Background regarding the current approvals and development
2. 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. BACKGROUND

The subject lands received Draft Plan Approval from the County of Grey (File 42T-2020-06) on April 22, 2021 for the development of 201 residential dwelling units. Draft Approval was recently extended till February 3, 2028. Further, Official Plan Amendment (No 26) was approved to redesignate a portion of the lands from the Urban Highway Commercial designation to the Urban Living Area designation. To implement the Draft Plan, Zoning By-law Amendment (No. 2021-28) was approved. The Zoning By-law Amendment zoned the lots backing onto Algonquin Drive as R1-286 for single detached lots only with a minimum lot frontage of 16 metres. The remainder of the lots were zoned R4-285 with two further exceptions. Exception A permitted a range of dwelling types including single detached, semi-detached or townhouses, while exception B only allowed single detached units.

LCDG proceeded to register phase 1 (16M-89) consisting of 97 units and approximately 43 building permits have been issued and occupancy has occurred in a number of units.

The initial application filed by LCDG, including the Planning Justification Report, initially proposed 237 residential units with the potential to increase to 241 units. However, based on meetings with the Public and the Municipality, this was revised to 201 units. In particular, the lots on the eastern side of the development adjacent to Algonquin Drive were converted to large lot singles, lots along Highway 26 were converted to semis from townhomes and an open space block was added up the middle of the development. Further, the lots proposed for the redline revision were originally proposed as townhomes, but were adjusted to singles to take advantage of having more expensive lots backing onto open space. They were not adjusted to address concerns from the public. The original Planning Staff Report dated March 22, 2021 noted *"The 201 residential lots proposed on a net 8.6 hectares of land demonstrate a maximum density of 23 units per net hectare."*

Initially, there was a limit of 51 residential units in the first phase that could proceed to building permit. This was based on the initial traffic warrants requiring intersection improvements on Provincial Highway 26 shared between LCDG and Baybounds to the south. In 2024, LCDG and Baybounds updated the Traffic Impact Study and received MTO acceptance to increase the allowable development to a total of 226 units. An amendment to the Development Agreement was approved by Council and the holding symbol was removed so that the remaining units in Phase 1 could proceed with building permits.

A minor variance application was also approved that allowed some of the semi-detached lots to be utilized as small lot singles within phase 1. The variances approved allowed single detached dwellings on lots with 8 metre frontage and a reduced side yard of .3 metres versus .6 metres provided the distance between any building is not less than 1.5 metres.

3. PROPOSAL

LCDG wishes to convert 23 single detached lots into 36 townhouse lots. The following sketch identifies the lots outlined in red that are proposed to be converted.



Fig 1 – Existing Concept Plan

To achieve the change in the Draft Plan, an application must be made to the County of Grey for a redline revision to the draft plan and an application is required to the Municipality of Meaford for a Zoning By-law Amendment. The lands proposed to be converted are zoned R4-285-B as outlined in red on the Fig 2. The OS zone between the Municipal Blocks is not proposed to be altered.

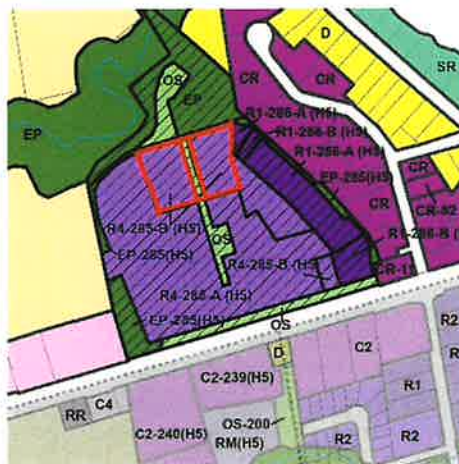


Figure 2: Existing Zoning

Attached as Appendix 1 is the updated Concept Plan which identifies the area that has already been registered and the proposed revised lot pattern in the area proposed for revision. Appendix 2 is the proposed revised Draft Plan of Subdivision for approval. The proposed change will result in a net density of approximately 25 units per hectare.

The following summarizes the changes to the Draft Plan of Subdivision:

- Lot 166 has been reduced in width from 8.5 metres to 6 metres as it is no longer a townhouse end unit.
- Lots 167 to 178 and Lot 191 to 201 on the Approved Draft Plan have been modified from single detached lot to townhouse lots and renumbered Lots 167 to 202.
- Lots 179 to 190 have been renumbered to Lots 203 to 214.

There are not changes affecting the Block Numbers, which were lettered.

Based on a review of the Draft Plan Conditions, the follow revision, as shown in bold, are required to Condition 1:

1. That the final plan shall conform to the Draft Plan of Subdivision File No. 42T-2020-06 prepared by T.A. Bunker Surveying Ltd. dated April 8, 2021 **and revised January 15, 2025** showing the following. The unit total on the draft plan may be subject to change via future redline revision to the draft plan.
 - a) **twenty-seven (27)** single detached dwellings,
 - b) **fifty (50)** semi-detached dwellings,
 - c) **one hundred and thirty-seven (137)** townhouse dwellings,
 - d) vegetated gateway (Blocks A, B, and C),
 - e) emergency access and servicing (Block D),
 - f) stormwater management, passive parkland and access (Block E),
 - g) active parkland and pedestrian walkway (Block F),
 - h) possible future access (Blocks G and H), and
 - i) pedestrian walkway (Block I).

The proposed Zoning By-law Amendment would rezone the area outlined on Figure 2 from the R4-285-B (H5) zone to the Residential R4-285-A (H5) zone. The A symbol is considered a flex zoning that allows the range of residential dwelling types versus the B symbol which permits single detached dwellings only.

It is also requested that the exceptions granted to some of lots in Phase 1 through the Minor Variance approved by the Committee of Adjustment (application A08/2024) also be embedded into the general R4-285-A zones for the semi-detached lots in future phases. Attached as Appendix 3 is the Minor Variance request that includes the supporting information to support this request.

4. POLICY CONSIDERATIONS

The original Planning Justification Report prepared in support of the original proposal of 241 units remains relevant for consideration of the proposed amendments to the Draft Plan and Zoning By-law for the increase from 201 to 214 units. It is however noted that since the approval of the plan, the Province of Ontario has approved a new Provincial Planning Statement (2024) and the Municipality received approval of a major amendment to the Official Plan. This Addendum Report will address the proposal in relation to these new planning instruments.

4.1 Provincial Planning Statement (2024)

The proposed amendments are consistent with the PPS. In particular, the following sections support the revisions and resulting increase in density:

2.2 Housing - Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3.
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Comment: Based on sales in the first phase, there is a clear demand for the townhouse units which are considered attainable units. This specifically addresses the low to moderate income households. Further the amendment includes an increase in density or intensification which efficiently uses land, resources and infrastructure.

2.3.1 General Policies for Settlement Areas

- 1. Settlement areas shall be the focus of growth and development.
- 2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) optimize existing and planned infrastructure and public service facilities;
 - c) support active transportation;
 - d) are transit-supportive, as appropriate;
 - e) are freight-supportive.
- 3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.
- 4. Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.
- 5. Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions.

Comment: In addition to the previous comment on Section 2.2 which are also applicable to this section, the Municipality has recently established minimum density targets in their Official Plan. The net density after these revisions would align with these recently approved minimums.

The remaining PPS policy are not impacted by this conversion. As a result, it is my professional opinion that the proposed amendments are consistent with the 2024 PPS.

4.2 County of Grey Official Plan

The lands proposed to be modified are located within the Primary Settlement Area of the County of Grey Official Plan. There has been no update to the Official Plan since the original approval, so the original Planning Justification Report is still applicable. The additional development proposed with these applications continues to exceed the minimum density of 20 units per hectare within the County of Grey Official Plan. These applications comply with the County of Grey Official Plan.

4.3 Municipality of Meaford Official Plan

The Municipality of Meaford received approval of Official Plan Amendment No. 34 on March 23, 2023 from the County of Grey, which was a significant update coming out of the 10 year review of the Plan.

The key update to the Official Plan that is applicable to this request is Policy A2.2.4, which addresses intensification targets. It notes that a minimum overall average development density of 25 units per net hectare shall be achieved for new development within the Urban Area. The changes contemplated by the redline revision and Zoning By-law Amendment align with minimum overall net density of 25 units per hectare.

The justification contained with the original Planning Justification Report continue to apply to the proposed revisions.

The proposed conversion of 23 single detached lots into 36 townhomes continues to comply with the policies of the Meaford Official Plan and the recently approved minimum density targets contained in the Official Plan.

4.4 Zoning By-law

The proposed Zoning Amendment to extend the R4-285-A zone to implement the requested redline revision to the Draft Plan is appropriate to align with the proposed Townhouses. R4-285-B zone was established for the single detached lots in the development with the exception of those lots backing on to the residential lots along Algonquin Drive.

As noted earlier, the LCDG, along with another builder Norterra, received approval to convert some semi-detached lots into narrow singles. It is requested that this variance be incorporated into the R4-285-A zone as a potential form of development that could be applied to future phases. This request does not result in any increase in density.

Attached as Appendix 3 is the Draft Zoning By-law to implement the changes.

5.0 SUPPORTING STUDIES AND ANALYSIS

5.1 – Functional Servicing Report

Pinestone Engineering Ltd. has provided an update to the findings of the original Functional Servicing Report prepared in 2021. The update which is attached as Appendix 4, includes a number of conclusions related to the sanitary, water and stormwater management. It notes:

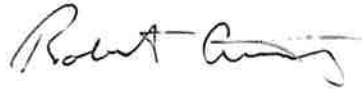
- 1) The increase from 201 lots currently approved to 216 lots proposed will increase sanitary peak flows by approximately 5.8%. The sanitary sewers as originally designed will be adequate to service this small increase.*
- 2) The original water modelling prepared by the Municipality's engineering consultant contemplated a maximum of 245 lots. The maximum now proposed is less, 216 lots. Therefore the original analysis will be conservative, and no changes to the recommendations would be expected.*
- 3) The existing 150mm watermain on Highway #26 is planned to be upgraded to a 250mm dia.*
- 4) The storm water management facility approved and constructed with the first phase of development is adequately sized to accommodate and attenuate run-off from the proposed development with a maximum density of 216 lots based on the coverage of the townhouse lots being constructed by the developer in Phase 1.*
- 5) Depending on the final lot fabric, service lateral sets for future lots pre-installed in Phase 1 may need to be relocated.*

Their recommendation is that the report and associated drawings be submitted in support of the planning applications.

6.0 SUMMARY

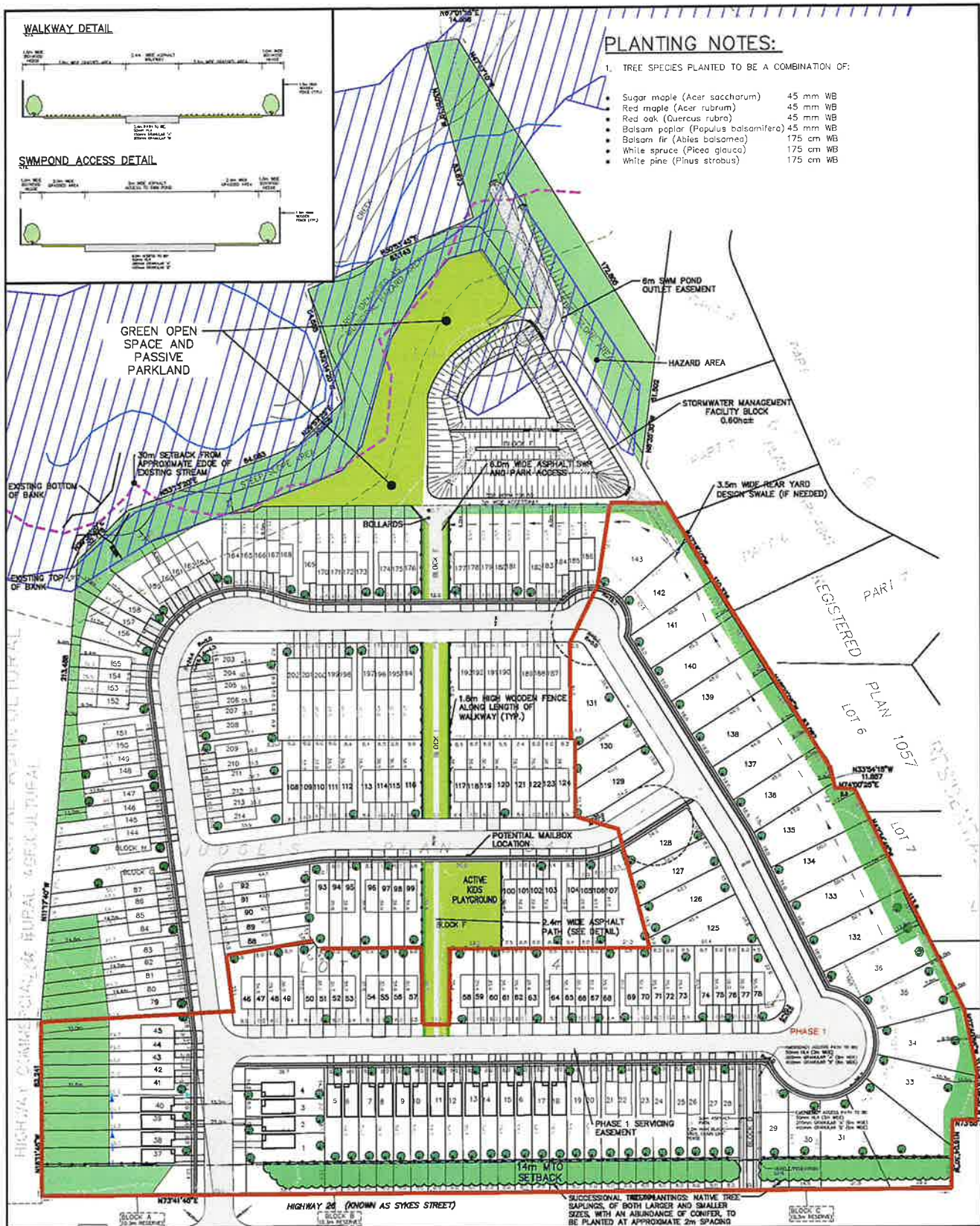
The subject applications to redline the Draft Plan from 201 units to 214 units, along with the changes to the implementing By-law will continue to be consistent with the Provincial Planning Statement, comply with the County of Grey and Municipality of Meaford Official Plan and represent good planning. Further, the increase in the number of units will continue to be supported by the various reports and studies contained in the original submission. This is supported by the Functional Servicing Report or Brief attached to this Addendum Report.

Prepared By:

A handwritten signature in black ink, appearing to read "Robert Armstrong", with a stylized flourish at the end.

Travis and Associates
Robert Armstrong, MCIP RPP
February 11, 2025

Appendix 1
REVISED CONCEPT PLAN



Appendix 2
REVISED DRAFT PLAN OF SUBDIVISION

REDLINE REVISION to JANUARY 15, 2025
to the previously submitted

DRAFT PLAN OF SUBDIVISION OF
PART OF LOTS 4 AND 14 OF
JUDGE'S PLAN 541
GEOGRAPHIC TOWNSHIP OF ST. VINCENT
MUNICIPALITY OF MEAFORD
COUNTY OF GREY

SCALE 1 : 750
0 10 20 30 40 50 METRES

NOTES:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING
BY 0.3048

PLAN CONTENTS

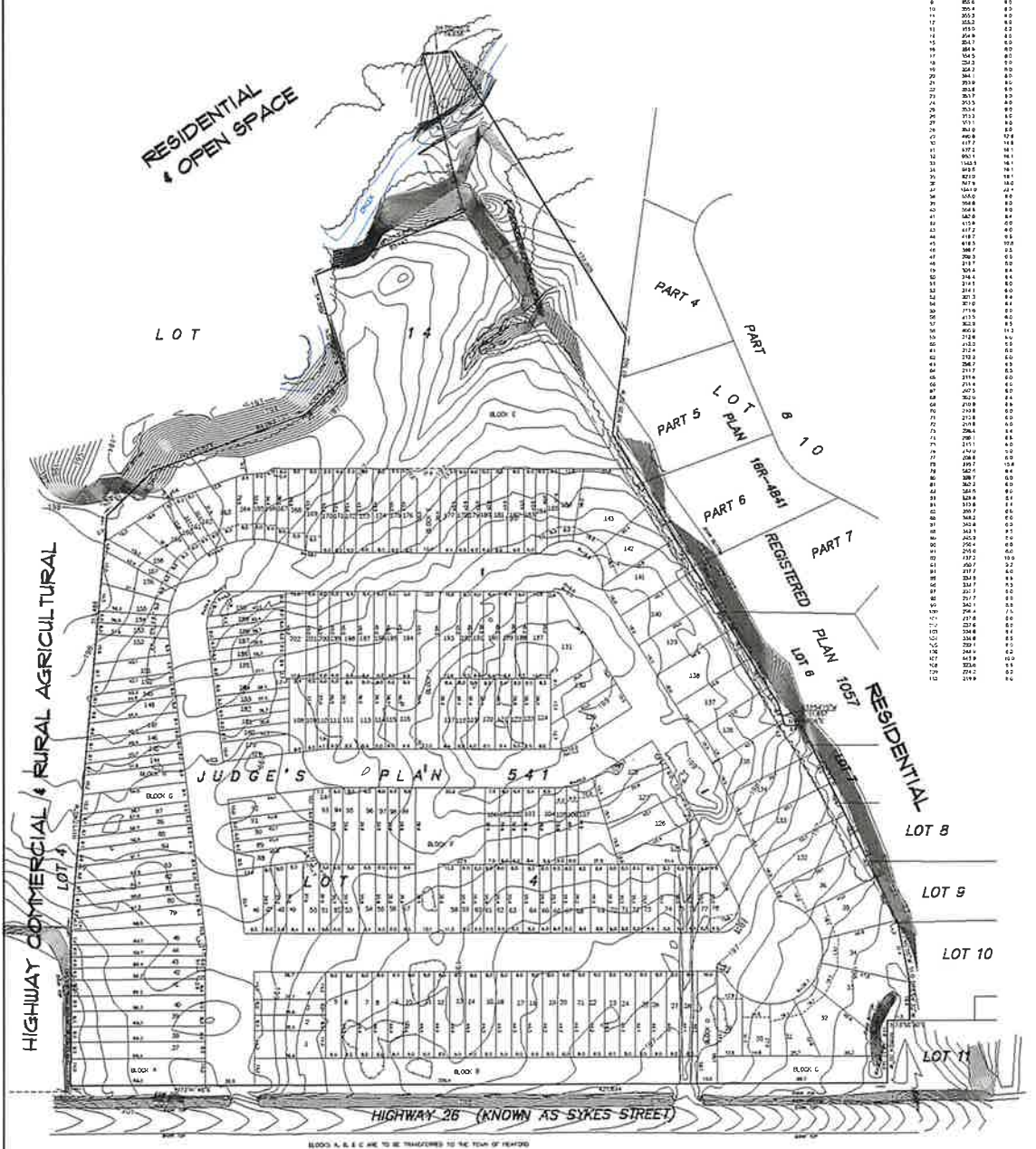
SECTION 10(3) OF THE PLANNING ACT

1. BOUNDARY CERTIFICATION IS SET OUT BELOW
2. LOCATION OF HIGHWAY IS SHOWN HEREON
3. AS SHOWN HEREON
4. THE PURPOSE OF THE PROPOSED LOT IS RESIDENTIAL
5. THE USE OF ADJACENT LANDS IS SHOWN HEREON
6. LAYOUT AND DIMENSIONS OF PROPOSED LOTS ARE SHOWN HEREON
7. EXISTING UTILITIES ARE SHOWN HEREON
8. MUNICIPAL SERVICES
9. SOIL IS SANDY LOAM AND CLAY
10. CONTAMINANT ARE SHOWN HEREON
11. MUNICIPAL SERVICES - WATER & SEWER
12. NO DISTURB EXISTENTS & RIGHTS OF WAY

KEY PLAN NOT TO SCALE



LOT	AREA (AC)	PERCENTAGE (%)	LOT	AREA (AC)	PERCENTAGE (%)
1	0.11	0.1	11	0.18	0.1
2	0.11	0.1	12	0.18	0.1
3	0.11	0.1	13	0.18	0.1
4	0.11	0.1	14	0.18	0.1
5	0.11	0.1	15	0.18	0.1
6	0.11	0.1	16	0.18	0.1
7	0.11	0.1	17	0.18	0.1
8	0.11	0.1	18	0.18	0.1
9	0.11	0.1	19	0.18	0.1
10	0.11	0.1	20	0.18	0.1
11	0.11	0.1	21	0.18	0.1
12	0.11	0.1	22	0.18	0.1
13	0.11	0.1	23	0.18	0.1
14	0.11	0.1	24	0.18	0.1
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22	0.11	0.1	32	0.18	0.1
23	0.11	0.1	33	0.18	0.1
24	0.11	0.1	34	0.18	0.1
25	0.11	0.1	35	0.18	0.1
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27	0.11	0.1	37	0.18	0.1
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30	0.11	0.1	40	0.18	0.1
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34	0.11	0.1	44	0.18	0.1
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45	0.11	0.1	55	0.18	0.1
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47	0.11	0.1	57	0.18	0.1
48	0.11	0.1	58	0.18	0.1
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51	0.11	0.1	61	0.18	0.1
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53	0.11	0.1	63	0.18	0.1
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55	0.11	0.1	65	0.18	0.1
56	0.11	0.1	66	0.18	0.1
57	0.11	0.1	67	0.18	0.1
58	0.11	0.1	68	0.18	0.1
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68	0.11	0.1	78	0.18	0.1
69	0.11	0.1	79	0.18	0.1
70	0.11	0.1	80	0.18	0.1
71	0.11	0.1	81	0.18	0.1
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73	0.11	0.1	83	0.18	0.1
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76	0.11	0.1	86	0.18	0.1
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78	0.11	0.1	88	0.18	0.1
79	0.11	0.1	89	0.18	0.1
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83	0.11	0.1	93	0.18	0.1
84	0.11	0.1	94	0.18	0.1
85	0.11	0.1	95	0.18	0.1
86	0.11	0.1	96	0.18	0.1
87	0.11	0.1	97	0.18	0.1
88	0.11	0.1	98	0.18	0.1
89	0.11	0.1	99	0.18	0.1
90	0.11	0.1	100	0.18	0.1



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND IN THE SUBDIVISION
(SHOWN IN HEAVY OUTLINE) AND THEIR RELATIONSHIP TO THE ADJACENT
LANDS ARE CORRECTLY SHOWN ON THIS PLAN.

JANUARY 15, 2025
DATED
C. D. BAKER
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

WE, DEVELOPMENT LIMITED, BEING THE
REGISTERED OWNERS OF THE SUBJECT LANDS, HEREBY SUBMIT A DRAFT PLAN
OF THE SUBDIVISION FOR APPROVAL.

JANUARY 15, 2025
DATED
PETER DINE
I HAVE THE AUTHORITY TO SIGN THE CERTIFICATION

T. A. BUNKER SURVEYING LTD.
185 JOHN ST. E., CAMBRIDGE, ONTARIO, N1S 1Y6
705-887-5083
www.ta-bunker.com

Appendix 3
DRAFT ZONING BY-LAW AMENDMENT

The Corporation of the Municipality of Meaford

By-law Number 2025-XX

Being a by-law to amend Zoning By-law 60-2009 of the Municipality of Meaford pertaining to Part of Lots 4 & 14, Judge's Plan 541 in the geographic Township of St. Vincent, now in the Municipality of Meaford..

Whereas, the 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 Section 34 and 36 of the Planning Act R.S.O. 1990, as amended, by-laws may be amended by Councils of Municipalities;

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

1. That Map 2 of Schedule B to By-law 60-2009 is hereby amended by rezoning a portion of those lands described as Part of Lots 4 & 14, Judge's Plan 541 in the geographic Township of St. Vincent, now incorporated as part of the Municipality of Meaford from the Residential R4 – Exception-285 - B – Holding 5 (R4-285-B (H5)) zone to the Residential R4 – Exception-285 - A – Holding 5 (R4-285-A (H5)) zone and shown on Schedule A-1, affixed hereto.
2. Section 9 of By-law 60-2009 is further amended by deleting and replacing Section 9.285.1 2) as follows:

2) Zone Standards & Special Site Provisions:

b) The following specific Zone Standards apply to any other use permitted (except "Dwelling, Townhouse"):

a. Where the rear lot line abuts public authority lands in the EP Zone any accessory building or structure shall be set back a minimum of 6.0 metres from the rear lot line.

b. The minimum lot frontage for a single detached dwelling shall be 8 metres and the minimum interior side yard on one side shall be .3 metres provided that no dwelling shall be located closer than 1.5 metres to any dwelling on a separate lot.

b. Unless specifically modified/amended above, the provisions of Table 6.2 Zone Standards which would normally apply to that specific use in the Residential Four (R4) Zone shall apply.

3. Schedule A and all notations thereon, are hereby declared to form part of this by-law.
4. 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 XX day of XXXXXX, 2025 .

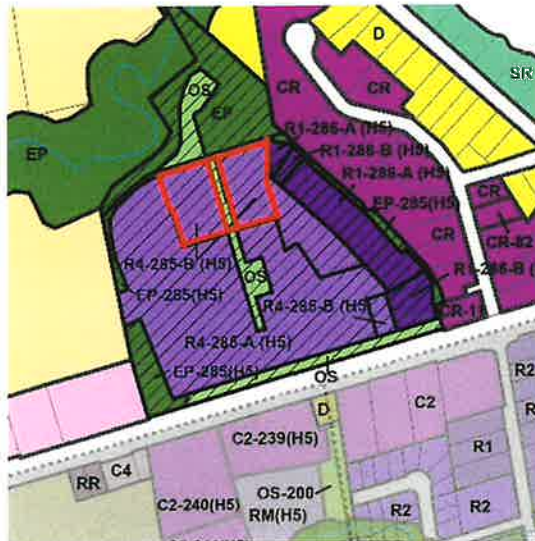
Ross Kentner, Mayor

Alex Croce, Acting-Clerk

Schedule A
To By-law No. 2025-XX
of the Corporation of the Municipality of Meaford
Amending By-law No. 60-2009



Area Rezoned from R4-285-B (H5) to R4-285-A (H5)



Appendix 4
MINOR VARIANCE REQUEST



August 27, 2024

Secretary-Treasurer
Committee of Adjustment
Municipality of Meaford
15 Trowbridge St. W
Meaford, ON
N4L 1A1

Dear Gabrielle,

**RE: Loon Call Ph 1, Lots 1 – 18, 23-26 and 94-97 Plan 16M-89
Minor Variance Frontage/Side Yard Setback**

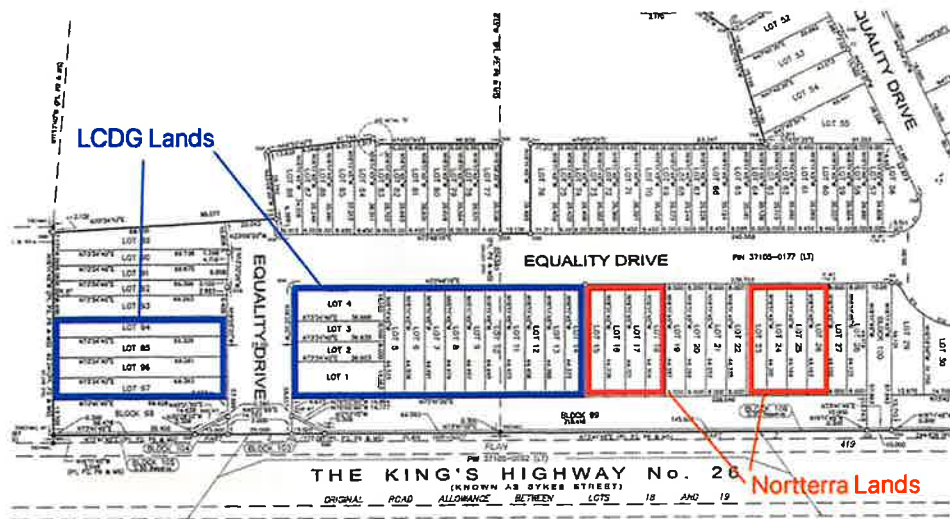
The purpose of this letter is to support an application for a Minor Variance for Lots 1 – 18, 23-26 and 94-97, Registered Plan 16M-89 within the recently approved Loon Call Subdivision. The proponents wish to seek relief from the frontage requirement and one of the side yard setbacks to enable the development of single detached dwelling on the subject lots.

The current zoning for the subject lands is R4-285 A, which permits a range of residential dwelling types including Single detached, Semi-detached and Townhouse. The proponents had originally intended to develop semi-detached on the subject lots, however due to market conditions, they now wish to provide an option of single detached.

The following are the variances requested under this application for the noted lots:

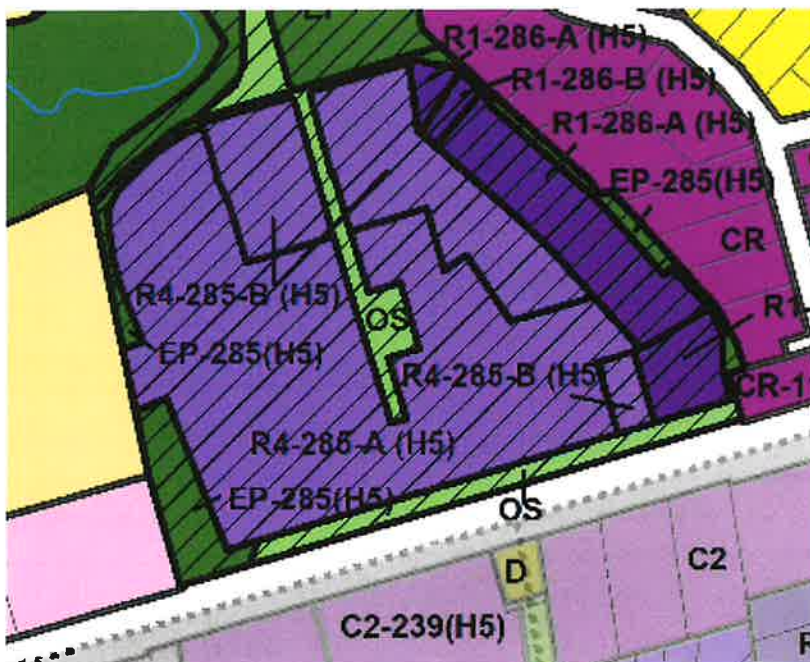
1. The minimum lot frontage requirement for single detached lots in the R4 zone is 11 metres. The subject lots currently have a frontage of 8 metres, which was the minimum frontage for semi-detached dwellings. A variance is requested to permit single detached dwellings on having a minimum lot frontage of 8 metres.
2. The R4 standards require 1.2 metres on one side and .6 metres on the other side. A reduction from .6 metres to .3 metres is requested, with a condition that in no case shall a dwelling be located closer than 1.5 metres to any dwelling on a separate lot. This would ensure that the .3 metre side yards do not abut each other.

The subject lands comprise Lots 1 to 18, 23 to 26 and 94 to 97. Plan 16M-89 (Registered Plan for Phase 1, excerpt below). Loon Call (LCDG) has sold some of the lots to Nortterra and the variance is requested on the remaining semi lots in Phase 1. The application therefore includes two owners.



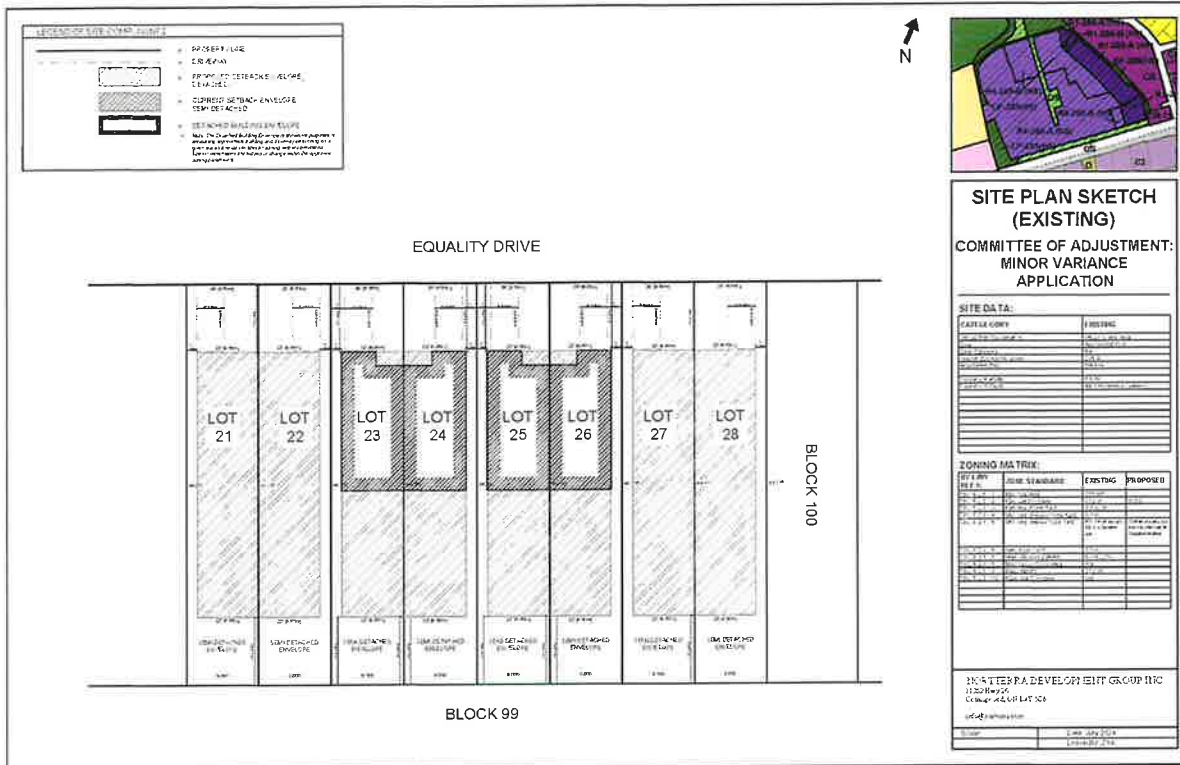
The subject lands are designated “Urban Living Area” in the Meaford Official Plan, as amended by OPA 26. Permitted uses include a range of dwelling types, including single and semi-detached dwelling types. The minimum density is 25 upha and the subject lots fall within the permitted density.

The subject lands are zoned R4-285-A and EP-285-A in Zoning By-law 60-2009, as amended by By-law 2021-28 (excerpt to Schedule A, below). Permitted uses in the R4-285-A zone include single detached, semi-detached and townhouse units.



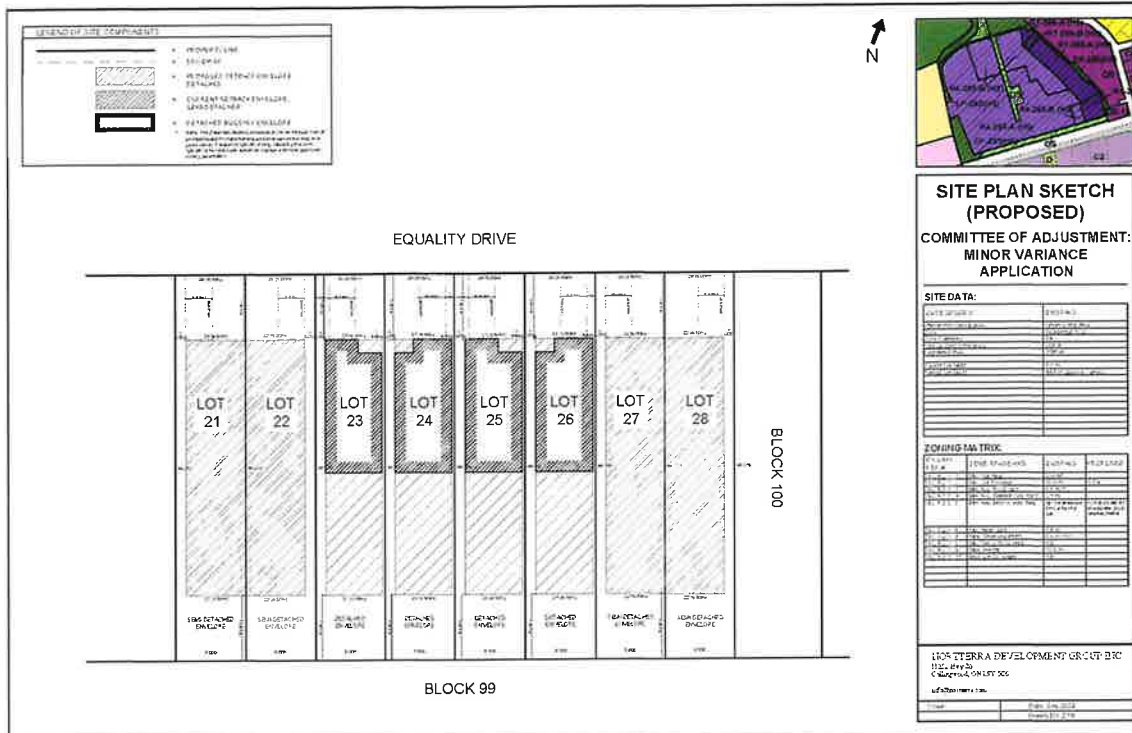
The following is the elevation and site plan for the semi-detached units as currently permitted under the By-law:





The following sketches demonstrate the proposed front and rear elevation of the single detached dwelling on the 8 metre lot, as well as the site plan. Further, it also demonstrates the setbacks between the singles based on the 1.2 metre and .3 metre setbacks:





It is acknowledged that the 1.5 metre setback between dwellings will result in Limiting Distance Constraints under the Ontario Building Code.

With regards to the four tests applied in assessing the merits of a minor variance proposal, we offer the following overview.

Official Plan

The proposed variance maintains the general intent and purpose of the Official Plan as it allows for the permitted use, and applies to a residential lot within a registered plan of subdivision located in a defined settlement area. Further it is an objective of the Urban Living Area to encourage the provision of a full range of housing opportunities to meet the Municipality's projected housing needs. The proposal to along single detached dwellings on 8 metre wide lots assists in achieving this objective.

Zoning By-law

The intent of the Zoning By-law provision that applies to the Loon Call Subdivision is to allow for a streetscape framed by the residential built form having a variety of housing types (singles, semi-detached and Townhomes) delivering much needed attainable housing. Enabling flexibility for some of the lots to also be developed as singles would maintain the intent of the Zoning By-law by continuing to allow a variation of units with no decrease in density. Further, there will be no impact on the character of the development with this conversion.

Minor In Nature

The subject application is minor in nature as the conversion of semi-detached dwellings to singles would have little to impact on the streetscape. Further, converting the lots to singles would increase the visual break along Highway 26 for those lots that back onto the Provincial Highway. The requested variance would include a 1.5 metre variance between each dwelling.

Although the total side yard between semi-detached units is 4.8 metres over 4 lots, the total side yard over 4 lots for singles would comprise 6 metres resulting in more open side yard.

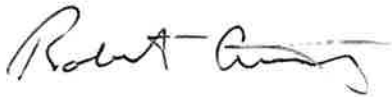
Desirable for the Development of the Land

By enabling an additional form of development (8 metre frontages for single detached lots versus 11 metres) allows another form of housing that is geared to the attainable housing market. The developer is experiencing limited interest in the semi-detached units as purchasers are either interested in townhomes or single detached dwellings.

It is concluded that the subject application meets the four tests established through the Planning Act and merits support.

Should your office require additional information please do not hesitate to contact me directly.

Yours truly,



Travis & Associates
Robert Armstrong, MCIP RPP

CC: Angus Knowles, LCDG
Zach Woloschuk, Nortterra

Appendix 5
FUNCTIONAL SERVICING REPORT UPDATE

January 14, 2025

P.N. 19-11471

List Planning Ltd.
103 Southbank Drive
Bracebridge, ON
P1L 1G3

Attn: Bob List

**Reference: Loon Call M1 Development, Meaford ON
Proposed Zone Change Application**

1.0 INTRODUCTION

M1 Development Inc. is proposing to develop a residential subdivision on a property located at the north end of the Town of Meaford and known as the Kennedy Farm. The property is approximately 14.0 ha and is legally described as Part Lots 4 and 14 Plan 541, Part Lot 1 Plan 16R10913 and Part Lot 1 Plan 16R5037 in the Town of Meaford.

The property is bounded by Provincial Highway #26 to the south, residential development to the east and north, and existing agricultural uses to the west.

Pinestone Engineering Ltd. (PEL) has been retained by the developer to update the findings of the functional servicing report (FSR) prepared in 2021 in support of an application to modify the zoning on the site. The new zoning would be a flexible zoning which would permit a mix of low and medium density development to a maximum number of 216 single family homes and townhouses. The currently approved draft plan has a mix of single family homes and town homes totalling 201 units.

The “flex” zoning will allow developer to respond to uncertain market conditions as the economy continues to recover and evolve from the 2020 pandemic shut-down.

2.0 EXISTING SITE CONDITIONS

The first phase of development on the site was completed in 2023 and included the servicing of 108 single detached and townhouse lots within the southern and eastern portions of the property, construction of Equality Drive, and construction of the storm water management facility which will service the entire site. The first phase of registration included 97 lots. The eleven (11) additional serviced lots will be part of a future phase of registration. The second phase of development is planned for construction in 2025 / 2026.





3.0 Proposed Development

The proposed development with flexible zoning would include a mix of single family homes and townhouses. The current draft plan, which represents the lower end of the proposed unit count range with 201 lots is illustrated in Figure 1. A concept plan which represents the high end of the proposed unit count range with 216 lots is illustrated in Figure 2.

The currently approved road network is proposed to remain, as are the storm water management and park blocks.

The development of the subdivision will be phased. Phasing will be based on servicing and on market demand.

Access to the property will continue to be provided from Highway 26. An urban road standard will be used for the internal streets, complete with curb and sidewalks.

Municipal water and sewer servicing will be extended throughout the subdivision along the internal municipal roadways.

4.0 SANITARY SEWERS

Sanitary sewers have been extended into the site from Highway 26 along Equality Dr. with the first phase of development.

The proposed design peak flow for the ultimate build-out of the development as currently approved with 201 lots was determined to be 17.54L/sec. Allowing a maximum of 216 lots would increase the peak flow to 18.56L/sec or 5.8%. No revisions to the originally proposed sanitary sewer network will be required as a result of the small increase in peak flows with 216 total units. A copy of the sanitary sewer design sheets for both scenarios are included in Appendix B.

The capacity of the pre-existing downstream reach of 200mm dia. sanitary sewer is approximately 57.60 L/sec and the proposed design flow is expected to utilize between 30.0% and 32.2 % of the total pipe capacity in this reach. Sanitary servicing within the development will be municipally owned and maintained, and an MECP Environmental Compliance Approval will be required.

5.0 WATERMAIN

5.1 Existing Infrastructure

There is an existing 150mm AC watermain extending along Highway #26 to the property within the northern boulevard. A 250mm dia. ductile iron (DI) watermain crossing of the

highway immediately adjacent the existing driveway access was installed in 2012 in anticipation of the existing watermain being upgraded.



Watermains have been extended into the first phase of the development with two (2) connections to the existing watermain on Highway 26, with new 200mm dia. PVC watermains installed on Equality Dr. to service the Phase 1 lots.

The Municipality of Meaford, through their consultant Ainley Consulting Engineers and Planners, undertook an analysis of the existing municipal system and have determined that the existing 150mm dia. watermain along Highway #26 will need to be upgraded to a 250mm dia. watermain from Grandview Dr. to the west watermain connection into the site as part of the next phase of development in order to provide adequate fire protection to both the M1 development and the Meaford Haven development across Highway #26.

5.2 Water Demands

The original Ainley analysis used the following criteria to calculate the maximum day and peak hourly water demands:

- average per capita flow of 300 litres/day
- a population density of at 2.4 persons/unit
- Maximum day flow factor of 1.67

Based on the criteria listed above and an original estimate of a maximum total of 245 units in Ainley's analysis, the average day and maximum day flow calculated were 2.04 L/sec and 3.40 L/sec respectively. With the total number of lots now being proposed as a maximum of 216, the average day and maximum day flows will be lower than originally modeled at 1.80 L/day and 3.00 L/day respectively.

Public hydrants will provide fire protection for the proposed development.

6.0 STORM WATER MANAGEMENT

A wet pond storm water management facility with 2707 cubic meters of permanent pool storage and 6577 cubic meters of live detention storage was constructed as part of the Phase 1 works. The facility was designed to accommodate post development flows from the development and attenuate peak flows to pre-development levels for storm events up to the 100 year design event.

For the catchment draining to the storm water management facility, an imperviousness of 40% was used in the hydrological modeling in order to size the facility. Lot coverages for townhouse blocks approved in Phase 1 range between 30.2% and 38.6%. Therefore the 40% imperviousness utilized in the modeling will still be a conservative estimate for a mixed single detached / townhouse development and the increase from 201 lots to 216 lots will not require any modification to the as constructed SWM facility.



7.0 CONCLUSIONS AND RECOMMENDATIONS

Based on our review of the site and the revised development proposal it is concluded that:

- 1) The increase from 201 lots currently approved to 216 lots proposed will increase sanitary peak flows by approximately 5.8%. The sanitary sewers as originally designed will be adequate to service this small increase.
- 2) The original water modelling prepared by the Municipality's engineering consultant contemplated a maximum of 245 lots. The maximum now proposed is less, 216 lots. Therefore the original analysis will be conservative, and no changes to the recommendations would be expected.
- 3) The existing 150mm watermain on Highway #26 is planned to be upgraded to a 250mm dia.
- 4) The storm water management facility approved and constructed with the first phase of development is adequately sized to accommodate and attenuate run-off from the proposed development with a maximum density of 216 lots based on the coverage of the townhouse lots being constructed by the developer in Phase 1.
- 5) Depending on the final lot fabric, service lateral sets for future lots pre-installed in Phase 1 may need to be relocated.

It is recommended that:

- 1) This report and associated drawings be submitted to the Municipality of Meaford in support of the current planning applications.

All of which is respectfully submitted,

PINESTONE ENGINEERING LTD.

Tim Harvey, P.Eng.

Cc: Suresh Singh, M1 Developments Inc.

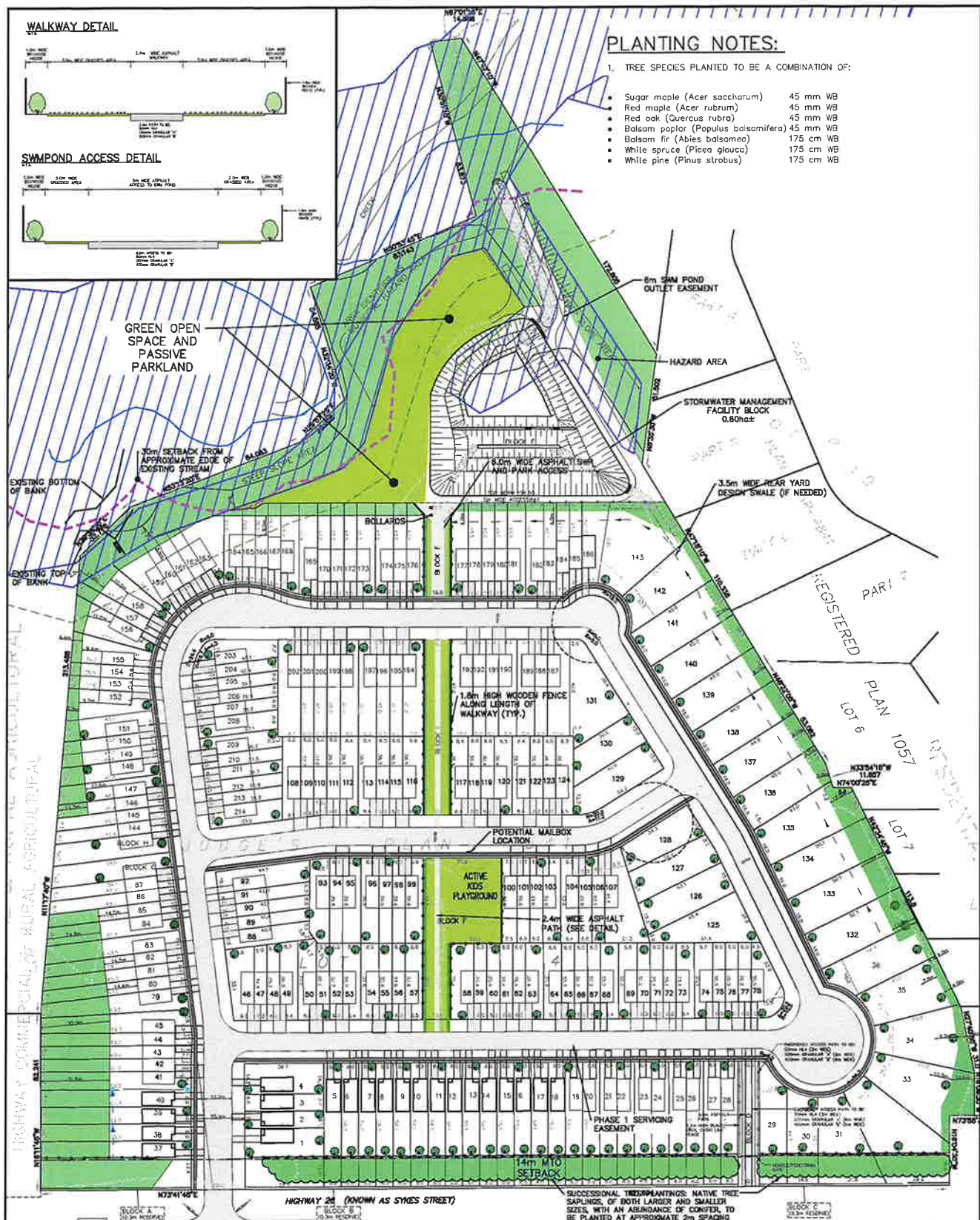
Encl. Appendix A – Figures
Appendix B – Calculations

APPENDIX A

Figures



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705-487-5285 survey@bunkersurveying.ca
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APPENDIX B

Calculations



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