

## Memorandum

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**To:** City Council  
**From:** Jacklyn Iezzi, Junior Planner  
**Date:** October 18, 2021  
**Subject:** External Planning Policy Comment Summary – August & September 2021

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The Planning & Heritage Division is in receipt of a number of Planning-related policies, statutory notices and inquiries from the Province, County, and/or neighbouring municipalities. In consideration of Policy CS81 and the City's interest in upper-tier Planning matters, the following circulations merit note for Council's information:

### **A. Minor Variances:**

- A08-21, 71 Edwin Street East, Municipality of Meaford
- A09-21, 78 St. Vincent Street, Municipality of Meaford
- A10-21, 137845 Grey Road 12, Municipality of Meaford
- A11-21, Thompson Street, Municipality of Meaford
- A12-21, 52 Blake Street, Municipality of Meaford.

The Planning & Heritage Division is in receipt of three (3) notices of No Appeal Filed for Minor Variance A08-21 to A10-21 and two (2) Notices of Decision for Minor Variance A11-21 and A12-21 in the Municipality of Meaford.

### **City Comment:**

The decisions of A08-21 to A10-21 are final and binding. Staff have no comments on the applications.

Minor Variance A11-21 requests relief from the minimum front and rear yard setbacks of the Zoning By-law to facilitate the construct of a new single detached dwelling. The subject lands are located >8km from the City limits and are within a Primary Settlement Area. Staff have on comments on the application.

Minor Variance A12-21 requests relief from site-specific zoning provisions applying to the subject lands, including maximum permitted building envelope, to facilitate the construction of a new single detached dwelling. The subject lands

are located >8km from the City limits and are within a Primary Settlement Area. Staff have no comments on the application.

## **B. Consents:**

- B09-21 & B10-21, 63446 Sunny Valley Road, Municipality of Meaford
- B12-21 to B22-21, 291, 297, 299 and 319 Cook St, Municipality of Meaford
- B23-21, 206663 Highway 26, Municipality of Meaford
- B24-21, 303087 Grey Road 15 and 259483 Bayshore Road, Municipality of Meaford
- B25-21, 396 Nelson Street West, Municipality of Meaford
- B26-21, 066506 4 Sideroad, Municipality of Meaford
- B27-21, 96 Margaret Street, Municipality of Meaford
- B28-21, 139087 Grey Road 112, Municipality of Meaford

The Planning & Heritage Division is in receipt of five (5) Notices of No Appeal Filed for Consent B09-21 & B10-21, B12-21 to B22-21, B23-21, B24-21 and B25-21, two (2) Notices of Decision for B26-21 and B28-21, and one (1) Notice of Application for B27-21 in the Municipality of Meaford.

## **City Comment:**

The decisions of B09-21 & B10-21, B12-21 to B22-21, B23-21, B24-21, and B25-21 are final and binding. Staff have no comments on the applications.

Consent B26-21 requests consent to sever a vacant parcel of land with approximately 1.46 ha (3.61 ac) of lot area and 137 m of frontage on 4 Sideroad in the Municipality of Meaford. The retained parcel is proposed to be conveyed to the abutting lands with an existing dwelling for the purpose of a lot addition. The subject lands are located >8km from the City limits. Staff have no comments on the application.

Consent B27-21 requests consent to sever a vacant parcel of land with approximately 367 m<sup>2</sup> of lot area and 18 m of frontage on Margaret Street for the purpose of lot creation. The lands are subject to a related Minor Variance Application (A13-21) to reduce the required rear yard setback and minimum lot area to facilitate the construction of a new single detached dwelling. The subject lands are located >8km from the City limits and are within a Primary Settlement Area. Staff have no comments on the application.

Consent B28-21 requests consent to sever a vacant parcel of land with 2.75 ha (6.8 ac) of lot area and 95 m of frontage on Grey Road 112 for the purpose of lot creation. The retained parcel of land with existing dwelling and accessory structures will maintain an area of approximately 16.4 ha (40.5 ac) and 218 m of

frontage on Grey Road 112. The lands appear to be actively farmed and are surrounded by other agricultural land uses. Despite this, the lands are designated 'Rural' and 'Hazard Lands' by the County's Official Plan (County OP) and the proposal appears to satisfy the Rural consent policies of Section 5.4.3 of the County OP. The subject lands are located >8km from the City limits, City Planning Staff have no further comments on the application.

### **C. Notice of Passing, Zoning By-law Amendment (Z05-21), 303007 & 303011 Grey Road 15, Municipality of Meaford**

The Planning & Heritage Division is in receipt of a Notice of Passing for Zoning By-law Amendment Z05-21 in the Municipality of Meaford. The application applies to lands municipally known as 303007 and 303011 Grey Road 15 in the Municipality of Meaford.

The lands were also subject to an Official Plan Amendment (OPA 28) required as a result of two lots merging inadvertently on title resulting in two dwellings being located on one lot. A site specific OPA was requested to separate the two dwellings and allow the creation of one new lot to be permitted where access is provided by private road, right-of-way, or easement.

The subsequent Zoning By-law Amendment (Z05-21) implements OPA 28 by rezoning the subject lands to include site-specific zone standards to establish the existing lot fabric and location of structures.

The lands are subject to a related Consent Application (B11-21) to facilitate lot re-creation.

#### **City Comment:**

The subject lands are located appropriately 3km northwest of the City limits and are within the secondary settlement area of Leith. The subject lands have access to City of Owen Sound water service.

Planning Staff provided comments on the application in a [Memorandum to City Council dated August 30, 2021](#). Staff have no further comments on the applications.

### **D. Notices of Application, Zoning By-law Amendments:**

- Z07-21, 324 Union Street, Municipality of Meaford
- Z08-21, 439001 Sydenham-Lakeshore Drive, Municipality of Meaford
- Z09-21, 357306 The Blue Mountains-Meaford Townline, Municipality of Meaford
- Z10-21, 396 Nelson Street West, Municipality of Meaford

- Z-09-21, 502493 Grey Road 1, Township of Georgian Bluffs
- Z-10-21, 89 Portland Street, Township of Georgian Bluffs
- Z-11-21, 319660 Grey Road 1, Township of Georgian Bluffs

The Planning & Heritage Division is in receipt of seven (7) Notices of Application for Zoning By-law Amendments; four (4) within the Municipality of Meaford and three (3) within the Township of Georgian Bluffs.

### **City Comment:**

Z07-21 applies to lands municipally known as 324 Union Street in the Municipality of Meaford. The effect of the application is to rezone the lands from Future Development to a Residential Zone with site-specific provisions to facilitate the development of 48 single-detached and 38 semi-detached dwellings. The development will be accessed by both Union and Centre Streets and be on full municipal services. The subject lands are located >8km from the City limits and are within a Primary Settlement Area. Staff have no comments on the application.

Z08-21 applies to lands municipally known as 439001 Sydenham-Lakeshore Drive in the Municipality of Meaford. The effect of the application is to rezone the lands from Hamlet Commercial to Hamlet Residential, with exceptions, to facilitate the renovation of the interior of the building to contain three (3) residential apartments. A new private on-site sewer system (septic) is also proposed to be installed. The subject lands are located approximately 4 km northeast of the City limits on the west side of harbour and are within the secondary settlement area of Annan. The subject lands were previously known as the Annan General Store however, no commercial use has been operated within the building for several years. Since 2011, the building has been occupied by four residential apartment units. The proposed Zoning By-law Amendment will result in a decrease in residential development serviced by private on-site services (well and septic). A Planning Justification Report, completed by a Registered Professional Planner, and a Septic Letter from a registered professional authorized to install, design and inspect septic systems under the Ontario Building Code, have been submitted in support of the application to address the servicing policies of the County OP. City Planning Staff have no further comments on the application.

Z09-21 applies to lands municipally known as 357306 The Blue Mountains-Meaford Townline. The lands are currently zoned Rural (RU), Environmental Protection (EP), Rural Exception (RU-237) and Rural Exception with Holding (RU-247 (H)) by the Meaford Zoning By-law. The holding symbol applies to lands adjacent to 'Significant Woodland' and restricts construction or site alteration. The effect of Z09-21 is to remove the RU-247(H) from a portion of the property to facilitate construction of a new dwelling and barn. An Environmental Impact Study has been submitted in support of the proposed development and is subject

to review and approval by the Grey Sauble Conservation Authority. The subject lands are located >8km from the City limits, Staff have no comments on the application.

Z10-21 applies to lands municipally known as 396 Nelson Street in the Municipality of Meaford. The lands were previously subject to Consent B25-2021 granted by the Committee of Adjustment. The effect of Z10-21 is to fulfill a condition of the consent approval by placing a holding symbol (H) on the retained parcel to prohibit development until such time as a fulsome proposal is submitted. The subject lands are located >8km from the City limits and are within a Primary Settlement Area. Staff have no comments on the application.

Z-09-21 applies to lands municipally known as 502493 Grey Road 1 in the Township of Georgian Bluffs. The effect of the application is to recognize deemed lots 22 and 23 on Plan 742 as a lot of record so that a septic system to service the house on Lot 22 can be installed on Lot 23. The deeming by-law will create one lot with approximately 62 m of frontage and 2,842 m<sup>2</sup> of lot area. The application is technical in nature and the subject lands are located >8km from the City limits. Staff have no comments on the application.

Z-10-21 applies to lands municipally known as 89 Portland Street in the Township of Georgian Bluffs. The effect of the application is to rezone the subject lands from Open Space to Residential to permit the construction of a detached garage accessory to the existing single detached dwelling. The subject lands are located approximately 11 km west of the City limits and are within the Secondary Settlement Area of Shallow Lake. The lands contain an existing single detached dwelling, the requested Zoning By-law Amendment serves to recognize this existing condition. Staff have no comments on the application.

Z-11-21 applies to lands located at 319660 Grey Road 1 in the Township of Georgian Bluffs, otherwise known as the Walker Quarry. The application proposes to rezone a portion of the lands outside of the licenced quarry area from Extractive Industrial to Agriculture and Rural Special. The Rural Special Zone will permit the existing structures to be used in conjunction with the onsite quarry. The detached dwelling will be converted for office use and a meeting room, and the accessory building will be used for equipment repair related to the quarry operation. The subject lands are located 11 km north of the City limits on the west side of the harbour. Staff have no comments on the application.

## **E. Notice of Application & Public Meeting, Zoning By-law Amendment (Z-12-21), 454 Balmy Beach Road, Township of Georgian Bluffs**

The Planning & Heritage Division is in receipt of a Notice of Complete Application and Public Meeting for a Zoning By-law Amendment (Z-12-21) in the Township of Georgian Bluffs.

Z-12-21 applies to lands municipally known as 454 Balmy Beach Road. The effect of the application is to rezone the northern portion of the lands from 'Rural' and 'Environmental Protection' to 'Rural' with site-specific exceptions to establish a residential development envelope with a 0 m setback to the 'Environmental Protection' zone.

The building envelope for the proposed single detached dwelling is located within the northwest corner of the parcel. The dwelling is proposed to be serviced by partial services, receiving water from the East Linton water system and individual private septic system. Access to the single detached dwelling will be gained via a private gravel driveway from Balmy Beach Road.

The public meeting to consider the application is proposed to be held on November 3, 2021.

### **City Comment:**

The subject lands are located adjacent to the southern boundary of the secondary settlement area of East Linton and are approximately 5.9 km north of the City limits on the west side of the harbour.

The subject lands are currently vacant and consist of predominately grassed/landscaped area. There is an existing water feature located approximately in the centre of the parcel.

The majority of the lands are designated 'Rural' and 'Hazard Lands' by the County of Grey Official Plan (County OP). Appendix B of the County OP also identifies the presence of Significant Woodland. Portions of the outer limits of the parcel appear to "spill over" into the 'Residential' designation of the East Linton secondary settlement area, as identified by the Township of Georgian Bluffs Official Plan, however, these portions are entirely within the 'Environmental Hazard' overlay.

To the knowledge of City Planning Staff, a County Official Plan Amendment and/or Local Official Plan Amendment are not requested as part of the application.

The subject lands are regulated by the Grey Sauble Conservation Authority (GSCA). The building envelope for the proposed single detached dwelling is located within the regulated area.

An Environmental Impact Study (EIS) by SAAR Environmental Limited and a Topographic Survey by GSS Engineering have been submitted as part of a complete application at the request of the GSCA. The proponent has prepared a Justification Report in support of the application; however, it has not been completed by a Registered Professional Planner (or similar qualified person) and does not include a statement of conformity with the Provincial Policy Statement or County OP.

As noted above, the proposed single detached dwelling will be serviced by partial services, receiving water from the East Linton water system and individual private septic system. Policy 1.6.6.5 of the 2020 Provincial Policy Statement (PPS), states that partial services shall only be permitted in the following circumstances:

- a) Where they are necessary to address failed individual on-site services in existing development; or,
- b) Within settlement areas, to allow for infilling and minor rounding out of existing development on partial services, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

In the context of the proposed Zoning By-law Amendment, partial services are not necessary to address failed individual on-site services. Therefore, policy 1.6.6.5 (a) is not applicable. Furthermore, the subject lands are designated 'Rural' and 'Hazard Land' by the County OP. They are not within the secondary settlement area of East Linton. Therefore, the requested Zoning By-law Amendment required to facilitate the construction of a new single detached dwelling does not represent infilling or minor rounding out of existing development within a settlement area in the context of PPS policy 1.6.6.5 (b).

It would be helpful for County and/or Township Planning Staff to confirm the rationale for servicing of the residential development with East Linton water services when the subject lands are not located within the designated secondary settlement area of East Linton.

Secondly, portions of the subject lands are designated 'Rural' by the County OP. Within the Rural designation, residential dwellings are generally permitted on existing lots of record (Section 5.4). Minimum lot sizes within the Rural designation for non-agricultural uses shall be determined by the zoning by-law of the local municipality and shall address Section 8 and 9 of the County OP (Sec. 5.4.2 (2)).

Section 8.9.1 of the County OP provides policies for servicing that are generally consistent with the PPS. Sec. 8.9.1 (10) states that partial services must only be permitted where they are necessary to address failed individual on-site sewage

services and/or water services in existing development or, within settlement areas to allow for development where partial services exist provided that the development is within the water/sewer reserve capacity and site conditions are suitable for the long-term provision of such services, as determined by a Servicing Options Study.

Lastly, portions of the subject lands are designated 'Hazard Lands' by the County OP and contain significant woodland. The policies of the PPS generally direct development to areas outside of hazardous lands and sites (policy 3.1.1). Development and site alteration may only be permitted in portions of hazardous lands and sites where the criteria of policy 3.1.7 are met including that no adverse environmental impacts will result. Similarly, the policies of the PPS promote the protection of natural features and areas for the long-term (policy 2.1.1). Policy 2.1.5 does not permit development and site alteration within significant woodlands unless it has been demonstrated that there will no negative impacts on the natural features or their ecological functions.

The GSCA is responsible for representing provincial interests regarding natural hazards identified in Section 3.1 of the PPS. The GSCA also provides comments as a service provider to the County of Grey and Township of Georgian Bluffs representing their interests regarding natural heritage.

The policies of Section 7 of the County OP are generally consistent with that of the PPS. Section 7.2 directs new development away from lands designated 'Hazard Lands' and states that development and site alterations will only be considered within this designation subject to criteria including that there be no adverse environmental impacts as demonstrated by an EIS, approval of the conservation authority is obtained, and there is no feasible location for the development outside of the Hazard Land designation.

Section 7.4 of the County OP provides policies respecting Significant Woodlands. Section 7.4 (1) provides that no development or site alteration shall occur within significant woodlands or their adjacent lands (within 120 m), unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or their ecological functions.

It is noted that an EIS has been submitted in support of the subject Zoning By-law Amendment. The County and the GSCA should be satisfied of the suitability of the study for addressing the policies of the PPS and County OP. The County should be satisfied that the proposal is consistent with the policies of the PPS, and the Rural and Hazard Land designation policies of the County OP.



City Planning Staff request a copy of the County's, Township's, and GSCA's comments on the matter and a copy of any further notice respecting the application.

### **F. Notice of Intent to Remove Holding, 153 Kiowana Beach Road, Municipality of Meaford**

The Planning & Heritage Division is in receipt of a Notice of Intent to Remove a Holding Symbol applying to lands municipally known as 153 Kiowana Beach Road in the Municipality of Meaford.

#### **City Comment:**

The lands are located > 8 km from the City limits. Staff have no comments on the applications.

### **G. Municipality of Meaford – Wastewater Treatment Plant Class Environmental Assessment (EA) – Notice of Commencement**

The Planning & Heritage Division is in receipt of a notice that the Municipality of Meaford has retained the services of Ainley Group to prepare an addendum to the 2007 Municipal Class Environmental Assessment (Class EA) for the Meaford Wastewater Treatment Plant (WWTP). The purpose of the addendum is to review, update, and confirm the recommendations of the 2007 study for increasing the capacity of the Meaford WWTP.

#### **City Comment:**

City Planning Staff have no comments on the EA study at this time.