

## Memorandum

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**To:** City Council  
**From:** Jocelyn Wainwright, Junior Planner  
**Date:** November 7, 2022  
**Subject:** External Planning Policy Comment Summary – September & October 2022

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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:**

- A-11-22, 086036 Side Rd 7, Municipality of Meaford
- A-15-2022, 161 Fraser Street, Municipality of Meaford

The Planning & Heritage Division is in receipt of two (2) Notices of Application for Minor Variances within the Municipality of Meaford.

### **City Comment:**

Planning Staff have reviewed the notices of application and have no comments or concerns.

### **B. Consent:**

- B15-2022, 63 Bridge Street, Municipality of Meaford.
- B16-2022, 457579 8<sup>th</sup> Concession South, Municipality of Meaford

The Planning & Heritage Division is in receipt of two (2) Notices of Application for Consent in the Municipality of Meaford.

### **City Comment:**

The subject lands are generally located >8km from the City limits. Staff have no comments or concerns with the applications.

## EP Notices – September & October

Meaford

### No concerns:

- Committee of Adjustment Notice of Public Meeting – Minor Variance (A11-2022) – 086036 Side Road 7, Meaford
  - The Applicant is seeking to construct a new detached accessory dwelling unit on the lot to be located more than 50 m from the primary dwelling.
  - A revised site plan was circulated on September 16<sup>th</sup> in support of the application
  - >8km
  
- Committee of Adjustment Notice of Public Meeting – Minor Variance (A15-2022) – 161 Fraser Street, Meaford
  - The Applicant is seeking to demolish the existing dwelling and build a new dwelling.
  - Requesting to vary the front yard setback from 9 m to 5.2 m
  - The GSCA will consider the application for the new dwelling only if its is no closer than the existing dwelling to the shoreline.
  - >8km
  
- Committee of Adjustment Notice of Public Meeting – Consent (B15-2022) - 63 Bridge St, Meaford
  - The property owner is seeking to sever a new lot from their 0.14 ha property
  - The severed lot would be 24 m<sup>2</sup> with 4.7 m of frontage on Bridge St.
  - The retained lot would be 1,335 m<sup>2</sup> with 36 m of frontage on Bridge St.
  - >8km
  
- Committee of Adjustment Notice of Public Meeting – Consent (B16-2022) - 457579 8<sup>th</sup> Concession South, Meaford
  - The property owner is seeking to sever a new lot from their 20.62 ha property
  - The severed lot would be 2.4 ha with 160 m of frontage on 8<sup>th</sup> Concession South.
  - The retained lot would be 18.2 ha with 1 m of frontage on 8<sup>th</sup> Concession South.
  - >8km



# Committee of Adjustment

## Notice of Public Hearing

### Minor Variance Application

**Proposal:** The property owners are seeking to construct a new detached accessory dwelling unit on the lot. The purpose of this application is to request a variance to Zoning By-Law 60-2009, to allow the accessory dwelling unit to be located more than 50 metres from the primary dwelling, where the Section 4.2.1.3 of the Zoning By-law currently permits accessory dwelling units to be 50 metres or less from the main dwelling.

The Official Plan designation of the lands is Agricultural and Environmental Protection. The Zoning on the lands is Agricultural (A) and Environmental Protection (EP).

**Property Location:** 086036 Side Road 7 (Concession 6 N, Part Lot 6, Meaford)

**Meeting Date and Time:** Wednesday, September 28<sup>th</sup> 2022 at 3:00 PM

**Meeting Location:** In-person at Council Chambers (157859 7th Line, Meaford, Ontario) with the option to participate remotely via Zoom (phone/internet).

#### Figure 1: Key Map



**Providing Comments:** Provide comments in writing ahead of the meeting, or during the meeting either in-person at Council Chambers or remotely via Zoom.

You can watch this meeting live on the Municipality of Meaford's YouTube channel at [www.meaford.ca/youtube](http://www.meaford.ca/youtube).

For more information about this application, please use the contact information below or visit us during normal office hours.

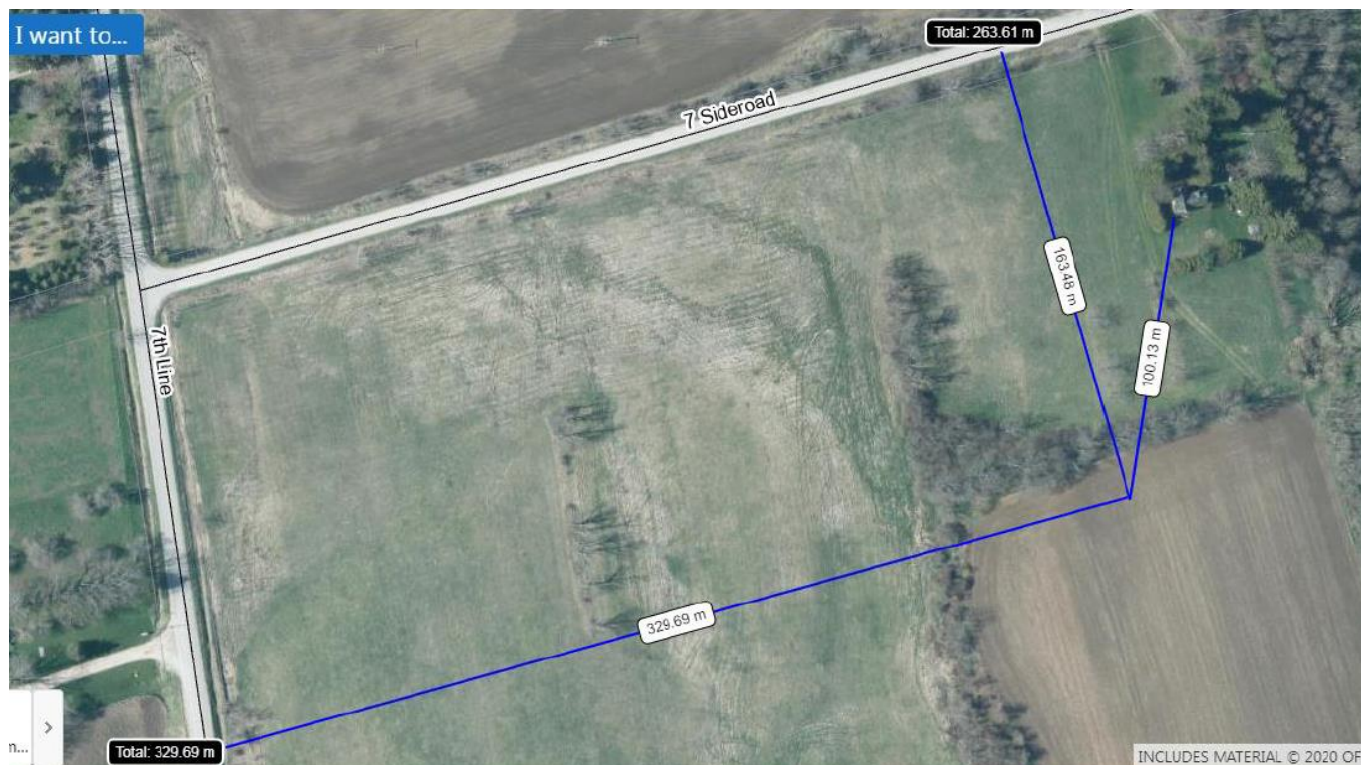
To be notified of the decision of the Committee of Adjustment, please make a written request to the Secretary Treasurer at the contact below.

To join by Zoom, register in advance with the Secretary-Treasurer by noon on September 28<sup>th</sup>, 2022, at the contact information below.

#### **Denise McCarl, (Acting) Secretary-Treasurer**

21 Trowbridge Street West, Meaford, Ontario N4L 1A1  
[planning@meaford.ca](mailto:planning@meaford.ca) 519-538-1060 Extension 1120

**Figure 2: Excerpt from the Applicant's Site Sketch**



Under the authority of the Municipal Act, 2001 and in accordance with Ontario’s Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Municipality’s website, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.



September 16, 2022

Ms. Denise McCarl, MCIP, RPP  
Senior Planning Manager  
Town of Meaford  
Meaford, ON  
N4L 1A1

**VIA EMAIL ONLY**

Dear Ms. McCarl,

**Re: A J Ratcliffe  
Minor Variance  
086036 Side Rd 7  
Lot 6, Con 6  
Second Supplemental Submission**

This is further to your recent email communications on this file. I understand that you are looking for clarification on the ultimate “build-out” and a sketch showing same.

Regarding the build-out I can summarize as follows:

1. Mr. Ratcliffe will replace his existing older dwelling with a new dwelling, approximately 30m directly to the south.
2. The existing dwelling is to be demolished.
3. A detached accessory building (garage) is proposed approximately 70m south of the new residential dwelling. This location is 115m south of the to be demolished existing dwelling.
4. An accessory dwelling is proposed on the second floor of the detached accessory building.
5. Individual tile beds are proposed.
6. The above is shown on the sketch included with this letter.

The accessory building is designed to accommodate tractors and wagons. I believe my client has already confirmed he will be farming his lands. The primary reason for the 70m separation between the new dwelling and the accessory building is to allow for a preferred turning area for ingress/egress maneuvers of the tractor/wagons to the accessory building – keeping in mind that the same access area is intended to be the driveway to service the new dwelling unit.

My client has reviewed building and septic requirements with Building Department Staff and GSCA and is aware of the standards and requirements. The proposed works are outside of the GSCA regulated areas to the east and west.

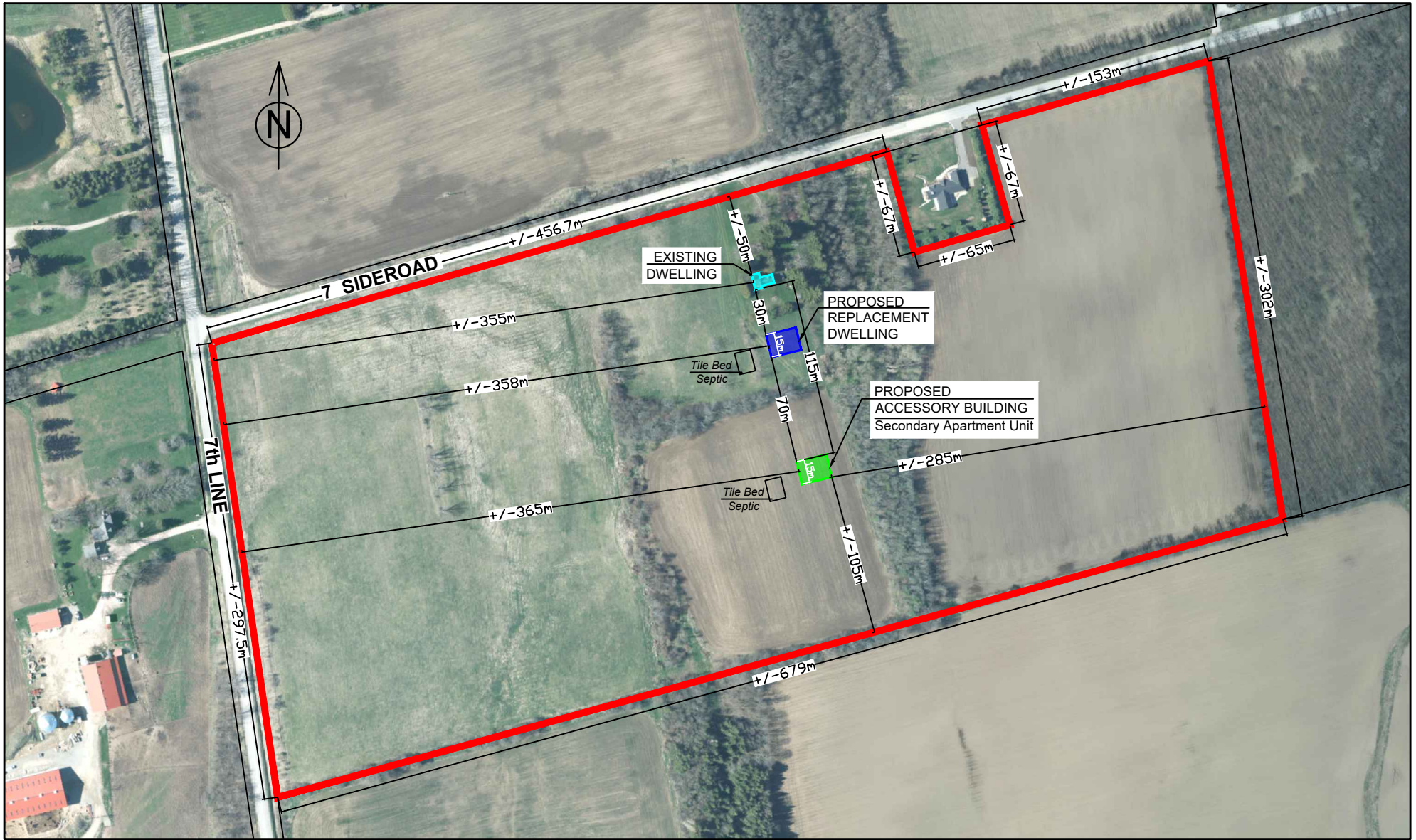
The overall purpose of the application remains to enable Mr. Ratcliffe to construct an accessory building with an accessory dwelling unit located 70m from the principal dwelling unit. The build-out will see a new dwelling unit constructed approximately 30m south of the older existing dwelling unit. These matters are identified on the attached sketch.

Yours Truly



Travis & Associates  
Colin Travis, MCIP RPP

Cc: Owner: A.J. Ratcliffe  
Town Reviewer: John Douglas



**SKETCH LOT PLAN  
MINOR VARIANCE**

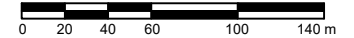
**086036 - 7 SIDEROAD**  
MUNICIPALITY OF  
MEAFORD  
COUNTY OF GREY  
CON 6N  
PT LOT 6

**LEGEND**

- approx. PROPERTY BOUNDARY (Lot Area +/-19.7 ha or 48.7ac)
- approx. EXISTING DWELLING
- PROPOSED REPLACEMENT DWELLING
- PROPOSED DETACHED ACCESSORY BUILDING  
Secondary Apartment Unit

Sketch Plan Drawing Reference: Grey County GIS 2022 / Site Location, Aerial Photo 2020

Scale: 1:3500 (Metric)



**travis**

**travis & associates**  
planning consultants      7 - 275 First Street Collingwood  
approvals facilitators      Ontario Canada L9Y 1A8  
development managers      v.705.446.9917    f.705.446.9918  
travisinc.ca



Drafted by: DC / Checked by:CT / Date: Sep.16.2022



# Committee of Adjustment

## Notice of Public Hearing

### Minor Variance Application

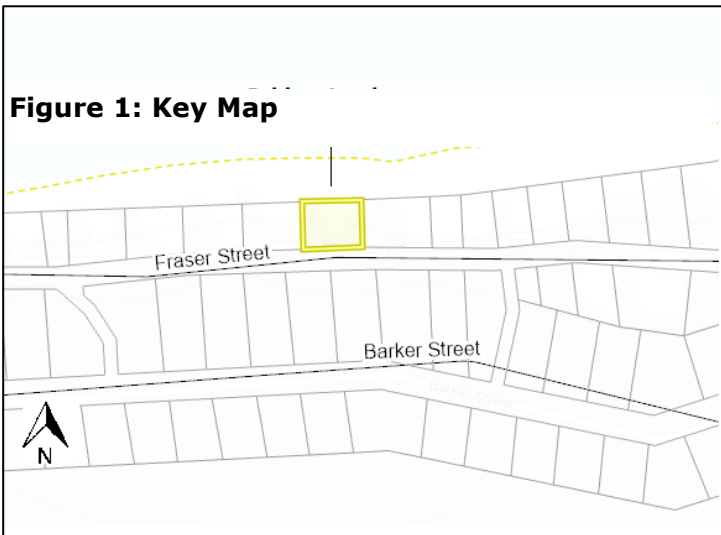
**Proposal:** The property owners are seeking to demolish the existing dwelling and build a new dwelling on the site. The purpose of this application is to request a variance to Zoning By-law 60-2009, to allow a 5.2m front yard setback whereas Zoning Bylaw 60-2009 requires a 9m front yard setback. This request is in order to comply with Grey Sauble Conservation Authority, who will consider the application for the new dwelling only if it is no closer than the existing dwelling to the shoreline. To maintain the current shoreline setback, the applicants have proposed a front yard setback of 5.2m.

The Official Plan designation of the lands is Shoreline. The zoning on the lands is Residential Limited Service (RLS).

**Property Location:** 161 Fraser Street (Concession 1, Lot 11, St. Vincent)

**Meeting Date and Time:** Wednesday, October 26, 2022, at 3:00 PM

**Meeting Location:** In-person at 157859 7th Line, Meaford, Ontario (Council Chambers) with the option to participate remotely via Zoom (phone/internet).



**Figure 1: Key Map**

**Providing Comments:** Provide comments in writing ahead of the meeting, or during the meeting either in-person at Meaford Hall or remotely via Zoom.

You can watch this meeting live on the Municipality of Meaford's YouTube channel at [www.meaford.ca/youtube](http://www.meaford.ca/youtube).

For more information about this application, please use the contact information below or visit us during normal office hours.

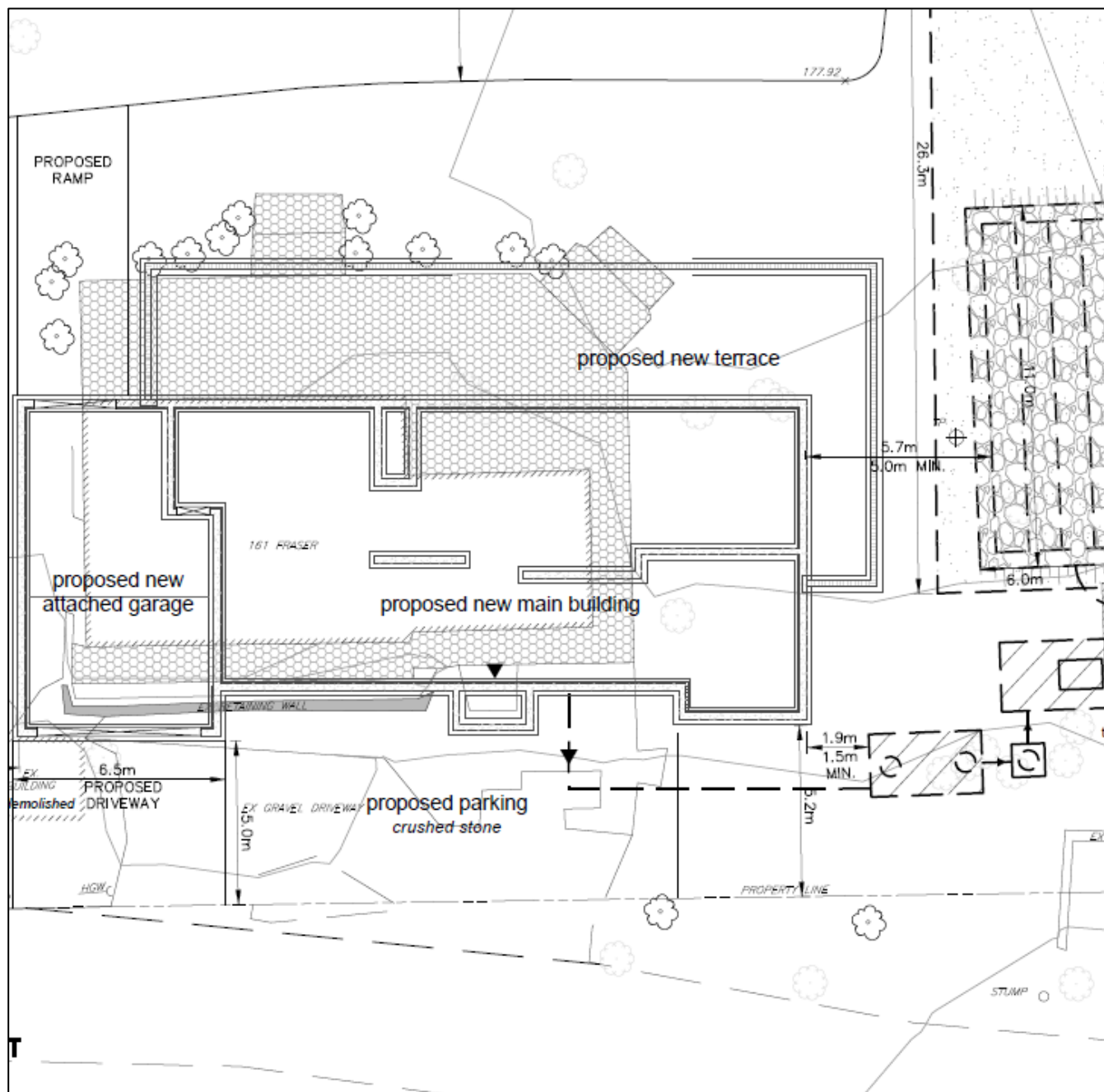
To be notified of the decision of the Committee of Adjustment, please make a written request to the Secretary Treasurer at the contact below.

To join by Zoom, register in advance with the Secretary-Treasurer by noon on October 26, 2022, at the contact information below.

**Denise McCarl, (Acting) Secretary-Treasurer**  
 21 Trowbridge Street West, Meaford, Ontario N4L 1A1  
[planning@meaford.ca](mailto:planning@meaford.ca) 519-538-1060 Extension 1120



**Figure 2: Excerpt from the Applicant's Site Sketch**



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## Committee of Adjustment Notice of Public Hearing

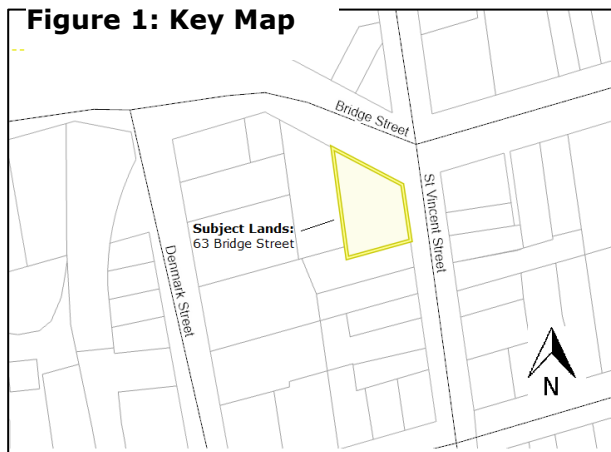
**Proposal:** The property owner is seeking to sever a new lot from their 0.14 ha property.

- The proposed new lot would be 24 m<sup>2</sup> with 4.7 m of frontage on Bridge Street
- The retained lot would then be 1,335 m<sup>2</sup> with 36 m of frontage on Bridge Street

The lands are proposed to be serviced by municipal water and sewer services. The lands are outside the Niagara Escarpment Plan Area.

\*Note that the above measurements are approximate. See also Sketch on reverse.

**Property Location:** 63 Bridge Street (Concession 5, Lot 16, Meaford)



**Meeting Date and Time:** Wednesday, September 28, 2022 at 3:00 PM

**Meeting Location:** In-person at 157859 7th Line, Meaford, Ontario (Council Chambers)

There is an option to participate remotely via Zoom (phone/internet).

**Providing Comments:** Provide comments in writing ahead of the meeting, or during the meeting either in-person at Council Chambers or remotely via Zoom.

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**To join by Zoom, register in advance with the Secretary-Treasurer by noon on July 27, 2022, at the contact information below.**

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**If you wish to be notified of the decision of the Committee of Adjustment, please make written request to the Secretary-Treasurer.**

**\*If your property contains 7 or more residential units, please post in a location that is visible to all residents.**





## Committee of Adjustment Notice of Public Hearing

**Proposal:** The property owner is seeking to sever a new lot from their 20.62 ha property.

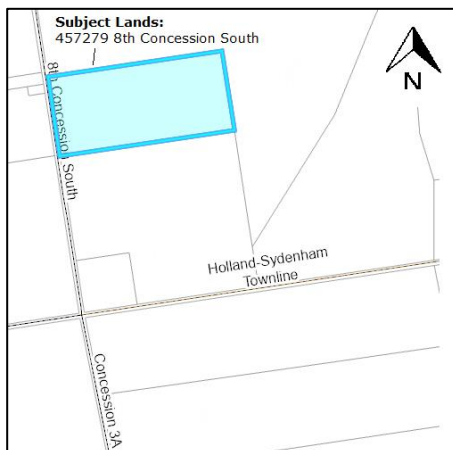
- The proposed new lot would be 2.4 ha with 160 m of frontage on 8<sup>th</sup> Concession South
- The retained lot would be 18.2 ha with 145 m of frontage on Bridge Street

The lands are proposed to be serviced by private water and sewer services. The lands are outside the Niagara Escarpment Plan Area.

\*Note that the above measurements are approximate. See also Sketch on reverse.

**Property Location:** 457279 8<sup>th</sup> Concession South (Concession 8, Lot 2, Municipality of Meaford, formerly Sydenham)

**Figure 1: Key Map**



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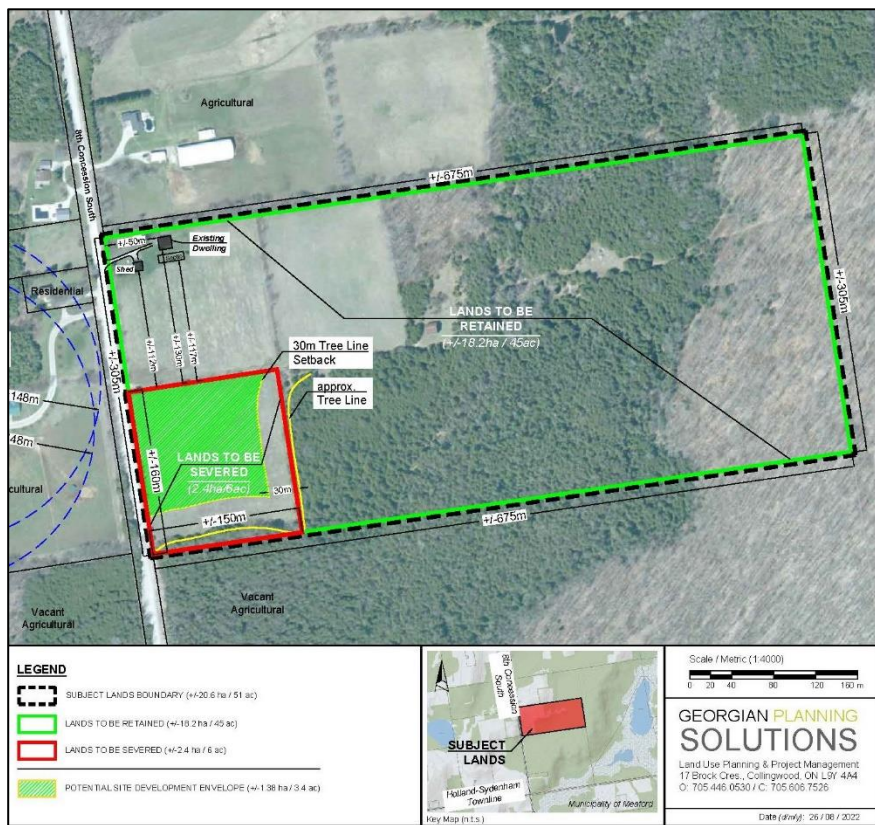
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**Figure 2: Applicant's Severance Sketch**



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