

Addendum Planning Report
Applications under Sections 22 & 34 of the Planning Act

Proposed Residential Use (Georgian Bay Harbour Ltd.)

12 Bayfield Street and 23 & 37 Trowbridge Street East
Municipality of Meaford
County of Grey

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1.0 PREAMBLE

This Addendum Planning Report has been prepared in support of site-specific official plan and zoning by-law amendment applications at 12 Bayfield and 23 & 37 Trowbridge Street East (the Site), Municipality of Meaford, County of Grey. The site-specific amendments would permit a five (5)-storey multi-unit development (the Proposal) at the Site. The required site-specific policy amendment would redesignate Environmental Protection designated lands to a Downtown Core Commercial designation with exceptions to recognize the development limits at the Site as identified within the *Two-Zone Flood Study* completed in 2019 by C.F Crozier & Associates Inc. The implementing zoning by-law would re-zone the Site from a C1 and EP zoning to a C1 with exceptions, further refining the development requirements at the Site.

This Addendum Planning Report (Addendum) is to be read in conjunction with the initial Planning Justification Report prepared by MB1 Urban Planning dated May 2021. The initial Planning Justification Report has provided a fulsome planning policy analysis of upper tier and lower tier policy documents with a particular emphasis on Settlement Area and Housing policies. It is therefore the intent of this Addendum to provide the following:

- A Project Overview including a description of existing land uses at and near the Site;
- A Summary of the Proposal's consistency with the applicable policy requirements via a synopsis of the technical report findings, potential impacts and proposed mitigation;
- A Recap of the Policy and Zoning Amendments required by the Proposal including a review of relevant Downtown Core Commercial policy of the Municipality of Meaford Official Plan and relevant provisions of the Municipality of Meaford Comprehensive Zoning By-law 60-2009 (By-law 60-2009).

This Addendum, applications and related materials are intended to satisfy the requirements of the *Planning Act* regarding the submission of a complete application. The complete application consists of the following materials:

- **Initial Planning Justification Report (PJR)** prepared by MB1 Urban Planning dated May 2021;
- **Site Plans**, dated December 2021 & January 2022, Andre Sherman Architect;
- **Two-Zone Flood Study** prepared by C.F. Crozier & Associates Inc. (Crozier) dated December 2019;
- **Floodplain Conformance Letter** prepared by Crozier dated December 23, 2021;
- **Cultural Heritage Impact Assessment** prepared by LHC dated December 10th, 2021;

- **Functional Servicing & Stormwater Management Report** prepared by Crozier dated December 2021;
- **Geotechnical Assessment** prepared by Peto MacCallum Ltd. January 19, 2022;
- **Traffic Opinion Letter** prepared by Crozier dated January 21, 2022;
- **Stage 1 Archaeological Assessment** prepared by Archaeological Research Associates Ltd. (ARA) dated October 2021;
- **Addendum Planning Report** prepared by Cuesta Planning Consultants Inc. (CPC) dated January 2022;
- **Official Plan & Zoning By-Law Amendment(s) Application forms** prepared by CPC;
- **Draft Official Plan and Zoning By-law Amendments** (text and schedules) (Appendix A to this Addendum) prepared by CPC.

The technical reports and the Site Plan have been prepared or revised, as the case may be, to reflect the latest Proposal which includes 12 Bayfield Street and contemplates a reduced height from six (6) storeys to five (5) storeys.

Unless otherwise noted within this Addendum, references stem from the Site Plan(s) and the technical reports associated with the Proposal.

2.0 PROJECT OVERVIEW

2.1 Location and Surrounding Land Uses

The Site is legally described as Lots 1158, 1159, 1160, 1161 and Part of Berry Street (Part 5 of Plan 16R-7006) Registered Plan 309 Town of Meaford, County of Grey. There are three (3) separate parcels included in this proposal that are municipally described as 23 & 27 Trowbridge Street East and 12 Bayfield Street. The lands at 12 Bayfield Street are a new addition to this Proposal since the previous submissions.

The Site falls within the Primary Settlement Area of Meaford in the County of Grey Official Plan (GCOP) and within the Downtown Core Commercial area of Meaford. Given the close proximity of the Bighead River to the Site, Hazards Lands (GCOP) and Environmental Protection designations (Municipality of Meaford Official Plan (MMOP)) are also associated with the Site.

Surrounding land use includes a mix of residential and commercial lands to the north of the Site. Directly west of the Site the Meaford Public Library is located. Further west/northwest, along Sykes Street, the main commercial district is located. The

Meaford Inner Harbour (urban area waterfront) lands are northeast of the subject lands. An unopened road allowance (Berry Street) abuts the southern boundary of the Site and Bayfield Street abuts the eastern boundary of the Site. The Bighead River is located south and east of the Site, flowing into the mouth of the inner harbour.



Figure 1 – Location



Figure 2 – Site and Surrounding Land Uses

2.2 Description of the Site & Proposal (Figure 3)

The Site generally slopes towards the Bighead River with a fall in elevation from the northwest corner of the Site towards the southeast across the Site. The 23 & 37 Trowbridge Street East parcels are mostly grassed, and currently vacant. Presently, the parcel at 12 Bayfield Street has one (1) residence, three (3) short-term accommodation residential buildings and one (1) commercial building, being a restaurant use. While these buildings are currently occupied, it is the intent of the developer to demolish the structures on this parcel as a condition of approval.

With the addition of the third parcel (12 Bayfield Street), the Site now has a lot area of approximately 4,979 m² with 107 metres of frontage on Trowbridge Street East. The Proposal will gain access from Trowbridge Street East.

The Proposal is for a five (5) storey multi-unit residential development with a height of 15.5 metres (m) from the established grade. The established grade for the Site has been calculated at 181.41 metres above sea level (masl) which has been reflected on the Site Plan and associated elevations.

A flood-proofing elevation was previously established for the Site at 181.0 masl and all perimeter grades and the finished floor elevation have been set at or above this elevation. A retaining wall is proposed at the perimeter of the Site in order to implement this requirement.

The proposed lot coverage is 78.4% with a ground floor area of 3,606 m² and a gross floor area of 25,739 m². Front and side yard setbacks are proposed at 3 m, reflecting the established building setback of the adjacent library and those in the surrounding area. One hundred and forty-nine (149) units are currently proposed at the Site, ranging from 1-bedroom units to 2-bedroom plus den units. Two (2) levels of below ground parking are proposed at the Site with two hundred and thirty-seven (237) parking spaces in total.

Both an existing sanitary sewer and watermain are located on Trowbridge St. East. The proposed servicing strategy for the Proposal is to connect to this existing infrastructure.

As mentioned earlier in this Addendum, the addition of 12 Bayfield Street to the Site has resulted in a revision to the original proposal which is now more in keeping with the intent of the MMOP and By-law 60-2009 with respect to maximum height provisions. The original submission had proposed six (6) storeys with a height of 19.85 m which is a height not contemplated in the official plan policy.

3.0 LAND USE CONSIDERATIONS: PROVINCIAL INTERESTS

Section 2 of the *Planning Act* includes matters of provincial interest which are to be considered by the approval authorities when reviewing land use applications. These provincial interests are reflected in the Provincial Policy Statement (PPS) and subsequently within upper and lower tier official plan policies.

As stated under Section 3 of the *Planning Act*, all decisions by any authority that affect a planning matter shall be consistent with the Provincial Policy Statement (PPS). Any decisions made on or after May 1, 2020 are to be consistent with the 2020 PPS.

The following is a summary of the key provincial interests relevant to the Proposal. This section will review the technical report findings and identify how the Proposal will implement and remain consistent with applicable provincial, upper and lower tier policy.

As noted previously, this Addendum is to be read in conjunction with the original Planning Justification Report which provided an extensive policy analysis.

3.1 Settlement Areas

PPS 2020

1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 (in part)

Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation;*

The above noted provincial policy has been reflected primarily in Sections 3.4 and 3.5 of the GCOP and Sections A.2.2.2 and A.2.9.2 of the MMOP. Please see the original PJR for a comprehensive upper and lower tier policy review.

The Site is ideally located in the downtown core area of the Primary Settlement Area of Meaford (Urban Area) where the provincial, upper and lower tier policy goals of sustainable development can be realized.

The Proposal represents an infill, or redevelopment, scenario on a currently underutilized Site which implements the policy goal of efficient use of land and resources.

Municipal transportation, water, sanitary and stormwater services can be accessed at this Site which also assists in implementing the policy goal of efficient use of land and resources as well as the goal of efficient use of existing public infrastructure.

The proposed higher-density compact form of residential use in the downtown of Meaford will result in increased pedestrian activity in the commercial and open space areas of the downtown, including the nearby rail trail, parks, harbour/market area and various cultural facilities. The increased pedestrian traffic will assist in the long-term viability of the downtown commercial district while also realizing the policy goals of minimizing negative air quality impacts and supporting active transportation methods.

With respect to Section 1.1.3.2 (e), the Site is associated with a flooding/ice jam hazard due to its proximity to the Bighead River and inner harbour. Flooding impacts are anticipated to increase because of climate change. The flood proofing elevation at the Site was established with this consideration in mind and represents a conservative flood proofing requirement.

3.2 Housing

PPS 2020

1.4 Housing

1.4.3 (in part)

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

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed

The above noted provincial policy is echoed in Section 4.1 of the GCOP and Sections A.2.2.4 and A.2.2.5 of the MMOP. Please see the original PJR for additional details.

The GCOP housing policies direct residential intensification to Primary Settlement areas, such as Meaford, and encourages the use of underutilized lands as represented by the Site.

As supported by the GCOP and MMOP and noted in the original PJR, the Proposal will increase the range of housing options in Meaford with respect to type, size and tenure and provide affordable housing for a younger demographic entering the house market, as well as for seniors looking to downsize. The Proposal's location in the downtown not only benefits its future residents but also commercial and cultural uses in close proximity, meeting the intent of both the GCOP and MMOP.

The MMOP directs that 10% of new growth in the Meaford Urban Area be achieved through intensification as represented by this Proposal. The Proposal will bring 149 new units to the Meaford Urban Area which represent 15% of the 990 new units anticipated in Meaford by 2026. The Proposal also exceeds the policy minimum set for overall development density of 20 units per hectare by providing a density of 298 units per hectare at the Site.

3.3 Sewage, Water and Stormwater & Water Resources

PPS 2020

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

1.6.6.7 (in part)

Planning for stormwater management shall:

*b) minimize, or, where possible, prevent increases in contaminant loads
d) mitigate risks to human health, safety, property and the environment;
and f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

2.2 (in part)

Water 2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:

f) implementing necessary restrictions on development and site alteration to:

1. protect all municipal drinking water supplies and designated vulnerable areas;

i) ensuring stormwater management practices minimize stormwater volumes and contaminant loads and maintain or increase the extent of vegetative and pervious surfaces.

As noted above and mirrored in Sections 8.9 of the GCOP and D1.2 of the MMOP, development is to be directed to areas where full municipal services are currently provided, such as the Meaford Urban Area.

The Proposal represents an opportunity to optimize the use of these services via redevelopment of the Site which is encouraged by the provincial and municipal planning documents.

As part of the complete application requirements, Crozier has completed a Functional Servicing and Stormwater Management Report for the Proposal. The proposed water servicing strategy is to connect to the existing 200mm diameter watermain along Trowbridge Street East via a water service lateral. Similarly, the sanitary servicing strategy for the Proposal is to connect to an existing 200mm diameter sanitary sewer along Trowbridge Street East via a proposed sanitary sewer lateral. Sizing of the laterals will be determined as part of the municipal review process at the detailed design stage. The Functional Servicing and Stormwater Management Report concludes that the Proposal can readily meet the servicing objectives of the Municipality of Meaford.

With respect to stormwater management at the Site, Crozier has reported that water quantity control with respect to peak flow attenuation is not required of the Proposal due to the proximity of the Bighead River and Georgian Bay. The preferred stormwater management option is via a storm sewer lateral from the Proposal out letting to the Bighead River south of the Site.

The upper and lower tier policy documents have also identified the Site as being within an Intake Protection Zone (IPZ) 2 as it related to the municipal water source (Georgian Bay). While the Proposal (fully serviced residential use) is a lower-risk land use in an IPZ and parking will be below-surface, an enhanced level of protection for stormwater quality control has been proposed for the Site. It is recommended that a quality treatment unit, such as an oil and grit separator, is installed as part of the Proposal.

3.4 Natural Heritage Resources

PPS 2020

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

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

Pre-submission consultation did not identify any natural heritage features associated with the Site and did not require an Environmental Impact Assessment be completed in support of the Proposal. However, within its reporting, Crozier has identified Georgian Bay as a Level 1 fishery. While the Site is not directly adjacent to the Bighead River or Georgian Bay, these waters will receive stormwater from the Site. As a best practices measure, a stormwater quality treatment unit will be used at the Site to polish the stormwater prior to its entry into the Bighead River.

3.5 Cultural Heritage & Archaeological Resources

PPS2020

2.6 Cultural Heritage and Archaeology

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

Built Heritage & Cultural Heritage Resources

The municipality's priority to protect and enhance the historical downtown of Meaford has been identified in several policy documents. Pre-submission consultation confirmed that a Cultural Heritage Impact Assessment (CHIS) was a necessary component of

complete application requirements as the Proposal has the potential to impact both on and off-site heritage resources.

The Site is located within the limits of the Meaford Heritage Conservation District (HCD) and is subject to the *Downtown Meaford Heritage Conservation District Plan and Guidelines*. In addition, the Urban Design Guidelines of the Municipality of Meaford Community Improvement Plan (CIP) are relevant to the Proposal along with MMOP policies related to Urban Character (Section A.2.3), the Vision for the Downtown Core Commercial Area (B1.3.4) and Heritage and Archaeological Resource (Section D3).

LHC was retained to complete a CHIS for the Proposal to assess the potential for direct and indirect impacts to adjacent historical properties as well as the Meaford HCD.

LHC concluded that, while the Proposal will include demolition of Heritage buildings at 12 Bayfield Street, the overall impact to the HCD would be small. The cultural heritage value or interest of the resources at 12 Bayfield is considered minor and did not meet applicable O. Reg 9/06 criteria used to qualify heritage resources.

The CHIS also reviewed the Proposal against the seven (7) potential negative impacts identified by the province. No impact to off-site historical or cultural resources was identified.

In addition, LHC reviewed the applicable HDC Plan and Guidelines and CIP Guidelines to ensure the Proposal's consistency with these policy documents and concluded the following:

- The proposed development is taller than other buildings in the HCD but the lower elevation of the Site and setting back of the 5th floor should assist in height and mass perception from Sykes Street North (the main street).
- Underground parking at the Site complies with HCD guidelines.
- While the Proposal will be of contemporary design, appropriate building materials and features can help maintain visual consistency with the HCD and adjacent buildings.
- The Proposal will introduce a rhythm (or anchor) to the streetscape that has not existed previously, filling a void in this area of the HCD.
- A 3.0 m front yard setback would remain consistent with adjacent development.

The LHC has provided several recommendations which can be implemented during the site plan control and building phases of the development. These recommendations are summarized below:

- Incorporation of primarily soft landscaping and ornamental fencing at the Site.
- Use of concrete, natural flagstone or brick on pathways.
- Downward directed amenity lighting that is sympathetic to the heritage character of the HCD.

- Development of the main entrance as a focal point of the building's façade.
- Implementation of a distinct transition from wall to roof with details to visually accent the upper limit of the façade, such as a cornice.

Archaeological Resources

Given the Site's proximity to both primary water sources and the historic downtown of Meaford, pre-submission comments identified the need for a Stage 1, and possibly Stage 2 Archaeological Assessment prior to development at the Site.

ARA Heritage conducted a Stage 1 Archeological Assessment (Stage 1) in September and October of 2021. The Stage 1 included a background study as well as an initial property inspection. A review of historical materials (archival resources, historical mapping and images) and a database search of any registered or known archaeological sites, returned five (5) sites within a one (1) kilometre radius of the Site. The property inspection determined that, while parts of the study area were disturbed by past construction activities resulting in disturbance of the original soils to a significant depth, a Stage 2 Archaeological Assessment (Stage 2) is required to be conducted prior to site alteration to clear the Site of any archaeological concerns.

The Stage 1 mapped the areas of archaeological potential on the Site where Stage 2 test-pitting is to be conducted. It is our recommendation that a holding provision be implemented in the amending zoning by-law to ensure any required Archaeological Assessment(s) be completed and provincial clearance received prior to site alteration or development at the Site.

3.6 Natural Hazards

PPS 2020

3.0 Protecting Public Health and Safety

3.1 Natural Hazards (in part)

3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;

b) hazardous lands adjacent to river, stream and small inland lake systems

3.1.6 Where the two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources and Forestry.

Pre-submission comments received from Meaford planning staff in December 2020 identified that a Floodplain Analysis would be required as part of a complete application. This area of Meaford has experienced flooding in the past, specifically, flooding caused by ice jams where the Bighead River waters meet the inner harbour.

Meaford established a two-zone floodplain area for the Meaford Inner Harbour in the MMOP through the Municipality's 5-year Official Plan review process (2014). Schedule A1 of the MMOP now designates the Meaford Inner Harbour (including the Site) as a two-zone policy area (MMOP Section C3.1).

Crozier conducted a Two-Zone Flood Study in December 2019. The Two-Zone Flood Study (Flood Study) established the development limits and an appropriate flood proofing elevation at the Site using the 100-year ice jam conditions scenario.

The development limits determined by the Flood Study include the entirety of 23 & 37 Trowbridge Street East and the majority of 12 Bayfield Street, excluding a small portion at the southeast corner of the Site.

The Flood Study determined that any proposed development within the study area is recommended to dry flood proof to an elevation of 181.00 masl. The proposed finished floor elevations and perimeter grades have been set at or above 181.00 masl therefore the Proposal will be adequately flood proofed. As the Trowbridge Street East elevations at the Site's proposed vehicular and pedestrian entrances are above 181.00 masl, safe access and egress from the Site can be expected.

A retaining wall, designed to withstand hydrostatic and hydrodynamic pressures, will be used at the Site to implement the findings of the Flood Study as depicted on the Crozier Grading and Drainage Plan, December 2021.

3.7 Additional Land Use Considerations

Traffic

A Traffic Opinion letter was prepared in support of the Proposal by Crozier as part of complete application requirements. The Traffic Opinion letter assessed the expected trip

generation of the residential units as well as sight lines and stopping distances at and near the proposed access to the Site.

Calculated peak trip totals to and from the Site were 54 AM trips and 58 PM trips with the majority of trips expected to be distributed westbound on Trowbridge Street East to Sykes Street (Highway 26). Given the presence of signals at the Trowbridge Street East and Sykes Street intersection, operational issues resulting from traffic generated by the Proposal are not expected.

A sight distance assessment was also completed to ensure the building access location will allow for sufficient stopping and intersection sight distances. Crozier determined that stopping sight distances exceeded the minimum standards established in the Municipality of Meaford's Engineering Standards. Intersection sight distances were deemed adequate as sight distances were determined to extend beyond both Sykes and Bayfield Streets intersections with Trowbridge Street East.

Supplemental Geotechnical Investigation

Peto MacCallum Ltd. (PML) conducted a Geotechnical Investigation (Investigation) at the Site which provided recommendations for the design and construction of the Proposal, based on borehole data from the Site. Six (6) boreholes were advanced across the Site in July and August of 2021, with monitoring wells installed in five (5) of the boreholes. Following installation, groundwater levels were monitored on two (2) separate occasions with the highest level located in borehole 104 in August 2021 (177.00 masl). It is expected that groundwater levels at the Site will stabilize close to the water level of the Bighead River (177.46 masl maximum).

Soil samples were taken at regular depth intervals and penetration tests conducted to assess the strength characteristics of the subsoil. The soil stratigraphy revealed in the boreholes consisted of topsoil or pavement underlain by fill and native silt and silty clay overlying weathered shale. These findings were consistent with a previous geotechnical assessment completed by PML in 2000 for an adjacent development which included borehole data from 23 & 27 Trowbridge Street.

Site excavations to achieve the basement slab elevation will range approximately from 3.7 m to 8.5 m and it is expected that some fill placement will be required at the Site to achieve the first-floor elevation (181.38 masl). The founding elevation will be about 0.5 metres below the basement floor slab.

The Investigation determined that the Site contains highly variable bearing materials and in order to minimize differential settlements and potential structural distress, four (4)

foundation options are presented in the Investigation. Final foundation design will be determined at a later stage of the planning and building approvals process.

In regard to the on-site existing slope, the Investigation determined that a Slope Stability Assessment is not required of the Proposal given the construction requirement of a peripheral caisson wall and the fact that the building itself will occupy almost the entire Site with marginal setbacks, eliminating the on-site slope.

The Investigation recommends that a Hydrogeological Site Assessment be completed to determine dewatering requirements during construction. As the groundwater levels have been confirmed as being above the proposed basement slab elevation, permanent groundwater control measures will be required at the Site.

PML recommends its staff provide further technical review during foundation installation, earthwork and dewatering operations to ensure the Investigation's recommendations have been included in the Proposal's design and construction drawings.

4.0 MMOP SECTIONS B1.3 & D5 and BY-LAW 60-2009 EVALUATION

MMOP Section B1.3 Downtown Core Commercial (in part)

B1.3.3 Permitted Uses (in part)

Permitted uses in the Downtown Core Commercial designation include:

Residential uses (except single detached, semi-detached and duplex dwellings);

B1.3.5 Development Policies

B1.3.5.2 New Development and Redevelopment Policies (in part)

The following policies are intended to guide proposals for new development or redevelopment in the Downtown Core Commercial designation:

a) Land assembly is encouraged to create larger, more viable development parcels.

d) All development proposals requiring a Planning Act approval may be required to restore or enhance their building façade in order to maintain the architectural character and identity of the Downtown if appropriate, in accordance with the following guidelines:

ii Where an existing building lacks significant architectural detail or a new building is to be built on a vacant lot, the façade should be representative or complementary to local architectural styles and should respect the context of the building in terms of architectural style and design;

iii. Building materials such as steel and vinyl siding which are not in keeping with the architectural character of the Downtown will be discouraged;

iv. Traditional signage and lighting is preferred over fluorescent sign boxes and corporate signage; and,

v. The façade should incorporate broad window treatments at street level to maintain an open, pedestrian friendly environment and create visual interest.

e) All development or redevelopment proposals on lands abutting or within close proximity to the Bighead River shall be completed in consultation with the Grey Sauble Conservation Authority to ensure ice jam related flooding concerns are addressed. A development permit under Ontario Regulation 151/06 or its successor may be required from the Conservation Authority prior to works being undertaken.

B1.3.5.4 Residential Uses on Side Streets

New free-standing multiple unit buildings, apartments as well as small-scale inns and bed and breakfast establishments are permitted at street level on side streets within the Downtown Core Commercial designation, however, ground floor commercial uses

are strongly encouraged along Nelson Street east of Sykes Street and along Bayfield Street between Trowbridge and Parker Streets.

Such uses are permitted, subject to a rezoning and site plan approval, provided Council is satisfied that:

- a) the proposed use will enhance urban life;*
- b) parking areas for the use are generally not located at the front of the building;*
- c) the proposed use is pedestrian in scale;*
- d) the building is designed to blend in and complement adjacent buildings; and,*
- e) the use does not undermine the objectives of the Urban Area Waterfront designation.*

Section D5 Height (in part)

d. In some cases the bonus zoning provisions of Section E1.1.1 may be considered to permit increased building heights under strict control. These provisions shall generally be applied in the Urban Area where Council deems a greater height is necessary and appropriate to accommodate a proposed development which maintains the general intent of this Plan. Bonus height provisions shall generally be restricted to a maximum of 15.5 meters and/or five (5) storeys.

Section B1.3.5.4 of the MMOP permits new free-standing multi-unit apartment buildings at street level on Side Streets in the Downtown Core Commercial designation as proposed at the Site, subject to a re-zoning and site plan control.

The original PJR and this Addendum have reviewed the relevant MMOP policies found in Section B1.3.5.4. Enhancement of the downtown business and cultural district by the Proposal via increased pedestrian activity in the downtown area is anticipated. Through the application of the bonus height provisions of Section E1.1.1 of the MMOP, there may be an opportunity to enhance areas within the Urban Area Waterfront designation which would meet the intent of B.1.3.5.4 (e) of the MMOP.

The Proposal has implemented MMOP policy B1.3.5.2 (a) which encourages consolidation of smaller parcels, creating a more viable development opportunity at the Site. The Proposal and associated Site Plan have incorporated the recommendations of the CHIS which has carefully considered all relevant built and cultural heritage resources policy, including policy B1.3.5.2 (d).

As noted in the Preamble of this Addendum, the Proposal will require a site-specific policy amendment to redesignate Environmental Protection designated lands to a Downtown Core Commercial designation with exceptions to recognize the development limits at the Site as identified within the *Two-Zone Flood Study* completed in 2019 by C.F Crozier & Associates Inc. as accepted by the municipality, its peer reviewer, and

the Grey Sauble Conservation Authority. This site-specific policy will serve to implement Sections B1.3.5.2 (e) and C3.1 of the MMOP.

As the Proposal requires the application of Section E1.1.1 of the MMOP as per Section D5 (d) of the MMOP, the site-specific policy should include the applicable reference.

The implementing zoning by-law would re-zone the Site from a C1 and EP zoning to a C1 with exceptions, recognizing a maximum building height and minimum flood proofing elevation. A re-zoning to a C1 zoning will provide future flexibility at the Site.



Figure 4 – Land Use Schedule (Meaford Official Plan)

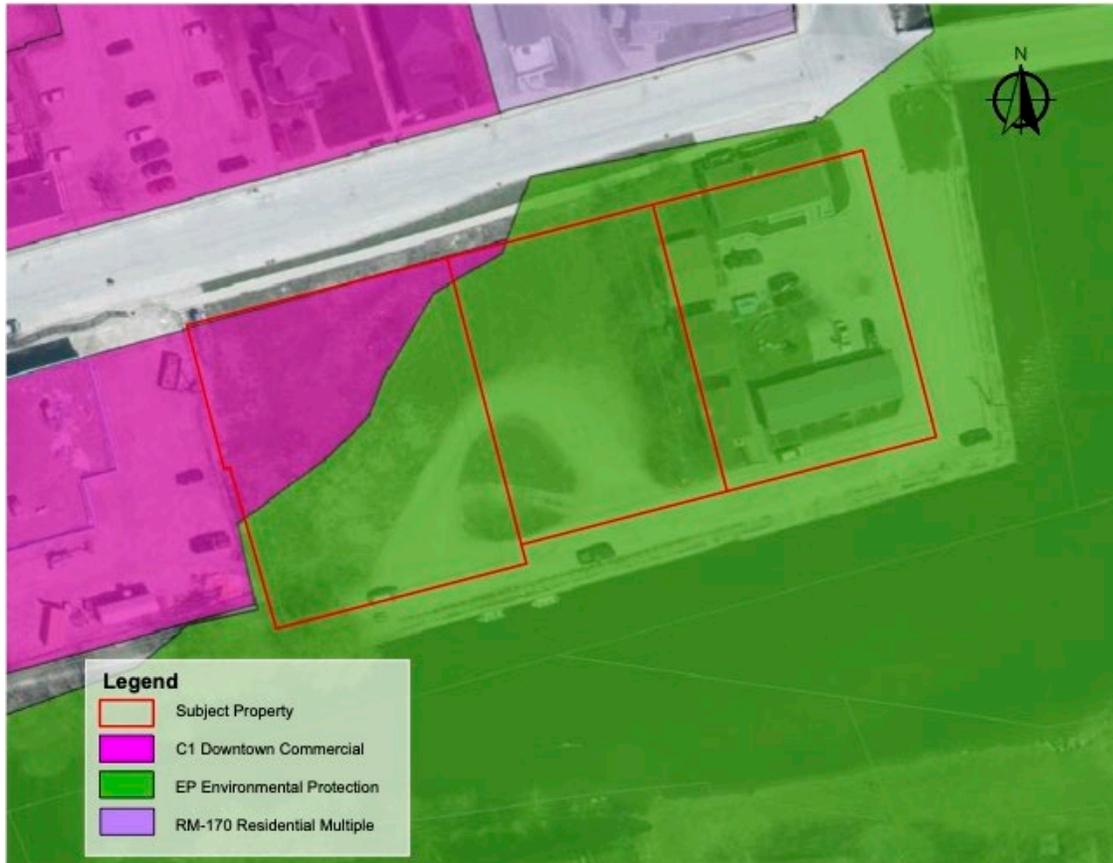


Figure 5 – Zoning By-Law Excerpt (Municipality of Meaford By-law 60-2009)

In municipal comments dated August 30, 2021, planning staff recommended that a fulsome zoning by-law conformity review be completed with particular attention paid to the definitions and general provisions. The site-specific amendment and summary of zoning conformity is reviewed in the following Section and Tables.

The Municipality of Meaford Zoning By-Law 60-2009 provides Definitions in Section 3.0. Relevant terms are defined below:

Height: *Means with reference to a building or structure, the vertical distance measured from the established grade of such building or structure to: a) The highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;*

Storey: *Means that portion of a building between the surface of a floor and the floor, ceiling or roof immediately above. Any portion of a building partly below grade level shall be deemed a storey where it's ceiling is at least 1.8 metres above established grade. Any portion of a storey exceeding 4.2 metres in height shall be deemed to be an additional storey.*

With consideration of these definitions, the Proposal is confirmed to have a height of 15.5 m in a 5-storey building. The established grade has been confirmed at 181.41 masl with the proposed first floor elevation being 181.38 masl.

Relevant provisions from Sections 4.0, 5.0 and 7.0 of the Municipality of Meaford Zoning By-law 60-2009 are reviewed in Tables 1 and 2 within the context of the Proposal:

Table 1: Municipality of Meaford Zoning By-law 60-2009 C1 Downtown Commercial Provisions

Zone Provisions	Required	Proposed
Minimum Lot Area	n/a	5078m ²
Minimum Lot Frontage	n/a	107m
Minimum Front Yard	n/a	3.0m
Minimum Exterior Side Yard	n/a	3.0m
Minimum Interior Side Yard	n/a	3.0m
Minimum Rear Yard	n/a	3.0m
Maximum Height	11.0m	15.5m

Table 2: Municipality of Meaford Zoning By-law 60-2009 Evaluation

Provision	Policy Analysis
Part 4.0 General Provisions	
<p>4.21 Sewage and Water Services</p> <p>a) <i>No building or structure in the R1, R2, R3, R4, RM, RT, C1, C2, C3, UI, M1, M2, and UAW Zones shall be erected, or altered after the passage of this By-law unless the use, building or structure is to be serviced by Municipal sewage and water services. This shall not prevent a building or structure, which by its nature does not</i></p>	<p>The subject property is proposed to be connected to full municipal services.</p>

<p><i>require services, for example, an accessory storage building.</i></p>					
<p>Part 5.0 Parking and Loading</p>					
<p>5.2 Size of Parking Spaces and Aisles</p> <p><i>Parking spaces shall have a minimum width of 2.7 metres and a minimum length of 5.8 metres. The width of the adjacent aisle shall be in accordance with the following Table:</i></p> <table border="1" data-bbox="204 606 797 783"> <thead> <tr> <th data-bbox="204 606 472 711">Angle of Parking Space</th> <th data-bbox="472 606 797 711">Min. Perpendicular width of Aisle</th> </tr> </thead> <tbody> <tr> <td data-bbox="204 711 472 783"><i>60° to 90°</i></td> <td data-bbox="472 711 797 783"><i>5.8 metres</i></td> </tr> </tbody> </table>	Angle of Parking Space	Min. Perpendicular width of Aisle	<i>60° to 90°</i>	<i>5.8 metres</i>	<p>The parking areas have been designed by Andre Sherman Architect. The parking spaces and aisles have been designed to conform with the relevant by-law provisions.</p> <p>The proposed parking spaces are 2.7m in width and 5.8m in length with a 5.8m wide aisle.</p>
Angle of Parking Space	Min. Perpendicular width of Aisle				
<i>60° to 90°</i>	<i>5.8 metres</i>				
<p>5.8 Residential Parking Requirements</p> <table border="1" data-bbox="204 869 797 1199"> <thead> <tr> <th data-bbox="204 869 472 974">Type of Nature of Use</th> <th data-bbox="472 869 797 974">Minimum Off-Street Parking Required</th> </tr> </thead> <tbody> <tr> <td data-bbox="204 974 472 1199"><i>Accessory Apartment Dwelling Units and Apartment Dwelling Units in C1 Zone</i></td> <td data-bbox="472 974 797 1199"><i>1.25 parking spaces per dwelling unit</i></td> </tr> </tbody> </table>	Type of Nature of Use	Minimum Off-Street Parking Required	<i>Accessory Apartment Dwelling Units and Apartment Dwelling Units in C1 Zone</i>	<i>1.25 parking spaces per dwelling unit</i>	<p>With 149 units and 1.25 parking space required per dwelling unit, a total of 186.25 parking spaces are required. The Proposal is able to provide 237 parking spaces in the two-level underground parking garage as identified in the architectural drawings prepared by Andre Sherman Architect. It should be noted that 18 of these spaces have a slightly reduced length from the required 5.8 m but are still functional parking spaces for smaller vehicles.</p>
Type of Nature of Use	Minimum Off-Street Parking Required				
<i>Accessory Apartment Dwelling Units and Apartment Dwelling Units in C1 Zone</i>	<i>1.25 parking spaces per dwelling unit</i>				
<p>5.11 Required Parking Space Exemptions</p> <p><i>a) Non-Residential uses in C1 Zone</i></p>	<p>There is an exemption from the need to provide additional parking for any future commercial unit at the Site.</p>				
<p>5.12 Required Barrier-Free Parking Spaces</p> <table border="1" data-bbox="204 1621 797 1837"> <thead> <tr> <th data-bbox="204 1621 472 1726">No. of Required Parking Spaces</th> <th data-bbox="472 1621 797 1726">No. of Barrier-Free Parking Spaces</th> </tr> </thead> <tbody> <tr> <td data-bbox="204 1726 472 1837"><i>101-200</i></td> <td data-bbox="472 1726 797 1837"><i>1 parking space plus 3% of required parking spaces</i></td> </tr> </tbody> </table>	No. of Required Parking Spaces	No. of Barrier-Free Parking Spaces	<i>101-200</i>	<i>1 parking space plus 3% of required parking spaces</i>	<p>A total of 7 barrier-free parking spaces are required and have been provided in the two-level underground parking garage.</p>
No. of Required Parking Spaces	No. of Barrier-Free Parking Spaces				
<i>101-200</i>	<i>1 parking space plus 3% of required parking spaces</i>				

Section E1.1.1 of the MMOP allows for Bonus Zoning whereby Council may pass a by-law in accordance with Section 37 of the *Planning Act* to authorize increases in the height of development otherwise not permitted in return for the provision of facilities, services or matters of public benefit. In this instance, the developer is seeking an increase in height of 4.5 m above the maximum height of 11 m and therefore implementation of Section E1.1.1 of the MMOP will be required.

As noted in preliminary comments from municipal staff, it is the municipal preference to retain Berry Street (unopened road allowance) for public use as a means of access to the Bighead River. There may be an opportunity to provide upgrades to this public space or the inner harbour/marina space as part of the Bonus Zoning Agreement between the developer and the municipality.

The amending by-law should recognize a maximum height of 15.5 metres from the established grade of 181.41 masl. In addition, the minimum established grade of 181.00 masl for flood proofing purposes should be stipulated in the amending by-law.

A holding provision can also be included in the amending by-law to ensure the required Archaeological Assessment(s) is conducted prior to development.

All other provisions of the C1 zone can be met by the Proposal.

Drafts of the required Official Plan and Zoning By-law amendments have been appended to this Addendum for staff's consideration.

5.0 CONCLUSIONS

The Proposal seeks a redesignation from Downtown Core Commercial and Environmental Protection to a Downtown Core Commercial with exceptions designation to recognize requirements in Section C3.1 of the MMOP.

A C1 with exceptions zone will provide site-specific relief from maximum height restrictions and establish a flood proofing elevation at the Site, implementing Sections C3.1 and E1.1.1 of the MMOP.

The Downtown Core Commercial designation allows for street level multi-unit apartment development provided the proposed use will enhance urban life, is pedestrian in scale, and the development will blend in and complement adjacent buildings.

In this regard and based on the foregoing, the following is concluded:

- The Proposal is consistent with the provisions of the PPS with regard to growth and development within Settlement Areas;

- The Proposal addresses the housing needs of Meaford by establishing an opportunity to create higher density housing on an underutilized site in the Downtown Core;
- The Proposal can more efficiently use municipal services while not creating any traffic concerns;
- The creation of residential development in the Downtown Core strengthens the commercial and cultural viability of the Downtown Core;
- The stepping back of the fifth storey assists the Proposal in meeting the intent of maximum height policies for the Downtown Core;
- With appropriate design and site plan controls, the Proposal will create a compatible addition to the central business district of Meaford;
- The Proposal incorporates safeguards that address provincial and upper and lower tier policies related to natural hazards at or near the Site, including a mandatory flood proofing elevation;
- Enhanced stormwater quality controls will be implemented on the Site to safeguard adjacent water features and fish habitat;
- The Proposal is consistent with the relevant provisions of the PPS and upper and lower tier policy documents and should be given favourable consideration.

Respectfully submitted,



Prepared by Genevieve Scott

Cuesta Planning Consultants Inc.



Approved by Don Scott

Cuesta Planning Consultants Inc.



Appendix A

INTRODUCTORY STATEMENT

All of this part of the document entitled “Part B – The Amendment” consisting of the following text and Schedule constitutes Amendment No. ___ to the Official Plan of the Municipality of Meaford.

DETAILS OF THE AMENDMENT

Item 1: **Official Plan Schedule “A” Land Use** is hereby amended by changing the Environmental Protection (EP) designation on lands referenced as 23 & 37 Trowbridge Street and 12 Bayfield Street in the former geographic Town of Meaford as follows:

‘Subject to Section B1.3.7.1’ and shown on the attached Schedule “A”.

Item 2: **Section B1.3** is hereby amended by the addition of the following:

B1.3.7.1 Exception

B1.3.7.1 Notwithstanding the provisions of Section B1.3.3 and in compliance with Section B1.3.5.3 of this plan, for those lands known municipally as 23 & 37 Trowbridge Street and 12 Bayfield Street, and legally described as Plan 309 Lots 1158, 1159, 1160, 1161, and Part of Berry Street (Pt. 5 of Plan 16R-7006) in the geographic Town of Meaford, now in the Municipality of Meaford, and shown on Schedule “A” as being subject to Section B1.3.7.1, the following shall apply:

- a) The creation of one 5-storey apartment structure containing a maximum of 160 apartment units is permitted.
- b) The provisions of Section E1.1.1 shall apply to any apartment structure or subsequent development on the lands subject of this Amendment.
- c) In compliance with Section C3.1, all openings to any habitable space shall be above 181.00 masl.

All other sections of the Official Plan continue to apply.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan, as well as through a Zoning Bylaw Amendment for the subject lands under Section 34, 36 and 37 of the Planning Act R.S.O. 1990.

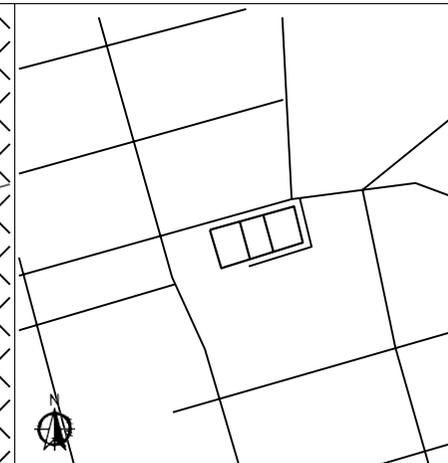
PART C – THE APPENDICES

The following Appendices do not constitute part of this Amendment. Such are included as information only supporting the Amendment.

DRAFT

Subject to Section B1.3.7.1

DRAFT



**Schedule A to Official Plan
Amendment**

for properties located at:

23 & 37 Trowbridge Street East,
12 Bayfield Street,
Municipality of Meaford,
Grey County

Roll: 421049100102400 & 421049100102300
& 421049100102200

Legal Description: PLAN 309 LOTS 1158,
1159, 1160, 1161, and
Pt. 5 of Plan 16R-7006

LEGEND

-  SUBJECT PROPERTY
-  Subject to Policy B.1.3.7.1
-  Downtown Core Commercial
-  Two-Zone Flood Zone Policy
Overlay & Environmental Protection

* measurements are approximate



978 First Avenue West (519) 372-9790 e-mail: cuesta@cuestaplanning.com
Owen Sound, Ontario Fax: (519) 372-9953
N4K 4K5 1-800-653-7692

Drawn By:	Date Printed:
M. Baker	January 2022
File:	Project Name:
x22195	AvranceCorp Dev.



The Corporation of the Municipality of Meaford By-law Number _____

Being a by-law to amend Zoning By-law 60-2009 of the Municipality of Meaford pertaining to lands known as 23 & 27 Trowbridge Street East and 12 Bayfield Street and legally described as Lots 1158, 1159, 1160, 1161 and Part of Berry Street (Part 5 of Plan 16R-7006) Registered Plan 309 Town of Meaford, County of Grey.

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 of the Planning Act R.S.O. 1990, as amended, Comprehensive Zoning By-laws may be amended by Councils of Municipalities; and,

Whereas, pursuant to Section 36 of the Planning Act R.S.O. 1990, as amended, the Council of a Municipality may, in a by-law passed under Section 34, by the use of the holding symbol “H” (or “h”) in conjunction with any use designation, specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the By-law; and,

Whereas, pursuant to Section 37 of the Planning Act R.S.O. 1990, as amended, the following provisions can be applied to the “Georgian Bay Harbour Condos” development:

- a) Subsection 37(1) provides that the Council of a Municipality may, in a By-law passed under Section 34 of the Act, authorize increases in height of development otherwise permitted by the By-law, that will be permitted in return of the provision of such facilities, services, and matters as set out in the By-law; and,
- b) Subsection 37(3) provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in height of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with facilities, services or matters; and,

Whereas, prior to commencement of any redevelopment of the lands, the municipality requires the owner of the subject lands to enter into one or more agreements dealing with certain facilities, services, and matters in return for the increase in height as permitted by this By-law.

Now Therefore the Council of the Corporation of the Municipality of Meaford enacts as follows:

1. Section 9 is hereby amended by adding the following section:

9.258-H Registered Plan 309, Lots 1158, 1159, 1160 and 1161, Reference Plan 16R-7006 Part 5 (Town of Meaford)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *258 on Schedule A to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to the Section.

9.258.1 Permitted Uses

- a) Apartment building
- b) All other uses in the C1 Downtown Commercial Zone

9.258.2 Zone Standards

The following site-specific Zone Standards apply to any use on the lands:

- a) Minimum required front yard – 3 m
- b) Maximum required height – 15.5 m and not more than 5 storeys.
- c) Unless specifically modified/amended above, the provisions of Table 7.2 Zone Standards which would be applicable to a permitted use in the Downtown Commercial (C1) Zone shall apply.

9.258.3 Special Site Provisions

- a) No opening to any habitable area shall be below 181.00 masl.
- b) Rear Yard
 - i) For the purposes of Section 9.258, the rear yard shall be considered to include all lot lines along the north side of the unopened Berry Street road allowance.
- c) Height
 - i) For the purposes of these lands, height shall be measured from 181.41 masl.
- d) Parking Area Requirements
 - i) Notwithstanding any other provision of this By-law, the minimum width of any driveway or parking aisle providing access to parking or loading spaces, whether from a public street or

within a private garage or parking area, shall be 5.8 m and there shall be no maximum width.

- ii) A minimum vertical clearance of 5.0 m shall be provided for all driveways.
- iii) A minimum vertical clearance of 3.0 m shall be provided for all barrier free parking spaces and parking aisles within a private garage.

e) Encroachments into Required Yards

- i) Notwithstanding Section 4.6, balconies shall not encroach into any required yard.

9.258.4 In accordance with the provisions of Section 37 of the Planning Act, the following applies:

- a) The owner of the lands affected by this exception shall enter into one or more agreements with the Municipality of Meaford pursuant to Section 37 of the Planning Act, to secure the facilities and matters below, which agreement or agreements may be registered against the title of the lands to which this by-law applies in the manner and to the extent specified in the agreements by the Owner of the subject lands, at the Owner's expense, and in accordance with the agreements noted above, shall provide or fund the following services, facilities or matters on terms satisfactory to the Municipality in order to permit an increase in permitted height on the lands:

- i) Financial contribution towards _____ an amount of _____ as confirmed in the agreement and approved by Council.

9.258.5 Site Plan Approval

- a) In accordance with the provisions of Section 41 of the Planning Act R.S.O. 1990, Chapter P.13, as amended, the apartment and related development shall be subject to Site Plan approval including any registerable agreement and securities;
- i) Completion of a comprehensive servicing analysis as outlined in Part D of the Official Plan and the execution of a Servicing Agreement to address the design, allocation, construction, timing and financing, and approvals necessary to provide municipal water and sanitary sewage services to the subject lands; and,
 - ii) Execution of an Agreement approved by Council in accordance with Section 37 of the Planning Act that addresses those matters set out in Section 9.258.5.

9.258.6 Removal of the Holding Symbol

- a) In accordance with the provisions of Section 36 of the Planning Act R.S.O. 1990, as amended, the Holding (H)

symbol shall not be removed from the whole or part of the lands until such time as the following have been completed:

(i) Confirmation by the Zoning Administrator that an Archaeological Assessment has been:

a) conducted by an archaeologist licensed in the Province of Ontario; and

b) confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports; and:

(ii) Confirmation to the satisfaction of the Zoning Administrator that the recommendations of the archaeological report, if any, have been implemented.

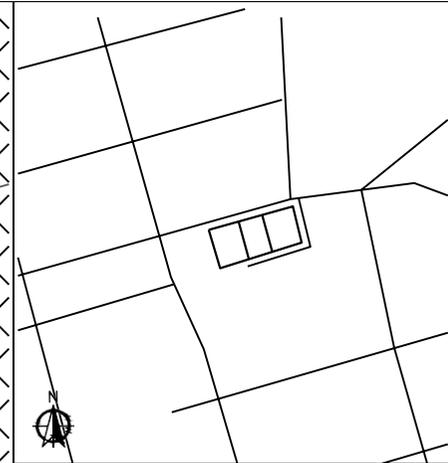
2. This by-law shall come into force and take effect upon being passed by Council, pursuant to the Planning Act, R.S.O. 1990, as amended.

**Read a first, second and third time and finally passes this
_____ day of _____, 2022.**

Barb Clumpus, Mayor

Matt Smith, Clerk

DRAFT



Zoning By-Law Amendment Schedule
for properties located at:

23 & 37 Trowbridge Street East,
12 Bayfield Street,
Municipality of Meaford,
Grey County

Roll: 421049100102400 & 421049100102300
& 421049100102200
Legal Description: PLAN 309 LOTS 1158,
1159, 1160, 1161, and
Pt. 5 of Plan 16R-7006

LEGEND

-  SUBJECT PROPERTY
-  C1-Special (9.258-H)
-  C1 Downtown Commercial
-  EP Environmental Protection
-  RW-170 Residential Multiple

* measurements are approximate



978 First Avenue West (519) 372-9790 e-mail: cuesta@cuestaplanning.com
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Dwn. By:	Date Printed:
M. Baker	January 2022
File:	Project Name:
x22195	AvranceCorp Dev.

