

Notice of Adoption & Passing: OPA26 & Z08-20



In accordance with Sections 17, 22 & 34 of the Planning Act

Dated:
March 30th, 2021

Affected Lands:
206105 Highway 26,
being Part of Lots 4 & 14,
Plan 541 in the former
Township of St. Vincent,
now in the Municipality
of Meaford.

Contacts:
To request notice
regarding the Official
Plan Amendment, Please
Contact:

County of Grey Planning
and Development
Department
Tel: 519-376-2205
595 – 9th Avenue East
Owen Sound, ON
N4K 3E3

To file a Notice of
Appeal to By-law 2021-
28 [Not Later than April
19th, 2021]

Please Contact:

Municipal Clerk
21 Trowbridge St. W.
Meaford, ON, N4L 1A1



**For questions or to
discuss the
amendments,
please contact
CAO/Director of
Development Services,
Rob Armstrong at
ramstrong@meaford.ca
519-538-1060 X1121**

**The complete OPA and
ZBLA are available for
inspection at the Clerk's
office during regular
business hours.**

OPA #26 & ZBLA Z08-20

The Council of the Corporation of the Municipality of Meaford has now adopted Official Plan Amendment No. 26 via By-law 2021-27 and passed By-law No. 2021-28 on the 22nd day of March, 2021 under Sections 17, 22 and 34 of the Planning Act, R.S.O. 1990, as amended. Oral and written comments were received from internal departments, external agencies and members of the public regarding the applications. Council considered the comments raised and found the applications to be consistent with the Provincial Policy Statement; the objectives and intent of the County and Local Official Plans and, to represent good planning.

The Official Plan Amendment adopted by the Council of the Municipality of Meaford will now be submitted to the County of Grey for final approval, alongside consideration of the related Draft Plan of Subdivision application to the County of Grey.

Any person or public body will be entitled to receive notice of the decision of the County of Grey, if a written request to be notified of the decision (including the person's or public body's address) is made to the County of Grey.

AND TAKE NOTICE that any person or agency may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the Zoning By-law (#2021-28) by **filing with the Clerk of the Corporation of the Municipality of Meaford not later than the 19th day of April, 2021** a notice of appeal setting out the objection to the By-law, the reasons in support of the objection and a cheque made payable to the Minister of Finance in the amount required by the LPAT.

ONLY individuals, corporations and public bodies may appeal a Zoning By-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

NO person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Explanatory Note (Purpose and Effect)

The proposed OPA will re-designate a portion of the subject lands from the "Urban Highway Commercial" designation to "Urban Living Area" in order to facilitate the lands to be used as a residential neighbourhood including single-detached dwellings, townhouse dwellings, a park, storm water management pond and protection of the existing creek. The subsequent ZBLA implements the OPA by placing the lands into the Residential Exception with Holding (R4-285-A (H5), R4-285-B (H5), R1-286-A (H5) and R1-286-B (H5)), Open Space (OS), Environmental Protection (EP) and Environmental Protection with Holding (EP (H5)) Zones. Exception 285-A permits single, semi-detached, townhouse dwellings and accessory apartment dwelling units (AADU). Setbacks and lot frontage requirements are also established. Exceptions 285-B, 286-A and 286-B would allow a single-detached dwelling and AADU and establishes specific setbacks and zone standards. "Cottage Rental" would not be permitted on any lot. The H5 holding restricts development until an agreement has been executed.

