

AMENDMENT No. XX
TO THE
MUNICIPALITY OF MEAFORD OFFICIAL PLAN

DRAFT

Prepared by:
The Municipality of Meaford
October xx , 2022

**AMENDMENT No. 21 TO THE
MUNICIPALITY OF MEAFORD OFFICIAL PLAN
INDEX PAGE**

The Constitutional Statement (i)

PART A – THE PREAMBLE

Purpose (ii)

Location (ii)

Basis (ii)

PART B – THE AMENDMENT

Introductory Statement 1

Details of the Amendment 1

Implementation and Interpretation 1

PART C – THE APPENDICES

Appendix A Planning Justification Report – June, 2021

Appendix B Public Meeting Minutes – November 7, 2022

Appendix C **Staff Report DEV2022-XX**

**AMENDMENT No. XX TO THE
MUNICIPALITY OF MEAFORD OFFICIAL PLAN**

THE CONSTITUTIONAL STATEMENT

PART A – THE PREAMBLE does not constitute a part of this Amendment.

PART B – THE AMENDMENT consisting of the following text constitutes Amendment No. 30 to the Municipality of Meaford Official Plan.

PART C – THE APPENDICES attached hereto do not constitute part of this Amendment.

PART A – THE PREAMBLE

PURPOSE

The purpose of this amendment is to re-designate a portion of the subject lands from the “Rural” designation to “Rural Exception”.

LOCATION

The lands subject to this amendment are a portion of the property described as Con 1, PT Lot 1 – Part 2 16R11547 in the geographic Town of Meaford, now incorporated as part of the Municipality of Meaford. The lands are municipally known as 357038 The Blue Mountains–Meaford Townline.

BASIS

The proponent is requesting an amendment to the Meaford Official Plan to permit additional space for the retail sale of wine and accessory hospitality/tasting room and to include a small-scale restaurant within the building as a permitted on-farm diversified use.

The proposed amendment would be to Section B2.1.4.9 iii) and iv) to create a site-specific exception to permit, as part of the farm operation and winery, additional floor area for the agricultural-related hospitality/tasting areas and the wine retail area to a maximum area of 350m². The second amendment would be to permit the on-farm diversified use related to the small-scale restaurant/cafe to a maximum area of 411 m² and recognizing the small-scale restaurant as a small-scale commercial use within the permitted uses.

The applicant, in support of the request for Official Plan amendment has provided a number of studies, including (but not limited to) a Planning Justification Report attached as **Appendix A**.

The Municipality of Meaford held a Public Meeting on November 7, 2022. The minutes of the meeting are attached as **Appendix B**. Comments received have been considered by and have influenced the recommendations within the Municipal Staff Report **DEV2021-XXX**. Matters of Provincial, County and Municipal interest have been outlined through the background reports.

On the basis of supporting material and in consideration of the policy framework and public and agency comments received, the Official Plan Amendment was recommended for approval to the Council of the Municipality of Meaford. The report of Planning Staff (*DEV2021-XXX*) is included as **Appendix C**.

In addition to this Official Plan Amendment an application was made for Zoning By-law Amendment to the Municipality of Meaford Zoning By-law 60-2009.

PART B – THE AMENDMENT

INTRODUCTORY STATEMENT

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

DETAILS OF THE AMENDMENT

The Official Plan is hereby amended as follows:

Official Plan Schedule “A-1” Land Use is hereby amended by re-designating that portion of the subject lands in the “Rural” designation to the “Rural Exception” designation for those lands recognized as Con 1, PT Lot 1 – Part 2 16R11547 in the Municipality of Meaford (in the geographic former Town of Meaford) as indicated on the attached Schedule A-1. The exception would create a site-specific exception to permit, as part of the farm operation and winery,

- additional floor area for the agricultural-related hospitality/tasting areas and the wine retail area to a maximum area of 350m².
- to recognizing the small-scale restaurant as a small-scale commercial use within the permitted uses in Section B2.3.3
- to permit the on-farm diversified use related to the small-scale restaurant/cafe to a maximum area of 411 m².

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 and 36 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.

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| Appendix A | Planning Justification Report, Georgian Planning Solutions, June, 2022 |
| Appendix B | Public Meeting Minutes – November 7, 2022 |
| Appendix C | Staff Report DEV2022-XX |

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