

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

DRAFT

Prepared by:  
The Municipality of Meaford  
February 2020

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**AMENDMENT No. 21 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. 21 to the Municipality of Meaford Official Plan.

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

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## **PART A – THE PREAMBLE**

### **PURPOSE**

The purpose of this amendment is to amend the 'Agricultural' policies as they apply to the subject lands in order to facilitate the severance of a 12.7 ha farm lot, leaving a retained lot of 32.5ha.

### **LOCATION**

The lands subject to this amendment are described as the southerly Part of Lot 32, Concession 3, in the Geographic Township of Sydenham, in the Municipality of Meaford.

### **BASIS**

The applicant, in support of the request for Official Plan and related Zoning By-law Amendments, provided a Planning Report (Ron Davidson Land Use Planning Consultant Inc.) and Addendum (Feb 2020) and Agricultural Assessment (Orion Environmental Solutions) to address the requirements of the Provincial Policy Statement (PPS), the County Official Plan, and the Municipality of Meaford Official Plan.

The Planning Report and Agricultural Assessment were prepared to justify the proposed severance to facilitate planting of an apple orchard intended to support/supply Coffin Ridge Winery, on a 10.5 Agricultural lot separate from the vineyard and winery. The addendum report requests a change to increase the area of the proposed lot from 10.5 to 12.7ha. For business reasons, the applicant requests that the orchard lands and existing secondary farm dwelling be severed onto a separate parcel. The Planning Report, Addendum and Agricultural Assessment report are found at **Appendix A**.

The Municipality of Meaford held a Public Meeting on (TBD) DATE, TIME. At the public meeting (INSERT) e.g. *a number of oral comments were offered by members of the public. Written comments were also received from members of the public, along with comments from several of the public agencies circulated. The agency comments, as well as the key themes raised by the public both in writing and orally, have been discussed and have influenced the recommendations within the Municipal Staff Report DEV2020-XX.* Matters of Provincial, County and Municipal interest have been outlined through the background reports. The minutes from the Public Meeting are attached as **Appendix B**.

On the basis of supporting material, the Official Plan Amendment was recommended for (TBD) *approval/refusal* to the Council of the Municipality of Meaford. The report of Planning Staff (*DEV2020-XX*) is included as **Appendix C**.

## **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. 21 to the Official Plan of the Municipality of Meaford.

### **DETAILS OF THE AMENDMENT**

The Official Plan is hereby amendment as follows;

Section B2.1.4 as it applies to the lands designated ‘Agricultural’ on Schedule A and described as the southerly Part of Lot 32, Concession 3, in the Geographic Township of Sydenham, in the Municipality of Meaford, is hereby amended to allow for a 12.7 hectare lot to be severed from an existing 45.2 hectare parcel, leaving a retained lot of 32.5ha.

## **IMPLEMENTATION AND INTERPRETATION**

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan; through a Zoning Bylaw Amendment (if deemed necessary), Consent approval and any necessary Building Permits from the Municipality of Meaford; as well as via issuance of an entrance permit(s) from the Municipality of Meaford such that the land uses and servicing on-site will be implemented in a manner consistent with the technical recommendations contained within agency comments received in response to public notice.

## **PART C – THE APPENDICES**

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

### Appendix A

Planning Report (Ron Davidson Land Use Planning Consultant Inc.)  
Addendum Letter (Ron Davidson, February 2020)  
Agricultural Assessment (Orion Environmental Solutions)

### Appendix B

Public Meeting Minutes – DATE

### Appendix C

Staff Report DEV2020-XX

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