



Municipality of Meaford

Official Plan

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Introduction

The preparation of this Official Plan began in the summer of 2002 and has involved many dedicated and committed people with an interest in the future of the Municipality of Meaford.

The public process has resulted in a vision for the future of the municipality that is expressed in this Plan. This vision is based on a series of planning principles that are intended to:

- protect the natural environment;
- conserve the Municipality's natural resources;
- protect the character of developed and undeveloped areas;
- direct growth and settlement to appropriate locations; and,
- encourage economic development.

The goals, objectives and policies contained in this Plan are intended to guide the decisions of public authorities and private interests for the next 25 years. All new public works and the passage of any Zoning By-law must conform to this Official Plan following its approval by the County of Grey. In addition, all planning decisions shall conform to the County of Grey Official Plan and be consistent with the Provincial Policy Statement.

The Structure of the Plan

This Official Plan is divided into five parts, each of which is described below.

PART A (Vision, Goals and Strategic Objectives and Land Use Concept) contains the vision of the municipality. This vision was prepared by Council and is based on an understanding of past and future trends and the wishes of the Municipality's residents. The goals and strategic objectives that form the basis of the Plan flow from the vision. These goals and strategic objectives establish the framework for the remaining policies in the Plan. This section of the Plan also describes how the vision is implemented through a series of land use designations.

PART B (Land Use Designations) contains the land use policies that apply to lands throughout the Municipality.

PART C (Environmental Management Policies) contains the policies dealing with rivers and streams, floodplains and hazardous slopes throughout the Municipality. In addition, policies that specify the requirements for water resource and stormwater management reports and environmental impact studies are contained in this section.

PART D (General Development Policies) contains policies that deal with land use planning matters such as water and sewer servicing, transportation, cultural heritage resources and the subdivision of land by consent. These policies apply to the whole of the Municipality.

PART E (Plan Implementation and Administration) describes how the vision, goals and objectives of the Official Plan will be implemented.

Part A – The Vision and Land Use Concept

A1 The Community Vision

The primary purpose of the Official Plan is to provide the basis for managing growth that will support and emphasize the Municipality's unique character, diversity, civic identity, rural lifestyle and heritage features and to do so in a way that has the greatest positive impact on the quality of life and overall health, welfare & general well-being of residents in Meaford. The Official Plan is the primary planning document that will direct the actions of the Municipality and shape growth and development and on this basis, this plan establishes a vision for the future land use structure of the Municipality.

According to the residents of Meaford, the excellent quality of life is what makes the Municipality a desirable place to live. This quality of life is created, in large part, by the distinct 19th century character of the urban area, with its downtown and established neighbourhoods and the Municipality's rural area, with its small settlement areas, farmland, country homes, open scenic countryside, extensive woodland areas and shoreline communities. These are the qualities that, taken together, contribute to the identity of the community that is of the greatest importance to the residents.

The Municipality has a number of significant environmental and topographical features that contribute to the 'sense of place' felt by many of the Municipality's residents. These features include the Georgian Bay shoreline, the Niagara Escarpment, the Meaford Harbour, the Big Head River and its tributaries, the Bruce and Georgian trails and the large forest tracts, valleylands, smaller woodlots and wetland areas that support diverse wildlife and plant communities. The protection of these attributes is a key underlying principle in this Official Plan and for this reason, this Official Plan establishes an 'environment-first' philosophy in the Municipality. This means that protecting significant natural heritage features and functions shall take precedence over development.

The agricultural areas of the Municipality are also considered to be an important component of what makes up the character of the community. These areas shall be protected for future agricultural use so that they can continue to serve an important role in the local economy. The fragmentation of agricultural areas and the introduction of incompatible uses in these areas is strongly discouraged by this Official Plan.

The Municipality is made up of an urban area and a rural area. This Official Plan will direct the majority of new residential and employment growth to

the urban area, where lands are available for development on full municipal services. The urban area has enough land to provide for 25 years of employment and residential growth.

The rural area serves a vital natural function as a source of oxygen and clean water and is considered an asset to the community. This Official Plan establishes the long-term role and function of the rural area within the Municipality. It is the intent of this Plan to encourage development in the rural area that is compatible with the character and function of the area.

It is also the intent of this Plan to permit the continued functioning of natural systems, maintain the rural pattern of large land holdings and protect a landscape dominated by open fields and forests. The protection of the rural area is a critical element of the permanent community structure.

As a result of growth to the west and east of Meaford, it is estimated that the population of the Municipality will increase to 13,480 by the year 2046. Many of the new residents will be retirees, however, Meaford is also poised to attract growth from the expanding recreational/service industry in the wider area. Population growth is also anticipated to occur as a result of people seeking an alternative to the housing options available in Owen Sound. It is one of the goals of the municipality to attract a balanced population to ensure that the schools and hospital in the community remain viable.

Most of the land use change anticipated by this Plan will occur within the Meaford urban area, where additional urban development will occur. Key areas of change within the urban area will be the waterfront area, the downtown and within the older industrial areas.

While the majority of the new residential development will be directed to the urban area, limited development will occur outside the urban area, in areas such as established settlements, the shoreline area and in properly planned recreational areas. This Plan anticipates that the existing pattern of development will remain unchanged in the future, however, the Plan does anticipate the development of additional resource-based recreational residential development between the Meaford urban area and the Municipality's eastern boundary.

The new Official Plan assumes that the quality of life now enjoyed by the Municipality's residents can be maintained and enhanced if the Municipality's distinct urban and rural character is maintained and enhanced. Quality of life is generally defined within this Official Plan as the factors that are important to people's lives, such as health, social connections, housing, access to nature, and a healthy environment. Quality of life can be interpreted broadly to mean inclusive growth and sustainable

development which are all important contributors to a healthy community. However, change is inevitable and it must be managed in an efficient and orderly manner to maximize the benefits of new development and minimize the impacts. It is therefore the intent of this Plan to provide Council with the tools to consider and mitigate the impacts of change on the qualities that make the Municipality a desirable place to live.

A2 Goals and Strategic Objectives

A2.1 The Natural Environment

A2.1.1 Goal

It is a goal of this Plan to protect and enhance significant natural heritage features and functions in the Municipality and to support the rehabilitation of those that have become degraded.

A2.1.2 Strategic Objectives

1. To ensure that the protection of significant environmental features and their associated ecological functions takes precedence over the development of such lands.
2. To ensure that an understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decision-making in the Municipality.
3. To make planning decisions that contribute to the protection, conservation and enhancement of water and related resources on an integrated watershed management basis with particular focus on the protection of ground water recharge areas, cold water streams, lakes and other surface waters for their habitat, recreational, ecological and drinking water benefits.
4. To make planning decisions which discourage the loss or fragmentation of significant woodland features and the habitats and ecological functions they provide.
5. To prohibit changes to the water quality and hydrological and hydrogeological characteristics of watercourses, lakes, aquifers and wetlands and to restrict development that will negatively impact the critical functions and processes of these features.
6. To make planning decisions which aim to prevent the loss or fragmentation of Provincially Significant Wetlands and Areas of Natural and Scientific Interest and the habitats and ecological functions they provide.
7. To discourage further large-scale development serviced by private sewage disposal systems.

8. To encourage the establishment of an open space system that links environmental and recreational resources both within and beyond the boundaries of the Municipality as part of the development of a Natural Heritage/Recreational Strategy.
9. To make planning decisions that contribute to the protection of air quality and the minimization of airborne contaminants.
10. To ensure that natural features and areas are protected for the long term.

A2.2 Growth and Settlement

A2.2.1 Goal

It is a goal of this Plan to direct most forms of development to the urban area where full sewer and water services are available. Infrastructure to support the development of complete communities and to address sustainability and climate adaptation is a priority of this Plan.

A2.2.2 Strategic Objectives

1. To direct the majority of new residential and employment growth, as well as intensification and redevelopment, to the Urban Area of Meaford, where full municipal services and other community facilities exist.
2. To direct properly planned resource-based recreational development on full municipal or communal services to the rural area between the Meaford urban area and the eastern boundary of the Municipality.
3. To permit a limited amount of rural residential development in the form of individual lots and through the process of infilling. A limited number of estate and shoreline lots may be created through the subdivision process under certain conditions.
4. To encourage the further development of the five secondary settlement areas, being Leith, Annan, Woodford, Rockford and Bognor through the process of infilling and subdivision in accordance with the policies of this Plan.
5. To not permit the further expansion of the secondary settlement areas beyond the boundaries established by this Plan, unless through a comprehensive review of the Grey County Official Plan
6. To reinforce the function of the downtown area as the primary cultural, business, entertainment and commercial focal point of the community by:
 - permitting an appropriate diversity of urban land uses, intensity and scale of development;
 - facilitating mixed-use development through land use and community design regulations and guidelines;
 - adopting plans and processes for protecting and managing the built and cultural heritage of the downtown;

- adopting appropriate plans, community design standards and developing infrastructure for the public realm;
 - facilitating increased residential population in and contiguous to the downtown with mixed-use and multi-unit residential uses.
7. To encourage the further intensification of the urban area and the redevelopment of certain waterfront areas into viable mixed-use areas such that they become a key location for local activity and a major tourism attraction in the region through:
 - Land use designations;
 - Public realm plans and management; and,
 - Master planning that addresses design, function, business plan(s), activation and capital expenditure strategies.
 8. To ensure that there is an appropriate balance between residential and non-residential assessment in the Municipality.
 9. To encourage development having location, density and connectivity that supports multi-modal transportation and active modes of transportation through land use designations; adopting community design standards; and investing in appropriate infrastructure and end of trip facilities.
 10. To encourage the maintenance of a diversity of housing tenures and forms, and integrated affordable housing in the Municipality, ensuring there are a range of housing and prices to support the needs of all persons across their life courses and circumstances.

A2.2.3 Growth Projections

Population and employment projections for the planning period have been prepared for the County of Grey and more specifically, the Municipality of Meaford, to establish a basis for assessing the need to designate additional lands to accommodate, prepare for, and manage change and growth, to determine housing needs and identify priorities for municipal infrastructure.

These projections are based on consideration of historic growth patterns, economic prospects for the County's employment base, migration patterns and expected drivers of future growth. There is also a need to recognize seasonal recreational growth which will be used to determine housing needs and identify priorities for municipal infrastructure.

The projections do not address and are not intended to limit seasonal recreational development. They do however incorporate provision for permanent occupancy of recreational units.

Population projections cannot anticipate special events or changes to the basis for population changes. A major development may have impacts on population change. It is the intention of this Plan to use the permanent population projections as a guide to the Municipality’s future growth and development.

Given the assumptions used in developing projections, the numbers will be monitored and updated when appropriate.

The growth projections illustrated in the following table are to be considered minimum forecasts which are used as targets for the Municipality of Meaford to make appropriate preparations as well as investments and stewardship of infrastructure. It is recognized that there are sufficient existing designated lands to accommodate greater growth than provided for by the minimum targets identified below.

Table 1: Population Growth Targets

Year	Permanent Population Growth	Employment Growth	Household Growth
2021	11,800	3,700	5,150
2026	12,200	3,840	5,440
2031	12,540	3,960	5,680
2036	12,880	4,080	5,910
2041	13,190	4,220	6,110
2046	13,480	4,350	6,270
Total Increase	1,680	650	1,120

Recognizing both the efficiencies and environmental benefits of compact development, urban growth is planned to locate in existing settlement areas through the land use designations and policies of this Plan. It is recognized that the supply of rural lots of record and the historic trend for residential growth to locate primarily in the Municipality’s rural areas creates challenges into the future for achieving:

- More efficient development patterns;
- Providing cost effective and efficient services and infrastructure;

- Addressing sustainability and climate change issues; and
- Supporting housing diversity to meet the needs of all persons in the community.

In an effort to direct growth to settlement areas, the following targets have been established for settlement area residential growth via new lot/unit creation:

Table 2: Household Growth Targets

Permanent Household Growth Projection	Settlement Area Target	Number of Settlement Area Units	Number of Non-Settlement Area Units
1,120	90%	1,008	112

A2.2.4 Intensification Targets

Intensification means the development of a property, site or area at a higher density than currently exists. It is achieved through redevelopment, including the reuse of brownfield sites; the development of vacant and/or underutilized lots within previously developed areas; infill development; and, the expansion or conversion of existing buildings. Generally, new construction through intensification should occur in a manner that takes into account the existing built and physical environment and be sympathetic in form.

Based upon the Permanent Population Household Growth Projections and the target distribution of development to the Settlement Areas provided in Section A2.2.3 of this Plan, 1,008 new units are anticipated in the Settlement Areas by 2046.

The five Secondary Settlement Areas and the Shoreline Designation of this Plan are expected to experience limited residential development and infilling, which is to occur in accordance with Sections B2.5.5 and B2.4.4 of this Plan.

Primary Settlement Area (Urban Area Meaford)

In order to support achieving the growth targets identified in A2.2.3, this Plan establishes that as a minimum target, 10% of new growth in the primary settlement area of Meaford is to be achieved through intensification.

Further, a minimum overall average development density of 25 units per net hectare shall be achieved for new development within the Urban Area. To support achievement of the policies of this Plan, the Municipality may set specific density targets above this minimum for Special Policy Areas, master plans, and through *Planning Act* applications.

A lesser unit density may be considered for new development without amendment to this Plan where specifically provided for within the County of Grey Official Plan and subject to satisfaction of all stipulated criteria and/or policy tests which may apply therein.

Secondary Settlement Areas: Leith, Annan, Woodford, Rockford and Bognor

Secondary Settlement Areas are intended to provide a limited opportunity for growth and provide a range of living styles and employment locations.

In order to support achieving the growth targets identified in A2.2.3, this Plan establishes that as a minimum target 5% of new growth in the secondary settlement areas of Leith, Annan, Woodford, Rockford and Bognor is to be achieved through intensification.

A2.2.5 Housing

It is a policy of the Municipality of Meaford to support the provision of housing for all persons across their life courses and circumstances through a wide variety of housing units by type, size and tenure to meet projected demographic and market requirements of current and future residents of the Municipality. This will be done through: the Zoning By-law; community design standards and guidelines; master plans; partnerships; infrastructure development; government projects; and grants or incentives available to the Municipality.

The Municipality generally supports:

- Residential intensification and redevelopment, primarily within Settlement Areas, and within other areas where an appropriate level of physical and social services is available.
- All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including accessibility requirements and needs arising from demographic changes and employment opportunities.
- The maintenance and improvement of the existing housing stock, through local maintenance and occupancy standards by-laws (Property Standards By-laws, Community Improvement Plans).

- The utilization of incentive programs, Community Improvement Plans, community planning permit systems, supportive zoning by-laws, strategic reductions of development fees, and/or alternative site-development standards (either offered through the Municipality of Meaford or the County) that reduce the cost of construction and maintenance of services for affordable housing units, assisted housing for households, improve accessibility, as well as programs to rehabilitate older residential areas.
- The provision of a variety of housing options including:
 - a. a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, tiny homes, multi-residential buildings, additional residential units and garden suites;
 - b. a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, barrier free housing, and housing related to employment, institutional or educational uses;
 - c. facilitating mixed use developments, including the addition of housing above commercial uses.

In this regard, settlement areas will be the focus of the range of housing types, where appropriate levels of servicing are available. The predominant form of housing outside of settlement areas will be single-detached dwellings and additional residential units.

- Prioritizing housing projects when the disposal of surplus Municipal lands is being undertaken. The potential for affordable housing development, or housing development designed to meet specific needs being of highest priority, shall be assessed prior to disposal for another use or purpose.
- The use of community benefits charge to secure affordable housing, where appropriate. Affordable means:
 - a. in the case of ownership housing, the least expensive of:
 - i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or

- ii. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- b. in the case of rental housing, the least expensive of:
 - i. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or,
 - ii. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

The municipality supports the building and development industry in developing innovative housing designs that provide flexibility in use, mix of compatible land uses, good environmental practices, and public safety to maintain a mix of housing form and tenure. The Municipality shall facilitate this through the Zoning By-law; community design standards and guidelines; partnerships; infrastructure development; government projects; and grants or incentives available to the Municipality.

The community design of existing and historic residential areas is to be maintained in accordance with: policies of the applicable designations and via Site Plan Control; adopted community design standards and guidelines; and Community Improvement policies, where appropriate.

The creation of accessory apartments is recognized as an opportunity to increase the number of affordable units within the Municipality. Where appropriate, Accessory apartments will be supported in the Urban Living Area; Downtown Core, Urban Highway Commercial and Downtown Core Commercial Areas; in the Rural, Agricultural, and Specialty Agricultural Designations as well as the Shoreline Designation, and Secondary Settlement Areas.

Monitoring of Housing

In collaboration with the County, the Municipality shall monitor and maintain a database of key indicators of local housing stock.

This monitoring program shall be established, and appropriately resourced by the Municipality to:

- a. Describe the type, form, location, market values and spatial distribution of housing in the Municipality;
- b. review historic housing production levels by location, type and tenure in the Urban Living Area;

- c. identify the location and spatial distribution of the supply of vacant designated residential land within the Official Plan;
- d. identify the number of draft approved and vacant registered residential lots;
- e. project the tenure of approved residential developments;
- f. identify the price of rental and ownership housing available on the market;
- g. describe the location, spatial distribution, the amount and pricing of rental and ownership housing available;
- h. identify and monitor the effects of seasonal home ownership and short-term rentals on the housing stock;
- i. describe the type, location and spatial distribution of infill housing development that has occurred; and,
- j. identify how many accessory apartments have been legally created in accordance with the policies of this Plan.

The results of this monitoring program will be reported to Council on an annual basis and will be analyzed at the time of a five-year Official Plan review. The Municipality of Meaford will maintain land with servicing capacity sufficient to provide at least a three-year supply of residential units available through: lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

A2.3 Urban Character

A2.3.1 Goal

It is a goal of this Plan to protect and enhance the character of the existing urban area through stewardship and guiding of its evolution to meet the needs of the future with sensitivity to existing built form and uses.

A2.3.4 Strategic Objectives

1. To maintain and enhance the urban area as a diverse, livable, accessible, equitable, healthy, clean, safe, thriving and attractive community.
2. To protect and enhance the 19th century character of the urban area wherever possible.
3. To respect the character and use of existing development and manage the evolution of developed areas to meet the needs of the future as described in this plan.
4. To ensure that all new development and redevelopment is compatible in intensity of use and in terms of built form characteristics with the context of the neighbourhood's streetscapes and public realm.
5. To direct and enhance the character and stability of existing and well established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.
6. To support high quality community design through Zoning By-law provisions; community design standards and guidelines partnerships; infrastructure development; government projects; and grants or incentives available to the Municipality.
7. To create human scaled and appealing streetscapes by ensuring that all urban streets in the Downtown area are defined by buildings and public spaces wherever possible and appropriate.
8. To ensure that new development areas are integrated into the fabric of the existing community in terms of: movement patterns; accessibility; street and block patterns; streetscapes; built form characteristics; public realm; variety and intensity of uses.
9. To encourage the development of neighbourhoods which are compact, higher density, pedestrian-friendly and provide a mix of

housing types, community facilities, neighbourhood scale commercial uses, and parks and open spaces.

10. To provide publicly accessible park space within walking distance that are safe, visible and accessible to residents in each neighbourhood.
11. To foster a sense of civic identity through a high standard of urban design in all future (re)development that considers:
 - the appropriate integration of the design of public and private spaces;
 - a high degree of visual diversity and aesthetic quality;
 - a well-defined public realm and streetscape that includes interconnected parks and open space networks;
 - the sensitive integration of new development within the existing built environment;
 - healthy community design principles;
 - diversity of contextually sensitive design expression and mix of uses to support recognizable sense of place and placemaking;
 - all-ages friendly design principles;
 - accessibility and equity in uses and the built environment
 - multi-modal transportation networks;
 - integration of natural infrastructure;
 - a pedestrian oriented development pattern
12. To support the (re)development of the entrance corridors along Highway 26 into the Meaford urban area as desirable gateways into the urban areas.

A2.4 Rural Character

A2.4.1 Goal

It is a goal of this Plan to maintain and enhance the open space, nature, natural areas, built forms, architectural vernacular, and character of the rural area.

A2.4.2 Strategic Objectives for the Character of the Rural Area

1. To protect and enhance the natural character of the Georgian Bay shoreline.
2. To encourage the development of passive low-intensity recreational and eco-tourism uses in the rural areas of the Municipality provided the use has a minimal impact on the character of the rural area and is properly sited.
3. To prohibit development that requires the expansion of urban services into the rural area.
4. Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.
5. To avoid the intrusion of land uses that are incompatible with the rural character and/or resource activities of the area.

A2.5 Economic Development

A2.5.1 Goal

It is a goal of this Plan to provide opportunities for economic development and the creation of jobs.

A2.5.2 Strategic Objectives

1. To foster a competitive and positive business climate in the Municipality.
2. To facilitate the provision of a range of goods and services to the public within the Municipality by ensuring that the land use planning framework is supportive of development, as appropriate.
3. To encourage opportunities for a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents of the Municipality and the wider area.
4. To ensure that a sufficient supply of serviced employment lands is available for development at all times.
5. To encourage, wherever possible through the land use planning process, the retention of existing businesses in the Municipality.
6. To encourage the development of additional employment and tourist commercial uses in the Downtown and Harbour areas.
7. To encourage the redevelopment of the urban waterfront and the development of a vibrant mixed-use area along the waterfront, transitioning away from historical industrial uses in these areas.
8. To protect lands that have the potential of being used for agricultural purposes from fragmentation and incompatible development and ensure that farming operations can operate with the maximum degree of flexibility and efficiency.
9. To encourage the development of home-based businesses and home industries provided the proposed use is compatible with adjacent uses.
10. To protect the Municipality's natural attributes, such as its rural character and its Natural Heritage System and to ensure that

the recreational and tourism uses that rely upon these attributes continue to thrive.

11. To promote opportunities for economic development and community investment-readiness;
12. To promote the redevelopment of brownfield sites;
13. To ensure that economic development and planning policies are flexible and adaptive to support an open and competitive investment climate and encourage an entrepreneurial spirit;
14. To encourage a diverse economy while recognizing and promoting economic specialization in areas such as tourism, agriculture, manufacturing, retail, etc.
15. To ensure that available lands, services, and zoning policies are in place to attract a wide range of investment and businesses;
16. To encourage and promote opportunities to work with the First Nations and Metis in seeking mutually beneficial and socially and environmentally sustainable, economic development opportunities; and
17. To enhance the economic base of the Countryside by providing for suitable and compatible commercial and industrial activity.

A2.6 Infrastructure

A2.6.1 Goal

It is a goal of this Plan to ensure that all infrastructure, including sanitary sewers, water distribution and stormwater management facilities, pedestrian and cycling supportive facilities and roads meet the needs of present and future residents and businesses.

A2.6.2 Strategic Objectives

1. To consider the economics of providing services to the citizens of the Municipality by ensuring that any development proposal maintains or improves both the efficiency and level of municipal service.
2. To ensure that all infrastructure required to serve the urban area is built prior to, or coincident with, urban development.
3. To encourage the establishment of an integrated transportation system that safely and efficiently accommodates various modes of transportation including walking, cycling, other human-powered modes, automobiles and trucks by implementing development and community design standards and developing and maintaining appropriate infrastructure.
4. To establish and maintain a grid-oriented street pattern that provides appropriate and easy access to residents throughout the Municipality and which is integrated with the existing road network wherever possible.
5. To ensure that municipal infrastructure is financially viable over their life cycle, which may be demonstrated through asset management planning.
6. To ensure that infrastructure is provided in a manner that prepares for the impacts of a changing climate while accommodating projected needs.
7. To encourage the use of green infrastructure to complement traditional infrastructure.
8. To encourage the optimized and adaptive reuse of existing infrastructure, wherever feasible, prior to constructing new infrastructure.

9. To ensure that infrastructure and public service facilities are strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety.
10. To design active transportation infrastructure (sidewalks, bike lanes, trails, and pathways) to work jointly with surrounding amenities to increase access and connectivity and minimize travel distances between destinations.

A2.7 Natural Resources

A2.7.1 Goal

It is a goal of this Plan to ensure that natural resources are protected and used in a manner that has minimal negative impacts on the environment and character of the Municipality.

A2.7.2 Strategic Objectives

1. To protect areas demonstrating high capability for agricultural production and to develop land use policies that do not allow for the further fragmentation of farmland nor its use by dissimilar, non-compatible land uses.
2. To protect areas exhibiting high potential for aggregate extraction from encroachment and their use by potentially incompatible land uses to ensure the potential future extraction of such deposits.
3. To encourage the proper management and development of the aggregate extraction industry in such a fashion as to minimize potential negative impacts including, but not limited to: air quality, water quantity and quality, flora and fauna diversity; and public health.
4. To encourage the proper management and development of the forestry industry to ensure that woodlot operations are sustainable and are carried out in accordance with good forestry practices.
5. To protect natural features and areas for the long term.
6. Protect, improve or restore the quality and quantity of water.

A2.8 Cultural Heritage and Archaeology

A2.8.1 Goal

It is the goal of this Plan that the Municipality's cultural heritage resources which include built heritage resources, cultural heritage landscapes and archaeological resources, be identified, conserved and enhanced whenever practical.

A2.8.2 Strategic Objectives

1. To enhance the character of the Municipality by conserving the Municipality's built heritage resources and cultural heritage landscapes.
2. To foster civic pride by commemorating cultural heritage resources and recognizing the contribution that cultural heritage resources make to the rural and urban fabric of the Municipality.
3. To use cultural heritage resources as a tool to attract additional economic development, increase tourism opportunities, support community identity and enhance the character and vitality of neighbourhoods and districts.
4. To ensure that the nature and location of archaeological resources are known and considered before land use decisions are made, by determining if project areas may contain archaeological resources based on Provincial criteria.
5. To prevent the demolition, destruction, inappropriate alteration or use of cultural heritage resources.
6. To encourage development that is adjacent to significant cultural heritage resources to be of an appropriate scale and character.
7. To ensure that the nature and location of built heritage resources and cultural heritage landscapes are known and considered before land use decisions are made by completing and maintaining the Municipal Register of Heritage Properties.
8. To consult and seek the advice of established heritage organizations when making decisions regarding the conservation of cultural heritage resources in the Municipality.
9. To engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

10. To prevent development and site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
11. To ensure that development and site alteration adjacent to protected heritage property results in the conservation of the adjacent protected heritage property.

A2.9 Sustainable Development

A2.9.1 Goal

It is the goal of this Plan to promote, facilitate and encourage sustainable forms of land use, infrastructure and development.

A2.9.2 Strategic Objectives

1. To minimize Meaford's ecological footprint and any potential negative impacts of growth by ensuring that all new development is based on the principles of sustainable development.
2. To promote the use of best proven practices for leading edge sustainable development and energy conservation policies designed to reduce greenhouse gas emissions.
3. To provide human and social services, that are within the Municipality's scope of responsibility, and which support Meaford as a complete community where people of all ages, backgrounds and capabilities and socio-economic circumstances can meet their needs throughout the various stages of their lives.
4. To facilitate the development of a built environment which supports Meaford as a complete community where persons of all ages, backgrounds, capabilities, and socio-economic circumstances can meet their needs throughout the various stages of their lives.
5. To reduce the per-capita consumption of energy, water, land and other non-renewable resources.
6. To promote practices which conserve water, and protect or enhance water quality.
7. To facilitate the development and evolution to a compact urban form with higher residential unit density and develop an energy-efficient mix of land uses, where appropriate, to provide liveable, healthy communities.
8. To facilitate reductions in the use of private automobiles and vehicle kilometers traveled by promoting and building appropriate infrastructure and an urban built environment that supports active transportation, use of Transportation Demand Management measures, public transit, cycling and walking networks, and reduced automobile parking requirements.

9. To facilitate the development of energy efficient and healthy buildings by implementing incentive programs and/or certification and rating programs.
10. To encourage efficient site design, and building design and construction techniques that minimize space heating and cooling energy consumption, and encourage the upgrading/retrofitting of existing buildings and facilities.
11. To support land use and development patterns that minimize adverse effects on air and water quality.
12. To facilitate land use and development patterns that integrate natural infrastructure systems.
13. To reduce the occurrence of excessive light emissions and facilitate new developments to meet dark sky principles.
14. To sustain and enhance the viability of the agricultural system by protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network.
15. To facilitate community resiliency and adaptability to the effects of climate change through; development regulations and community design standards; infrastructure; municipal services and programmes; partnerships and co-creation.
16. To permit adaptation and response to the impacts of a changing climate, and to reduce the negative impacts expected from extreme weather conditions.
17. To avoid development and land use patterns which may cause environmental or public health and safety concerns.

A3 The Land Use Concept

The land use designations in this Plan are divided into three broad categories.

1. The urban area designations apply to the Meaford urban area.
2. The Rural Area designations apply to lands outside of the urban area.
3. The Environmental and Open Space land use category applies to lands within the Urban and Rural categories that are considered to be significant from a natural hazard/natural heritage and/or major open space perspective.

The land use designations in each category are intended to implement the Vision, Goals and Strategic Objectives of this Plan.

A3.1 Urban Area Designations

The land use designations within the urban area category are described below:

A3.1.1 Urban Living Area

Lands designated Urban Living Area are the site of existing and planned residential development and complementary uses on full municipal services within the Meaford urban area.

A3.1.2 Urban Employment Area

Lands designated Urban Employment Area are the site of existing or planned employment uses on full municipal services within the Meaford urban area.

A3.1.3 Downtown Core Commercial

Lands designated Downtown Core Commercial are the site of primarily mixed-use buildings with street-level commercial uses within the core area of the Meaford urban area.

A3.1.4 Downtown Core Transition Commercial

Lands designated Downtown Core Transition Commercial are located adjacent to the Downtown Core Commercial designation and are intended to be used for the future expansions of the Downtown Core Commercial Area and to increase the residential density in close proximity to the Downtown Core Commercial.

A3.1.5 Urban Area Waterfront

Lands designated Urban Area Waterfront apply to public lands in the Harbour area of the Meaford urban area which will continue to be used for open space civic and cultural uses, recreational uses.

A3.1.6 Institutional

Lands designated Institutional are the site of the larger institutional uses, such as schools and the hospital in the Municipality.

A3.1.7 Urban Highway Commercial

Lands designated Urban Highway Commercial are located on the provincial roads leading into the Meaford urban area and they are intended for regional scale commercial and service uses and limited mixed-use

development on full municipal services that primarily accommodate the traveling public.

A3.1.8 Special Policy Areas

This designation applies to lands that are planned to be the site of new recreational, residential and/or commercial and mixed-use developments that have distinct context-specific characteristics and recognizable sense of place.

A3.1.9 Major Recreation

Lands designated Major Recreation are the site of an existing golf course within the Meaford Urban Area.

A3.2 Rural Area Designations

The land use designations within the Rural Area category are described below.

A3.2.1 Agricultural

Lands designated Agricultural are those that are identified as being within a prime agricultural area as identified by the County of Grey Official Plan.

A3.2.2 Specialty Agricultural

Lands designated Specialty Agricultural are those lands that are identified as being within the Special Agriculture designation in the County of Grey Official Plan.

A3.2.3 Rural

The Rural designation generally includes all of the rural areas in the Municipality that do not satisfy the criteria for lands in the Agricultural and Specialty Agricultural designation.

A3.2.4 Shoreline

The Shoreline designation generally applies to those lands that have already been developed, or are planned to be developed, for permanent and seasonal residential uses in close proximity to Georgian Bay.

A3.2.5 Secondary Settlement Area

The Secondary Settlement Area designation applies to Rockford, Leith, Annan, Woodford and Bognor.

A3.2.6 Rural Highway Commercial

Lands designated Rural – Highway Commercial are located on the major roads in the Municipality and they are the site of or are planned to be the site of commercial and service uses on private services that are intended to primarily serve the need of the traveling public and rural population.

A3.2.7 Mineral Aggregate Resources

Lands designated Mineral Aggregate Resources apply to existing licensed pit and quarry operations.

A3.2.8 Federal Lands

Lands designated Federal Lands apply to all lands that are under the jurisdiction of the Government of Canada.

A3.3 Environmental and Open Space Designations

The land use designations within the Environmental and Open Space category are described below:

A3.3.1 Environmental Protection

The Environmental Protection designation is intended to include the following components of the Municipality's Natural Heritage System:

- All wetlands;
- Provincially significant Areas of Natural and Scientific Interest;
- Floodplains;
- Hazardous slopes;
- Lands identified as 'Escarpment Natural Area' within the Niagara Escarpment Plan;
- Any other areas that have been determined to be environmentally significant as a result of a development review process or detailed land use study, such as a Secondary Plan.

Natural Function policies have also been established to address other significant natural areas/features not specifically designated as Environmental Protection.

A3.3.2 Major Open Space

Lands designated Major Open Space are owned by the Municipality, the County of Grey or the Province of Ontario. Lands included within this designation include all County of Grey forests, all major municipal parks, the Georgian Trail and Grey Sauble Conservation Authority lands.

The Niagara Escarpment Plan area also contains an extensive Parks and Open Space System, linked by the Bruce Trail, which includes lands within the Municipality. The Niagara Escarpment Plan should be referred to for policies and information on park lands and open spaces within the Niagara Escarpment Plan.

A4 Niagara Escarpment Plan

The area covered by the Niagara Escarpment Plan (NEP) in the Municipality is shown on the Schedules to this Plan. The Niagara Escarpment Plan must be referred to for land use designations and policies within this area. For information purposes, the land use designations of the NEP are shown on the Schedules to this Plan.

Part B – Land Use Designations

B1 Urban

B1.1 Urban Living Area

B1.1.1 Objectives

It is the intent of this Plan to:

- maintain compatibility and where necessary, enhance the character and identity of existing residential areas;
- encourage the provision of a full range of housing opportunities to meet the Municipality’s projected housing needs;
- promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of residential intensification, where appropriate;
- ensure that residential areas permit a variety of complementary and compatible land uses; and,
- promote a built form that contributes to a healthy community.

B1.1.2 Location

The Urban Living Area applies to developed lands on full municipal sewer and water services and undeveloped lands proposed to be serviced by full municipal sewer and water in the Meaford urban area.

Any expansion of the Urban Living Area beyond the existing Settlement Area boundaries shall be supported by the completion of a Comprehensive Review.

B1.1.3 Permitted Uses

Permitted uses in the Urban Living Area designation include:

- a. Single detached dwellings;
- b. Additional residential units subject to Section B1.1.4;
- c. Semi-detached dwellings;
- d. Duplex dwellings;
- e. Townhouse, multiple and apartment dwellings subject to Section B1.1.5;
- f. Home occupations subject to Section B1.1.6;

- g. Bed and breakfast establishments in single detached dwellings, subject to Section B1.1.7;
- h. Private home daycare for up to five children; and,
- i. Complementary uses such as residential care facilities, daycare centres, small-scale institutional uses and local commercial uses subject to Section B1.1.9.
- j. Garden suites, subject to Section B1.1.4.2;

And on those lands described as Part of Lot 1242, R.P. 309 being 1 Legion Road in the former Town of Meaford, now in the Municipality of Meaford, an additional permitted use being a Royal Legion Hall. (OPA 6)

B1.1.4 Additional Residential Units

B1.1.4.1 Additional Residential Units

In the Urban Living Area, a maximum of two Additional Residential Units are permitted on a lot, together with the main unit.

Additional Residential Units may be permitted in a single, semi-detached or townhouse/rowhouse dwelling, with no more than one Additional Residential Unit being permitted within a detached accessory building.

Such units may only be established where:

- a. There is sufficient space on the lot to provide appropriate parking for the use, which may be provided as tandem parking.
- b. The Additional Residential Units are served by full municipal water and sewer services, where available or feasible. Where partial services exist, it is to be demonstrated that the use can be accommodated within the reserve capacity of the system and where site conditions are suitable for the long-term provision of such services.
- c. Where an Additional Residential Unit is proposed in a detached accessory building, the unit shall have lesser floor area than the primary residential building on-site.

B1.1.4.2 Garden Suites

Garden Suites:

- a. Garden Suites are portable, self-contained dwellings without a basement. As defined by the *Planning Act*, a garden suite is a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that

is designed to be portable. They must generally be located within or in proximity to the farm buildings and/or main residence on a property. Servicing is typically connected to the principal residence services, of which, sufficient capacity to service the garden suite must exist. Within settlement areas, permanent additional residential units are preferred instead of temporary garden suites.

- b. Garden suites shall be subject to the following criteria:
- i. the garden suite meets the relevant requirements of the Ontario Building Code and Fire Code;
 - ii. there is sufficient space on the lot to provide one additional parking space for the use which may be provided in tandem parking;
 - iii. The garden suite is served by full municipal water and sewer services, where available or feasible. Where partial services exist, it is to be demonstrated that the use can be accommodated within the reserve capacity of the system and where site conditions are suitable for the long-term provision of such services.
 - iv. The existing residential nature of the dwelling is maintained;
 - v. In no case shall the floor area of a garden suite exceed 50% of the total floor area of the dwelling, or row house; and,
 - vi. A temporary use by-law is required to be passed to allow the temporary use of land for garden suites in accordance with Policy E1.2 of this Plan.

B1.1.5 Townhouse, Multiple and Apartment Dwellings

In considering a zoning by-law amendment and/or site plan application to permit a townhouse, multiple or apartment development, Council shall be satisfied that the proposal:

- a. respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;
- b. can be easily integrated with surrounding land uses in terms of movement patterns; streetscape design; landscape design; and public realm design;
- c. will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads;
- d. is located on a site that has adequate land area to incorporate required parking, sustainable design elements, recreational facilities, landscaping and buffering on-site;

- e. if large in scale, will not obstruct views of Georgian Bay along streets that terminate at or close to the water's edge; and
- f. can be serviced by municipal sewer and water services.

B1.1.6 Home Occupations and Custom Workshops

A home occupation, live-work or Custom Workshop shall be permitted on a lot, provided:

- a. it is wholly located within a dwelling unit, attached or detached garage, or detached accessory building;
- b. it is clearly secondary to the primary use of the property as a residence, in terms of floor space utilization, and is compatible with surrounding residential uses;
- c. it is located in the principal residence of the person conducting the home occupation;
- d. no outside storage of goods, materials, equipment or service vehicles other than cars, vans and light trucks related to the home occupation occurs;
- e. adequate on-site parking is provided for the home occupation use, in addition to the parking required for the residential use, and such parking is provided in locations compatible with the surrounding residential uses; and,
- f. the sign identifying the home occupation is limited in size and in accordance with the municipal Sign By-law.

The implementing zoning by-law shall further detail the conditions under which a home occupation or custom workshop may be permitted. A home occupation or custom workshop may be permitted in an accessory building, provided a minor variance has been granted and issues related to compatibility, scale and the type of occupation/workshop have been considered.

A Custom Workshop shall not include metal spinning or refinishing of automobiles, and further does not include any factory production or any shop or factory otherwise classified or defined in the implementing Zoning By-law.

B1.1.7 Bed and Breakfast Establishments

Bed and Breakfast Establishments are permitted in single detached dwellings however are subject to Site Plan Approval. The standards of the implementing Zoning By-law shall be designed to ensure:

- a. the use is located within the principal residence of the owner/operator and that only persons residing in the dwelling shall operate a Bed and Breakfast Establishment;
- b. the use preserves the character of the dwelling as a private residence;
- c. the use is licensed annually in accordance with Municipal Lodging and Bed and Breakfast licensing or other Short Term Vacation Rental by-law, as amended;
- d. adequate parking facilities are provided on the lot for the proposed use;
- e. signage advertising the use is to be designed and located in accordance with the Municipality's sign by-law;
- f. additional residential units and garden suites shall not be used for Bed and Breakfast Establishments;
- g. the construction or conversion of buildings accessory to the dwelling to accommodate guests, shall not be permitted;
- h. the proposed use is served by full municipal water and sewer services, where available or feasible. Where partial services exist, it is to be demonstrated that the use can be accommodated within the reserve capacity of the system and where site conditions are suitable for the long-term provision of such services;
- i. separate kitchen or dining areas for guests may be provided. Establishment of a restaurant catering to persons other than guests shall not be permitted.
- j. no more than three bedrooms are available for guests. Proposals to exceed three bedrooms may be considered on a site-by-site basis and will be evaluated against the Short-Term Vacation Rentals policies of Section B.1.1.8.7 and B1.1.8.8 of this Plan.

The implementing zoning by-law shall define a bed and breakfast establishment and further detail the conditions under which a bed and breakfast establishment may be permitted.

B1.1.8 Short-Term Vacation Rentals

The Municipality may establish, through the Comprehensive Zoning Bylaw and/or a municipal licensing framework, appropriate provisions related to the nature, scale, and density of Short-Term Vacation Rentals that are compatible with surrounding land uses, to ensure these uses remain appropriately integrated in the Municipality's residential areas, providing for the continued availability of suitable short-term accommodations in the community.

Short-Term Vacation Rentals (STVRs) recognized by this Plan include Bed and Breakfast Establishments, owner-occupied partial dwelling or dwelling unit rentals (i.e., a principal residence), and entire-dwelling or dwelling unit rentals (i.e., not a principal residence). STVRs may be permitted in commercial areas but should be subject to the same land use policies as those permitted in residential areas and shall be subject to the same licensing requirements.

Goals and Objectives for Short Term Vacation Rentals:

The Municipality's goals and objectives related to Short-Term Vacation Rentals (STVRs) are as follows:

- a. STVRs should respect and be compatible with the residential character, amenity, and quality of residential neighbourhoods. This may be achieved through establishing densities for STVRs, mitigation measures to adjacent residential properties, and municipal regulations intended to ensure the orderly management of STVRs;
- b. All roads used to access lots with an STVR shall be of sound construction and conform to the Municipality's road design standards;
- c. Guests shall be provided with accommodations conforming to current health and life safety standards;
- d. Facilities will be operated and maintained in acceptable conditions as detailed in the Municipality's relevant By-laws; and
- e. Operators of STVRs shall acknowledge their responsibilities in complying with the Municipality's by laws and licensing provisions.

Policies:

B.1.1.8.1

The Municipality may, on an area-specific or case-by-case basis, prohibit STVRs in areas where STVRs are not considered to be consistent with this Plan;

B.1.1.8.2

Any short-term rental not operated by residents permanently residing in the dwelling may only be licensed for such use if the use is permitted by the comprehensive zoning bylaw or is a legal non-conforming use;

B.1.1.8.3

Guest rooms shall only be available for short-term accommodation to the general public;

B.1.1.8.4

Subject to any other requirements of the zoning or licensing bylaw, STVRs shall not contain more than three (3) guest rooms. STVRs with four or more guest rooms may be permitted without amendment to this Plan but shall require a site-specific Zoning By-law amendment;

B.1.1.8.5

Any proposed external or internal alterations of a home utilized as an STVR that requires a planning application, including but not limited to a minor variance, such alteration(s) shall ensure that the physical character of the building is consistent with the physical character of the surrounding neighbourhood;

B.1.1.8.6

The site area of all STVRs shall be sufficient to provide for on site parking and buffering from abutting residential uses;

B.1.1.8.7

Prior to approving any STVR use with more than three guest rooms for a site and as part of the assessment of the suitability of the proposal, consideration by Council shall include the following:

- a. All licensed and approved STVRs shall be subject to a municipally approved STVR Code of Conduct;
- b. Any STVRs with more than three guest rooms shall be defined in the zoning bylaw and subject to site plan control to ensure:
 - i. Sufficient on-site parking is available;
 - ii. Occupancy Loads of the dwelling are not exceeded;
 - iii. Appropriate water and wastewater services are provided to the dwelling;
 - iv. Operational fire and safety plans are approved by qualified municipal Inspectors;
 - v. Appropriate on-site signage is provided;
 - vi. Appropriate site landscaping and buffering is provided to mitigate potential impacts on neighbouring properties;
 - vii. Suitable privacy fences and/or screening is provided to further buffer and mitigate any potential negative impacts of the proposal on abutting and other nearby properties;

- viii. Suitable on-site amenity area is provided for guests and residents;
- ix. A development agreement is registered on title to ensure there are appropriate controls in place to ensure the site remains in good condition while operating as a short-term vacation rental; and
- x. Establish that a Property Manager shall be on call 24/7 to address noise complaints, property maintenance, and any other nuisance related complaints arising through the use of residential properties for this purpose.

B.1.1.8.8

As part of a submission in support of a site-specific zoning amendment for STVRs with more than three guest rooms, an applicant shall be required to:

- a. Provide a planning justification report prepared by a qualified professional land use planner to be submitted with the rezoning application and reviewed by the Municipality's Planners. This report shall provide an assessment of how the proposed use may impact the use and enjoyment of neighbouring properties, and how any negative impacts will be mitigated, including a proposal for ongoing management of the property, for property standards, noise, and any other potential nuisances that may be associated with short term vacation rentals. Such on-site management proposals may later be addressed in specific detail in the site plan development agreement; and
- b. Demonstrate availability and suitability of on-site and nearby public amenities and services for residents and guests.

B.1.1.8.9

Additional residential units approved for the site shall not be used for any form of temporary accommodation (i.e., additional units shall only be provided for permanent, long term housing supply); and

B.1.1.8.10

STVRs should be encouraged to locate in proximity to established commercial areas, tourist areas or local attractions.

B1.1.9 Complementary Uses

The following complementary uses may be permitted in the Urban Living Area designation:

- a. residential care facilities in accordance with Section B1.1.9.1; and
- b. daycare centres and small-scale institutional uses in accordance with Section B1.1.9.2.

B1.1.9.1 Residential Care Facilities

- a. Residential care facilities are defined as residential facilities that accommodate residents who have a range of emotional, psychiatric, physical, developmental, or social disadvantages or problems who receive both room and board and assistance with daily living for the purposes of this policy, respite care facilities are considered to be a residential care facility.
- b. The Municipality supports the provision of an adequate supply of residential care facilities. On this basis, residential care facilities are permitted in any land use designation that permits residential uses.

Such uses are subject to Site Plan Control to ensure that the facility is properly licensed by the Provincial government and complies with the Ontario Building and Fire Codes.

Registration of residential care facilities with the Municipality may be required.

B1.1.9.2 Daycare Centres and Small-Scale Institutional Uses

Daycare centres and small-scale institutional uses which serve adjacent residential uses, may be permitted provided Council is satisfied that:

- a. the use will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads;
- b. the scale, massing and siting of the development is compatible and consistent with development on adjoining lands; and,
- c. the use is located on a site that has adequate land area to incorporate required parking, sustainable design elements, pick-up and drop-off area, recreational facilities (if required), landscaping and buffering on-site.

A childcare centre shall be permitted as an accessory use to an approved institutional use.

B1.1.10 Implementing Zoning By-law

All lands in each of the Urban Living Area designation shall be placed in specific zones in the implementing zoning by-law.

B1.2 Urban Employment Area

B1.2.1 Objectives

It is the intent of this Plan to:

- provide lands for the creation of diverse employment opportunities at strategic locations;
- ensure that new industrial development occurs in an orderly manner in conjunction with appropriate sewage and water services; and,
- provide an area where existing and new businesses can grow and develop within the Municipality.
- To permit flexible and diverse zoning provisions and development standards to support a range of industrial opportunities;
- To support industrial opportunities by facilitating access to major transit routes, and full range of services including electric, sewage and water, gas, telecommunications and broadband internet; and
- To ensure that the designation of new lands for industrial purposes is carried out in a manner that is compatible with existing development.

B1.2.2 Location

The Urban Employment Area designation as shown on Schedule A-1 to this Plan applies to lands that are currently developed for employment uses in the Meaford urban area and to lands which are identified to be the site of employment uses in the future.

B1.2.3 Permitted Uses

Permitted uses on lands designated Urban Employment Area include:

- a. manufacturing;
- b. assembly;
- c. processing;
- d. fabrication;
- e. storage and/or warehousing uses;
- f. research establishments;
- g. accessory retail uses;
- h. wholesaling establishments; and,

- i. similar uses in terms of intensity of use; traffic and movement patterns; and externalities.

Accessory retail uses are also permitted, provided they occupy only a limited amount of the gross floor area and are clearly accessory and incidental to the industrial use.

B1.2.4 Form of Development

It is the intent of this Plan that development within the Urban Employment Area designation generally occur by way of Plan of Subdivision/Condominium to ensure that servicing and access for a whole parcel can be dealt with before development occurs.

B1.2.5 Development Policies

1. All new development shall be subject to Site Plan Control. Any redevelopment or expansion of existing industrial uses may also be subject to Site Plan Control.
2. Prior to considering an application for re-zoning and/or Site Plan approval, Council shall be satisfied that:
 - a. Adequate parking and loading facilities are provided on the site;
 - b. The proposed buildings are designed in accordance with applicable Community Design Standards and Guidelines and in a manner which ensures the buildings blend in with their surroundings and with other buildings in the area;
 - c. The proposed buildings or structures on un-vegetated sites incorporate landscaping to enhance the site and surrounding area;
 - d. Outdoor storage areas are substantially screened from view from passing traffic;
 - e. The proposed use can be serviced in accordance with Section D1 of this Plan; and
 - f. Where a proposed use abuts or is in close proximity to an existing residential use, fencing, landscaping, berms or a combination of these features are utilized to ensure that there is adequate screening between the uses.
3. Industrial lands uses and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of industrial

facilities in accordance with provincial guidelines, standards and procedures.

4. Where avoidance is not possible in accordance with policy 3, land use decisions shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:
 - a. there is an identified need for the proposed use;
 - b. alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
 - c. adverse effects to the proposed sensitive land use are minimized and mitigated; and
 - d. potential impacts to industrial, manufacturing or other uses are minimized and mitigated.
3. For the purposes of this section, sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges, generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to residences, day care centres, and educational and health facilities.

B1.2.6 Implementing Zoning By-law

All lands within the Urban Employment Area designation shall be placed in appropriate Employment Zones in the implementing zoning by-law.

B1.2.7 Special Site Policies

B1.2.7.1 Lands on North Side of Muir Street

Given the proximity of these lands to Highway 26, highway commercial uses may be permitted in this area, which is denoted on Schedule A-1 as being subject to this Section, provided the Highway Commercial uses are oriented to Highway 26. It is the intention of this plan that these lands be planned comprehensively through the use of regular block patterns for efficient movement networks; maximizing development area; connection to residential areas; area wide stormwater management plans.

B1.3 Downtown Core Commercial

B1.3.1 The Vision for the Downtown Core Commercial Area

It is the intent of this Plan that the Downtown continue to function as the focal point for commerce, culture and hospitality in the Municipality, accommodating a diverse mix of commercial, residential, cultural, social and supportive uses and opportunities.

It is a policy of this Plan that the scale and location of new development in the Downtown maintain and/or enhance the existing built form character and function of the Downtown.

This will be accomplished by encouraging:

- a. the development of diverse, compatible land uses in close proximity to each other;
- b. the maximum use of existing buildings in the Downtown to accommodate a wide range of uses, with an emphasis on using upper level space for offices, residential and accommodation uses;
- c. the establishment and maintenance of a streetscape and public realm that is geared to the pedestrian;
- d. the preservation and enhancement of the cultural and historic features that exist in the Downtown; and,
- e. partnerships and collaboration between the Municipality and community, business, cultural and service delivery groups such as the Downtown BIA, the Chamber of Commerce and/or a Municipal Heritage Committee.

B1.3.2 Objectives

It is the intent of this Plan to:

- maintain and promote Downtown Meaford as the focal point for commerce, culture, and hospitality in the Municipality;
- encourage tourism and development in the Downtown which capitalizes on expected growth in the area;
- encourage the development of a mix of uses to enhance the character and livability of the Downtown;
- encourage streetscape and façade improvements that support the cultural and historic character of the Downtown;

- further enhance the Downtown so it continues to be a regional centre of commercial, cultural, and social activity;
- foster an environment in the Downtown which supports an accessible active mixed use, pedestrian-oriented environment;
- improve visual, economic and pedestrian connections between the Downtown and the Meaford Harbour to facilitate the success of both areas by leveraging their specific attributes; and,
- facilitate new uses along Bayfield Street that support viability, connection and synergy between the Waterfront and Downtown.

B1.3.3 Location

The Downtown Core Commercial designation as shown on Schedule A-1 applies to the traditional downtown commercial district of the Meaford urban area.

B1.3.4 Permitted Uses

Permitted uses in the Downtown Core Commercial designation include:

- Retail uses;
- Service uses;
- Business offices;
- Banks and financial institutions;
- Hotels, inns and bed and breakfast establishments;
- Entertainment uses;
- Day care centres;
- Commercial fitness centres;
- Private and commercial schools, including outdoor education centers;
- Places of worship and other institutional uses;
- Health care facilities;
- Restaurants and take-out restaurants, but not including any restaurant with a drive-through component;
- Residential uses (except single detached, semi-detached and duplex dwellings);
- Funeral Homes; and,
- Nightclubs;
- Uses with similar characteristics.

B1.3.5 Development Policies

B1.3.5.1 New Lots Created by Consent

The creation of new lots by consent to sever may be permitted, provided the consent is in keeping with the objectives of this Plan and does not unduly fragment the land base of the Downtown to make it more difficult to accommodate usable building space. Consents which will result in the demolition of buildings which are historically or culturally significant should not be permitted.

The creation of new lots in the Downtown shall also comply with Section D4.2.1 (New Lots by Consent General Criteria).

B1.3.5.2 New Development and Redevelopment Policies

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.
- b. In order to maintain a consistent façade along Sykes Street within the downtown core, the preferred height of new infill buildings is two to three (2-3) storeys to a maximum of four (4).
- c. Hospitality, tourist oriented and waterfront supportive uses that will enhance the pedestrian linkage between the Meaford Harbour and Sykes Street are encouraged. Ground floor residential uses are discouraged on Nelson Street, east of Sykes Street to the water.
- 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:
 - i. Original architectural details and features should be restored;
 - 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 are 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.

Urban design standards and guidelines shall be prepared to assist in the review of development.

B1.3.5.3 Residential Uses on Sykes Street

Sykes Street between Berry and Parker Streets is the main street in Downtown Meaford. This area is intended to be the focal point for commercial and business activity in the Downtown and this Plan will protect this area for street level commercial uses. New residential uses, including apartments as well as small scale inns and bed and breakfast establishments are generally directed to the upper floor of buildings on Sykes Street.

Ground floor accessory apartments on corner lots may be permitted, by amendment to the Zoning By-law, to locate on a main floor provided that the portion of the floor area within 6.0 metres of Sykes Street is used for commercial purposes. In no case shall sole access to the unit be provided from the rear laneway.

B1.3.5.4 Residential Uses on Side Streets

New multiple unit residential buildings as well as bed and breakfast establishments are permitted at street level on side streets off of Sykes Street within the Downtown Core Commercial designation. However, ground floor commercial uses are encouraged along Nelson Street east of Sykes Street and along Bayfield Street between Trowbridge and Parker Streets. Such uses are permitted, subject to 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.

B1.3.5.5 Parking

Where a new use cannot accommodate the Municipality's parking requirement, the Municipality may accept cash-in-lieu where the parking can be reasonably accommodated on the street or off- site.

The Municipality shall develop parking standards and management practices that support:

- All modes of transportation;
- Park once strategies;
- Reduction of vehicle trips;
- Pedestrian oriented and human scaled streetscapes and public realm;
- Active transportation-oriented parking and end of trip facilities; infill and redevelopment opportunities; and
- the minimization of negative impacts of excessive parking requirements on the developability of lands in the downtown

B1.3.5.6 Drive-Throughs

In keeping with a pedestrian and street-oriented environment, the Municipality will prohibit the establishment of drive-throughs accessory to restaurants, coffee shops, banks or similar uses in the Downtown Core Commercial designation.

B1.3.6 Public Space in the Downtown Core Commercial

Public lands in the Downtown Core Commercial includes streets, sidewalks, parking lots, parks and administrative or public buildings. It is a policy of this Plan that the Municipality may enter in partnerships and collaborate with community, business, cultural, and service delivery groups and/or other stakeholders to (re)develop and maintain the public realm and all public space in a manner that is complementary to the Downtown and is consistent with the objectives of this Plan. Specific projects aimed to revitalize the public realm and public lands and buildings may include the:

- a. Provision of streetscape landscaping such as trees, shrubs and flowers;

- b. Provision of street furniture, lighting, flower planters, art and monuments in strategic, pedestrian oriented locations;
- c. Renovations and/or façade improvements to existing public buildings;
- d. Redevelopment of vacant lands;
- e. Pedestrian oriented improvement to alleyways;
- f. Redevelopment of parking lots;
- g. Accessibility focused enhancements;
- h. Active transportation supportive infrastructure;
- i. (Re)development of uses, facilities, landscapes;
- j. Outdoor seating areas;
- k. Transit oriented improvements;
- l. Right-of-way improvements or traffic calming measures; or
- m. Events that benefit the public.

B1.3.7 Implementing Zoning By-law

Lands described in this section shall be placed in a Downtown Commercial Zone in the implementing zoning by-law.

B1.4 Downtown Core Transitional Area

It is the intent of this Plan that the Downtown Core Transitional Area function as a long-term future expansion area for the Downtown Core Commercial Area and increase the residential density in close proximity to the Downtown Core.

The intent is that this area be designated for business, commercial and higher-density residential uses through redevelopment and adaptive reuse of existing buildings, to be complementary to the mixed-use pedestrian-oriented focus of the Downtown.

B1.4.1 Objectives

It is also the intent of the plan:

- To facilitate the success of the Downtown Core Commercial area by identifying a complementary area for transitional commercial growth and development related to the Downtown;
- To establish the boundary for the Downtown Core Transitional Area, within which commercial and higher density residential uses will be permitted.
- To ensure that all new development in the Downtown Core Transitional Area contributes to the character, identity, and function of the Downtown and overall community livability;
- To ensure that the most urbanized areas of Meaford functions as an accessible, lively, attractive, and cohesive mixed-use district
- To facilitate opportunities for transitional uses such as street-oriented Accessory Commercial Units; and
- To provide opportunities for contemporary urban development that is supportive and aesthetically fitting with the Downtown Core outside of the Heritage District

B1.4.2 Location

The Downtown Core Transitional Area designation as shown on Schedule A-1 applies to lands in a one to two block fringe area contiguous to the Downtown Commercial Core designation and along Sykes Street

B1.4.3 Permitted Uses

- Permitted uses in the Downtown Core Transitional Area designation include:
- Residential uses;

- professional offices and clinics providing health services;
- inns and bed and breakfasts;
- studios, custom workshops and home occupations;
- small-scale restaurants, retail uses and personal service shops;
- Institutional; and
- Similar uses

B1.4.4 Development Policies

B1.4.4.1 New Lots Created by Consent

The creation of new lots by consent to sever may be permitted, provided the consent is in keeping with the objectives for the Downtown and does not unduly fragment the land base of the Downtown to make it more difficult to accommodate usable building space. Consents which will result in the demolition of buildings which are historically or culturally significant should not be permitted.

The creation of new lots in the Downtown shall also comply with Section D4.2.1 (New Lots by Consent General Criteria).

B1.4.4.2 Residential Uses

New street-level residential uses, including single detached and semi-detached units, townhouses and apartments as well as small-scale inns and bed and breakfast establishments are permitted in the Downtown Core Transitional Area designation both as a primary use and as an accessory use to a commercial business.

B1.4.4.3 Use of Existing Buildings

In order to maintain the primarily residential character of the area, the use of existing buildings for commercial purposes is encouraged. If a new building is proposed, Council shall be satisfied that the new building:

- a. is at a scale that is compatible with adjacent development;
- b. is setback a similar distance from the street as other buildings on the street;
- c. is supplied by parking at the rear or side of the building;
- d. is designed with an architectural style that is similar to the prevailing style in the area; and,
- e. has regard for municipal design guidelines which may be established by Council for this area from time to time.

B1.4.4.4 Parking

Parking for any use should be accommodated on-site and where additional parking cannot be accommodated due to site constraints, the Municipality may accept a cash-in-lieu of parking in accordance with Section B1.3.5.5.

B1.4.5.5 Development Criteria

Any proposed non-residential use shall require rezoning. Prior to considering an application for any zoning amendment, Council should be satisfied that:

- a. The existing building form is utilized to the greatest degree possible;
- b. The scale of the use does not detract from the residential character of the area;
- c. The use complements other uses in the Downtown;
- d. The building and/or the general appearance of the site will be improved from an urban design perspective;
- e. Adequate on-site or off-site parking is provided; and,
- f. The sign identifying the use is limited in size in accordance with the municipal sign by-law. Signage is minimized to respect the existing residential character of adjacent uses.

B1.4.6 Implementing Zoning By-law

All lands that are used for residential purposes shall be placed in a Downtown Transition Zone in the implementing zoning by-law.

B1.5 Urban Area Waterfront

The Meaford Urban Area Waterfront is one of the most attractive elements for residents of the Municipality and tourists visiting the Municipality. The sustainable design elements and ecological features on the waterfront has resulted in it becoming one of the most frequently visited locations on the Georgian Bay.

There are three main parts of the Urban Waterfront. The Old Harbour, the New Harbour and the Harbour Village. The Old Harbour provides boat dockage for small boats and acknowledges the decreasing water-level trends that have been experienced. The New Harbour has been reconfigured to expand the number of berths to provide exceptional boating facilities for the Meaford community and beyond.

The Harbour Village attracts locals and tourists alike with its shops and restaurants which overlook the scenic Bighead River mouth. It is important for the Municipality to enhance the Bighead River mouth and enable recreational uses including kayaking, canoeing and sailing on small sailboats. The Harbour Village is aimed to be protected and enhanced through the inclusion of pedestrian-oriented human-scaled and mixed-use development and other approaches.

The waterfront is a vibrant space within the Municipality of Meaford and is well connected to the existing urban fabric. The open spaces and beaches along the waterfront back onto natural heritage areas that support a continuous pedestrian trail along the lake, connecting to the Georgian Trail and the Downtown.

B1.5.1 Objectives

It is the intent of this Plan to:

- Recognize the Waterfront for its tourism, well-being, recreation, cultural and educational opportunities;
- Recognize the importance of the Waterfront, particularly the shoreline to First Nation and Metis peoples and communities;
- Develop a balanced mix of uses, including recreation, harbour, commercial, natural heritage, open space, park and harbour support;
- Maintain boat access to boat services and fuel operations in the Old Harbour, as feasible;
- Improve the layout and operations of the New Harbour;
- Attract businesses to Meaford’s Waterfront at the Harbour Village;

- Improve connectivity between the Waterfront, Downtown, and the Georgian Trail;
- Improve aquatic and terrestrial habitats of the Georgian Bay Shoreline and Bighead River mouth;
- Provide accessible and equitable public access to the water and shoreline lands; and
- Develop and implement the recommendations of the Municipality of Meaford Waterfront Strategy & Master Plan, as may be amended from time to time.

B1.5.2 Location

The Urban Area Waterfront designation as shown on Schedule A-1 to this Plan applies to public lands adjacent to the Urban Waterfront and Meaford Harbour.

B1.5.3 Permitted Uses

Permitted uses on lands designated Urban Area Waterfront include:

- Public uses including parkland and picnic facilities;
- Tourist information centres;
- Festivals and special events;
- Libraries;
- Boat rental establishments;
- Storage of boats;
- Sailing schools;
- Tourist-oriented retail uses;
- Parking areas;
- Museums and art galleries;
- Limited Recreational Vehicle Site Rentals shall be permitted until such time that their removal is warranted in order to facilitate implementation of the Waterfront Strategy & Master Plan;
- Seasonal vendors;
- Marinas; and,
- Other uses which support implementation of the Waterfront Strategy and Master Plan and uphold the Guiding Principles for land in the Urban Area Waterfront designation.

B1.5.4 Guiding Principles

The following principles are intended to guide land use and development in the Urban Area Waterfront. Land use decisions should aim to:

- a. Protect the environment for the benefit of current and future generations.
- b. Promote a healthy waterfront.
- c. Promote the urban area waterfront as a gateway and focal open space area.
- d. Enhance the role of the waterfront as a cornerstone of public open space with a mix of public and recreation-oriented uses.
- e. Consider the compatibility, access and synergies with the adjacent Special Policy Areas and the Downtown Core Commercial area.
- f. Protect and enhance lands for boating opportunities.
- g. Protect and enhance passive waterfront recreation.
- h. Protect and enhance public access to the waterfront lands.
- i. Provide safe access through design and avoid and/or minimize negative impacts on the community.
- j. Provide safe, continuous public trail access along the water's edge.
- k. Enhance the physical and visual connectivity of the pedestrian circulation and links.
- l. Promote excellence in design.
- m. Celebrate Meaford's heritage.
- n. Enhance economic benefits.

B1.5.5 Future Planning

It is a policy of this plan to carry out those implementation activities outlined in the Waterfront Strategy & Master Plan, including the preparation of detailed Implementation & Business Plans for the Urban Area Waterfront land use concept plan. Any capital projects or works should be completed in a manner that considers the implications for floodplain management and be done in consultation with the Grey Sauble Conservation Authority.

B1.5.6 Implementing Zoning By-law

Lands designated Urban Area Waterfront shall be placed in an Open Space or Urban Area Waterfront zone, as appropriate, in the implementing zoning

by-law. Site Plan control shall apply to the establishment of new uses on the lands.

B1.6 Institutional

B1.6.1 Objectives

It is the intent of this Plan to:

- recognize and permit major institutional uses which serve the needs of the community;
- ensure the establishment of institutional uses are compatible within the rural or urban areas of the Municipality; and,
- ensure that new uses are properly planned and serviced

B1.6.2 Location

The Institutional designation as shown on Schedule A-1 to this Plan applies to larger institutional uses that were in existence or approved on the date this Plan was adopted by Council.

B1.6.3 Permitted Uses

Permitted uses in the Institutional designation include:

- Cemeteries;
- A child care centre as an accessory use to an approved institutional use
- Public Use;
- Hospitals;
- Long-term Care Homes;
- Places of worship; and
- Schools;
- Uses similar uses to a permitted use

B1.6.4 Development Policies

B1.6.4.1 New Uses and Expansions to Existing Uses

The (re)development and/or expansion of any Institutional use shall require the site to be appropriately designated in the Official Plan and zoned in the Zoning By-law and shall be subject to Site Plan Control.

Before considering any amendment to the Official Plan and/or Zoning By-law for new or expanded institutional uses, where required, Council shall be satisfied that:

- a) the proposed use is compatible with the character of the area in which it is proposed;
- b) the proposed use is compatible with and can be appropriately buffered from adjacent uses;
- c) the proposed use can be serviced with an appropriate water supply and means of sewage disposal;
- d) if an expansion is proposed to an existing use within the urban area of this Plan, the entire use is serviced by full municipal water and sewage disposal services;
- e) the proposed use is to be accessed by municipal roads that can accommodate the increased traffic generated by the proposed use;
- f) the proposed use can adequately accommodate parking requirements; and,
- g) The proposed use is located and designed to promote active transportation and pedestrian access to the site.

B1.6.4.2 School Uses

B1.6.4.2.1

The Municipality recognizes the importance of elementary and secondary school sites in providing community functions and gathering spaces for the neighborhood and encourages the retention of all such schools in the long-term, where possible.

B1.6.4.2.2

In the event that existing elementary and/or secondary school sites have been deemed surplus, there may be opportunities for redevelopment. The Municipality shall work with school boards regarding disposition of land in a manner that meets both the Municipality's and school board's requirements, needs, and objectives.

B1.6.4.2.3

Redevelopment of an existing school site shall be supported by a comprehensive development plan and shall address the following:

- i. adaptive reuse potential for ongoing public use of existing buildings or replacement with appropriate community facilities and/or other institutional use;
- ii. the need for and protection of public parkland and recreational uses;
- iii. urban and architectural design guidelines;
- iv. the protection and preservation of cultural heritage resources;

B1.6.5 Zoning By-law Implementation

All lands in the Institutional designation shall be placed in an appropriate Institutional Zone in the implementing zoning by-law, recognizing their existing use. New or expanding institutional uses in the urban area of this Plan shall require full municipal services.

B1.7 Urban Highway Commercial

B1.7.1 Objectives

It is the intent of this Plan to:

- Provide commercial lands in appropriate locations in the Municipality to serve the travelling public and larger scale commercial uses serving the local and regional market and which complement the Downtown Core Commercial and Downtown Core Transitional Area.
- ensure that access to new or expanding highway commercial development in the Municipality is coordinated and safe;
- ensure that new commercial development occurs in an orderly manner and is provided with appropriate sewage and water services; and,
- ensure that new commercial uses are attractively designed.

B1.7.2 Location

The Urban Highway Commercial designation as shown on Schedule A-1 to this Plan applies to lands abutting Highway 26 primarily located at the gateways to the Meaford urban area.

B1.7.3 Permitted Uses

Permitted uses on lands designated Urban Highway Commercial include:

- accommodation facilities,
- auto service and sales,
- department stores,
- institutional uses
- restaurants,
- Space extensive retail uses limited to automotive related products, large and bulky goods such as furniture and appliances, home improvement materials, hardware and nursery or garden supply products.
- storage and/or warehousing establishments,
- supermarkets,
- wholesale establishments; and
- Uses similar to a permitted use.

Accessory residential uses may be permitted by way of a site-specific zoning amendment. In approving such an application, Council shall be satisfied that the residential use will be compatible with, and will not detract from the highway commercial use.

B1.7.4 Form of Development

It is the intent of this Plan that development within the Urban Highway Commercial designation be comprehensively planned to ensure that servicing and access can be adequately addressed. In this regard new urban highway commercial uses shall be connected to municipal water and sewer servicing and shall be planned in conjunction with other uses to minimize direct access onto Highway 26.

B1.7.5 Development Policies

All new, re-developed or expanding uses shall be subject to Site Plan Control.

Prior to considering an application for re-zoning and/or Site Plan approval, Council shall be satisfied that:

- a. Adequate parking and loading facilities are provided on the site;
- b. Where highway commercial uses are proposed at the entrance points to the Meaford urban area, such uses are designed to provide or maintain a desirable gateway to the community.
- c. New or redeveloping uses incorporate landscaping and sustainable design elements to enhance the site and surrounding area;
- d. Outdoor storage areas are substantially screened from view from passing traffic;
- e. All options respecting shared access from the road are reviewed and implemented, if feasible;
- f. Parking areas are oriented to the rear or side of the lot so the primary building can be brought closer to the road;
- g. The proposed use is serviced with full municipal water supply and sewage disposal;
- h. Where a proposed use abuts or is in close proximity to an existing residential use, fencing, landscaping, berming or a combination of these design elements will be utilized to ensure that there is adequate screening between the uses;
- i. The proposed use is located and designed to facilitate active transportation and pedestrian access to the site; and,

- j. The proposed use has regard for Urban Design Standards and guidelines which may be established by Council for this area from time to time; and,
- k. Adequate consideration has been given to any supporting studies provided in accordance with Section B1.7.6 and the new/expanding use is not anticipated to undermine the planned function of the Downtown Core.

As noted in Section B1.3 of this Plan, the Downtown Core is intended to function as the primary retail, service, cultural, and social focal point of the Municipality.

B1.7.6 Relationship between the Highway Commercial Area and the Downtown Core

As noted in Section B1.3 of this Plan, the Downtown Core is intended to function as the primary retail, service and social focal point of the Municipality. On this basis, application to develop new retail uses, particularly supermarkets, pharmacies, department stores and other similar uses in the Urban Highway Commercial designation shall be carefully assessed by Council when an application to develop such a use is proposed.

To assist Council with this review, the submission of appropriate studies to assess the impact of the proposed use on other similar uses in the Downtown Core and the planned function of the Downtown Core may be required.

B1.7.7 Implementing Zoning By-law

All lands within the Urban Highway Commercial designation shall be placed in an appropriate Commercial Zone in the implementing zoning by-law.

B1.7.8

Given the location of these lands and their adjacency to lands designated Urban Employment Area, Urban Employment Area uses may be permitted provided they are determined to be compatible with and do not detract from the Urban Highway Commercial uses which must remain the predominant use along Highway 26.

B1.8 Urban Special Policy Areas

It is the intent of this Plan to identify and provide a policy framework for specific areas of the Municipality where particular types of development are encouraged and to facilitate and direct the urban form of these areas as they evolve through (re)development.

B1.8.1 Vision for Special Policy Area #1

Special Policy Area #1 is a contiguous area of land that was previously designated for industrial uses and which is still occupied by existing and former industrial uses and buildings. It is the intent of this Plan to encourage the redevelopment of this area into a pedestrian oriented, mixed-use area. The lands identified in Special Policy Area #1 are considered to be integral to this objective, given their location on the urban waterfront and immediately east of the Meaford Harbour area.

B1.8.1.1 Special Policy Area #1 – Location

Special Policy Area #1 is identified on Schedule A-1 and is generally located in the eastern portion of the Meaford urban area, on the shore of Georgian Bay between Bridge and Marshall Streets.

B1.8.1.2 Development Principles

The following principles shall guide the redevelopment of the Special Policy Area #1 lands:

- a. The lands will be planned and redeveloped in their entirety as opposed to being developed in an ad-hoc or piecemeal basis.
- b. The lands will be used for a suitable mix of residential, open space and commercial uses related primarily to the hospitality, tourism and service sectors.
- c. The development will be compatible with surrounding residential uses and streetscapes.
- d. The development will create and improve linkages to existing open space and harbour lands and will maintain public access to the waterfront.
- e. The development will provide pedestrian linkages and public spaces and access to the waterfront and will minimize the amount space use for parking cars.
- f. The development will support the objectives of the Urban Area Waterfront designation and the Waterfront Strategy and Master Plan, as may be amended from time to time;

- g. The development will be guided by a master plan(s) addressing the following: built form, public realm, landscape design, architectural guidelines, site activation, phasing and uses.

B1.8.1.3 Conditions to Develop

Prior to any development occurring within Special Policy Area #1, a Zoning Bylaw Amendment shall be approved and site plan agreement will be entered into between the landowners and the Municipality. Prior to considering an amendment to rezone the subject lands, the following information shall be provided to the Municipality:

- a. A land use plan that incorporates a mix of uses which incorporates active transportation linkages to the Downtown Core;
- b. An Environmental Impact Study prepared in accordance with Section C6 of this Plan;
- c. A Geotechnical Assessment of soil conditions to ensure that the lands can sustain the physical nature of development proposed;
- d. A Functional Servicing Report which will provide recommendations with respect to a preferred form of sewer, water and stormwater servicing;
- e. A Traffic Impact Assessment which assesses the effect of increased traffic and provides recommendations with respect to managing the impacts of increased traffic volumes on existing streets and residential uses;
- f. A Phase 1 and 2 Archaeology Assessment prepared in accordance with Provincial regulations and additional related study where indicated; and,
- g. An Economic/Market Impact Study regarding any proposed commercial uses to ensure that such uses do not detract from this Plan's intent to maintain Downtown Meaford as the focal point for commerce and hospitality in the Municipality. Proposed commercial uses should be complementary, not competitive with the Downtown Core Commercial or Harbour Village area.
- h. A Record of Site Condition prepared in accordance with Provincial regulations.

B1.8.1.4 Existing Uses

The creation of the Special Policy Area #1 designation is intended to facilitate the potential redevelopment of the subject lands by the establishment of a policy basis that is supportive of future development. It is not the intent of this policy to discourage the operation of existing

industrial uses. It is the intent of this Plan to enable existing industrial uses to relocate within Meaford as part of an overall strategy to generate economic opportunities in the Municipality.

B1.8.1.5 Zoning By-law Implementation

Special Policy Area #1 will be zoned in an appropriate exception to recognize and permit all existing legal land uses. When Special Policy Area #1 is approved for redevelopment, it will be placed in a Mixed Use Residential Zone. The municipality may also use a Holding symbol in conjunction with the zoning of Special Policy Area #1 to require conditions of development, such as entering into agreement(s), to be fulfilled prior to development.

B1.8.2 Special Policy Area #2 - Location

Special Policy Area #2 is identified on Schedule A-2 and is generally located in the eastern portion of the Meaford urban area, abutting the eastern portion of the Meaford Harbour lands.

B1.8.2.1 Vision for Special Policy Area #2

Special Policy Area #2 is comprised of five lots which abut the Meaford Harbour and as a result of this close proximity to the Harbour are considered appropriate for park and small-scale commercial and residential uses which complement the harbour area and will assist in making this area an attraction for tourism.

Low-rise residential uses may be permitted in this area. Consideration of development of these lands for residential use shall be dependent on the development of a Master Plan that supports the objectives of the Waterfront Strategy and Master Plan and addresses the following: built form; public realm; landscape design architectural guidelines; site activation; phasing and uses.

B1.8.2.2 Development Principles

The following development principles will guide the redevelopment of the Special Policy Area #2 lands:

- a. The lands will be developed as a primarily open space extension to the Meaford Harbour, providing a definitive boundary to the harbour and acting as a transition to surrounding residential uses;
- b. The lands will be used for residential and/or a suitable mix of small-scale seasonal commercial uses related to the hospitality, tourism and

service sectors which shall be generally supportive of the harbour area;

- c. Uses will be compatible with surrounding residential uses and the lands shall be landscaped accordingly; and,
- d. Development will provide pedestrian space and access to the waterfront and will minimize the amount of space used for parking cars.

B1.8.2.3 Conditions to Develop

All development in Special Policy Area #2 shall be subject to rezoning. Prior to considering a proposed zoning by-law amendment, Council shall be satisfied that:

- a. The use will have minimal impacts on the established residential neighbourhood to the south;
- b. The uses are oriented to the harbour area;
- c. Parking can be adequately accommodated by a combination of on-site parking and public parking; and,
- d. The use will contribute to the vitality of the harbour.

B1.8.2.4 Zoning By-law Implementation

Special Policy Area #2 will be zoned in an appropriate exception to recognize and permit all existing legal land uses. When Special Policy Area #2 is approved for redevelopment, it will be placed in a Harbour Commercial Zone. The municipality may also use a Holding symbol in conjunction with the zoning of Special Policy Area #2 to require conditions of development, such as entering into agreement(s), to be fulfilled prior to development.

B1.8.3 Special Policy Area #3

This Special Policy area applies to the lands that are bounded by William, Thompson, Lombard and Cook Streets. These lands, at the time of the adoption of the Official Plan, were the site of a large building that used to be the site of a major industrial operation. A number of single detached dwellings are also located on this block, many in the same ownership as the parcel that is the site of the industrial building. Given the location of the property adjacent to the downtown area and the presence of a large building, the property has the potential to be redeveloped. It is the intent of the policies of this section to provide the basis for the consideration of a redevelopment scheme on the property.

This site is located approximately 500 metres from the nearest extent of the downtown core and approximately 700 from a grocery store. Healthy community best practices indicate that a realistic walking distance to basic neighbourhood retail/community services would be between 400-800 metres. While itself within potential walking distance to the services provided in the downtown, this site is well-positioned to provide such services to a substantial residential community which is located outside of the walkable distance of the downtown.

With the goal of facilitating a compatible and thriving mixed-use re-development of the lands, the permitted uses within Special Policy Area #3 on the property are limited to institutional and community uses, accommodation uses and residential uses. Commercial uses, including small-scale neighbourhood retail and service uses as well as non-retail office uses may be considered as part of a broader mixed-use redevelopment scheme for the lands.

The establishment of new or re-developed uses on the property will be subject to the approval of a zoning by-law amendment by Council.

Factors to consider in reviewing such an application include:

- a. the impacts of the proposed uses on the municipality's objective to maintain and promote downtown Meaford as the focal point for commerce and hospitality in the Municipality;
- b. the ability of the proposed uses to complement and work with existing uses in the downtown to attract more people to the downtown area;
- c. the market impact of the proposed uses and its impact on downtown businesses;
- d. the implications of the proposal on adjacent properties in terms of generating additional applications for non-residential development in the area;
- e. the impacts of additional traffic on the surrounding residential neighbourhood;
- f. the impacts generally of small-scale commercial uses on the surrounding residential neighbourhood;
- g. the ability of the site to accommodate the parking required for the proposed uses and if parking on the site is not feasible, the other options that may be available to facilitate parking for the proposed uses; and,
- h. the adequacy of the site plan with respect to the siting of buildings, parking and landscaping.

The submission of a zoning application to implement the policies of this section shall deal with all or the majority of the lands to ensure that the lands are planned on a comprehensive and mixed-use basis.

Given the stated desire in the Official Plan to promote and enhance the downtown core, any application for rezoning to permit the redevelopment of the site shall be supported by a Market Impact Study which indicates that the uses will have a positive economic impact on the Municipality of Meaford as a whole and will not unduly impact on the existing businesses in the downtown area.

B1.8.4 Special Policy Area #4

Any large contiguous portions of undeveloped land that are within the Municipality's Urban Settlement Area and identified as a Secondary Plan and/or Special Policy Area as shown on the Official Plan Schedule A-1, shall be required to complete a Secondary Plan that addresses the following requirements. No development shall be approved and no applications for development shall be deemed complete until the Secondary Plan has been approved by Council as an amendment to this Plan.

The foregoing will not limit the ability of existing approved developments or draft approved plans of subdivision/condominium to be built, provided that development complies with Provincial and Federal legislation relating to endangered species habitat. Nothing in this plan shall limit the ability of implementing zoning amendments, part lot control by-laws, site plans or minor variances to implement the existing approved development or draft approved plans of subdivision/condominium.

Further, this Section shall not limit the ability of the approval authority to revise the conditions of draft approval in accordance with the *Planning Act*. Should additional redline revisions, zoning amendments, part lot control by-laws, site plans, or minor variances be required, additional studies identified in this Plan will not be required, unless:

- Already required by existing draft conditions or a site plan agreement;
- Conditions are revised in accordance with the *Planning Act*;
- It is required by Provincial and Federal regulations;
- The development is proposing to develop new lands that were not previously scheduled for development, or studied by previous background studies;

- Major changes are being proposed to a development that significantly alters the original draft approval development (e.g. doubling the density of a draft plan of subdivision, developing in new lands, etc.).

Any application under the *Planning Act*, which was commenced and determined by the approval authority to be a complete application may be continued and finally disposed of under the former Municipality of Meaford Official Plan as it read on the day the matter or proceeding was commenced.

The following principles shall guide the creation of a Secondary Plan and/or Special Policy Area:

- a. A neighborhood/district that achieves the principles of complete communities, including but not limited to walkability, compact built form, mixed-uses, active transportation, multi-modal uses, and sustainability.
- b. A comprehensive integration of natural heritage features and open spaces.
- c. Flexibility in designations and land-uses to support employment opportunities related to the Municipality's local economic sectors such as agriculture and tourism, while encouraging expanded employment opportunities in education, health and wellness, food, and sustainability.
- d. High-quality built form, streetscapes, and transportation networks that are compatible with the Municipality's local historic patterns.

Notwithstanding the policies of this section, the Secondary Plan Area boundaries may be expanded upon request, subject to a land-use compatibility review that addresses the relationship to adjoining lands.

The Secondary Plan Area shall address the following:

- i. A description of the plan area, including a reference map and any adjoining lands in the Urban Area that are logically suitable to be included in the Secondary Plan area together with a description of the role and relationship of the planning area under study to the Municipality as a whole;
- ii. A statement of the desired land use for the planning area;
- iii. A description of how the land use plan for the planning area implements the policies of this Plan, the Provincial Policy Statement, the *Planning Act*, and policies and guidelines of the Municipality;
- iv. A Master Servicing Plan that addresses servicing, infrastructure, and financing of:

- i. Water
- ii. Wastewater
- iii. Stormwater
- iv. Transportation and Transit
- v. Active Transportation
- v. Analysis of natural heritage features and systems as identified in this Plan including those areas regulated by the appropriate Conservation Authority;
- vi. Appropriate land use designations and densities in conformity with this Plan;
- vii. Analysis and addressing built heritage and cultural heritage landscapes including the conservation of these elements and features;
- viii. Appropriate maps to address the planning area including, but not limited to, land use designations, infrastructure, natural heritage, built heritage, and cultural heritage landscapes.
- ix. A financial plan completed and approved by the Municipality of Meaford.

All development within a Special Policy and/or Secondary Plan Area containing residential uses, shall achieve a minimum density of 60 units per net hectare.

B2 Rural Area Designations

B2.1 Agricultural

B2.1.1 Objectives

It is the intent of this plan to:

- Maintain and protect the agricultural resource base of the Municipality from fragmentation, incompatible development and uses unrelated to agriculture;
- Promote all types, sizes and intensities of agricultural uses and normal farm practices;
- Facilitate the development of a full range of agricultural-related and on-farm diversified uses that support a thriving agricultural industry and rural economy;
- Protect and promote the agricultural landscape of the Municipality and support the maintenance of a productive agricultural area.

B2.1.2 Location

The Municipality recognizes that the agricultural sector of the economy is important to the economic well being of the Municipality and its residents.

It is the intent of this Plan to encourage all levels of government to recognize the value of and support the protection of farmland assisting farmers and managing land resources appropriately to ensure that farming and agriculture uses remain viable and able to evolve with contemporary advances.

Lands designated Agricultural as shown on Schedule A-1 are considered to be prime agricultural lands in accordance with the County of Grey Official Plan.

B2.1.3 Permitted Uses

1. For the purposes of this Plan, the definitions of "Agricultural use", "Agriculture-related uses" and "On-Farm Diversified Uses" as found in the PPS shall apply.
2. The principal use of land in the Agricultural designation shall be agriculture. All types and sizes of agricultural uses and their related buildings and structures shall be permitted.

3. Agriculture-related and on-farm diversified uses shall also be permitted based on policies established in this plan, the Grey County Official Plan and provincial guidelines.
4. Uses on residential lots created as surplus to farming operation shall be limited to uses typically associated with residential uses and subject to policies indicated in this plan.
5. In addition to the above, the following other uses may be permitted:
 - i. Accessory Residential Uses per B2.1.4.4 of this Plan;
 - ii. Garden Suites per B1.1.4.2 and E1.2 of this Plan;
 - iii. Licensed aggregate operations identified as Mineral Resource Extraction on Schedule B;
 - iv. Sand and/or gravel operations proposed within Aggregate Resource Areas identified on Schedule B;
 - v. Wayside pits and quarries;
 - vi. Portable asphalt or concrete plants used for a specific public use contract;
 - vii. Forestry;
 - viii. Conservation uses;
 - ix. Institutional uses on existing lots, serving those segments of the population whose primary means of transportation is via horse and buggy and active transportation, subject to the applicable policies of the Grey County Official Plan.

Other Uses:

Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, an applicant should be aware of the primacy of a hydro corridor is for electricity generation facilities and transmission and distribution systems, and that secondary uses require technical approval from Hydro One Networks Inc.

All uses in the Agricultural designation shall be designed, located and managed to not detract from the primary role of the agricultural area as set out in Section B2.1.1 of this Plan.

The erection of a mobile home, as defined in the implementing Zoning By-law, on a lot is not permitted, unless the mobile home is located within an existing and legally recognized in a zoning by-law mobile home park, is

permitted by way of a temporary use by-law, or is being used to accommodate farm help in accordance with Section B2.1.4.4 of this Plan.

B2.1.4 Development Policies

In the Agricultural Designation, newly created farm parcels should generally be 40 hectares.

The foregoing does not apply to the lands designated 'Agricultural' on Schedule A-1 and described as Part of Lots 5 and 6, Concession 6, Geographic Township of St. Vincent, Municipality of Meaford where a 39.5-hectare lot may be severed from a retained 40.4-hectare lot. (OPA 13)

B2.1.4.1 The Creation of New Lots

- i. In accordance with the intent of this Plan to maintain and protect the agricultural resource of the Municipality and direct the majority of new residential growth to settlement areas or existing vacant building lots, the creation of one new lot may be permitted if:
 - a. the lot to be severed is to create a farm; and
 - b. the severed and retained lots are each generally 40 hectares (98.84 ac) in size; or,
 - c. the lot is for a residence surplus to a farming operation as a result of farm consolidation in accordance with Section B2.1.4.3 Farm Consolidations.
- ii. No lot creation will be permitted if the farm parcel is less than 40 hectares.
- iii. Non-farm lot creation within 500 metres of the Urban Area of Meaford shall not be considered.
- iv. New lots for public airports, infrastructure, utilities, transmission towers, conservation purposes (acquired by an approved conservation organization), and historic sites designated under the *Ontario Heritage Act*, shall be exempt from the requirements for lot density and size identified above but shall be permitted in the following circumstances only:
 - a. The new lot shall only be as large as is necessary for the purposes required.
 - b. The applicant shall demonstrate that the objectives for which the new lot is proposed cannot be achieved by easement, right-of-way, or other form of consent.
 - c. In cases where more than one designation applies to a property, the proposed non-farm consent shall not be within the Agricultural designation if the other designation(s) permits the consent.

B2.1.4.2 Other Types of Consent

Consents may be considered where the land being conveyed is to be added to an existing use or to provide for minor lot line adjustments or correct lot boundaries. The granting of such a consent shall not be permitted if it results in the creation of an undersized remnant lot except in the case of a lot created for conservation purposes by an approved conservation organization.

Planning justification shall be provided to demonstrate the appropriateness of the land area to be severed and shall also specifically address: land need, servicing and parking.

B2.1.4.3 Farm Consolidations

In order to foster the growth of the agricultural industry in the Municipality, the consolidation of farms into larger and more efficient operations is encouraged. In this regard, the consolidation of two adjacent farm parcels or a boundary adjustment that increases the viability of a farm parcel is permitted provided no new lot is created.

A consent may be considered where a residence is deemed surplus to a farm operation as a result of farm consolidation, provided that:

- i. The owner of the lands to be severed is a 'bona fide farmer'. For the purposes of this policy, the 'bona fide farmer' must have a Farm Business Registration number. A 'bona fide farmer' shall be defined as to include a limited company, sole proprietorship, incorporated company, numbered company, partnership and other similar ownership forms;
- ii. The lot proposed for the residence and buildings surplus to the farming operation shall only be of sufficient size to accommodate the residence surplus to the farming operation, accessory building(s) in close proximity to the residence, a well and a sewage disposal system, while ensuring that as little land as possible is removed from the agricultural lands;
- iii. The remnant parcel shall be rezoned to prohibit the future erection of a residential dwelling of any type on the agricultural lands provided that a residential dwelling does not exist at the time of severance
- iv. The severance of a residence surplus to a farming operation must comply with MDS I. All livestock facilities within the vicinity of the proposed severance, including any livestock facility situated on the farm parcel from which the surplus farm residence is being severed, shall be used in determining MDS I compliance;

- v. Given that no new residence can be erected as a result of the residence surplus to a farm operation being severed from the land holding, the requirements identified in Sections B3, C10 and C14 of this Plan shall not apply.
- vi. The existing residence is habitable at the time of application.
- vii. The residence has not been constructed as an additional residential unit, farm help or temporary farm help accommodation.
- viii. New development and buildings are permitted on remanent lots for agricultural, agricultural related and on-farm diversified uses.

B2.1.4.4 Accessory Residential Uses

- i. Additional Residential Units:

In the Agricultural, Rural or Specialty Agricultural designations a maximum of two Additional Residential Units are permitted on a lot, together with the main unit.

Additional Residential Units may be permitted in a single, semi-detached or townhouse/rowhouse dwelling, with no more than one additional residential unit being permitted within a detached accessory building.

Such units may only be established where the requirements of subsection B1.1.4.1 a., b. and c. are met, and subject to the following:

- a. An additional residential unit in a detached accessory building shall only be permitted where the lot is of sufficient size to accommodate individual on-site sewage and water service for the use;
- b. A detached accessory building containing an additional residential unit shall be located within the farm building cluster and shall be sited in compliance with the Provincial Minimum Distance Formulae.
- c. In no case shall more than three permanent residential units be established on a farm property, however housing for temporary farm labour shall not be included within this total.

- ii. Farm Help Accommodation:

The establishment of one additional dwelling unit or a trailer/mobile home on a farm property for farm help is permitted, provided the lands are appropriately zoned to permit such a second dwelling. Prior to considering an application for re-zoning, Council shall be satisfied that the second dwelling unit:

- a. is required for farm help;
 - b. will be located within the existing farm-building cluster;
 - c. can be serviced by existing sewage and water services or an appropriate extension thereto; and,
 - d. will be designed and/or located to be compatible or otherwise blend in with the farm operation.
- iii. Temporary Farm Help Accommodation:

Temporary farm help accommodations shall generally be permitted as an ancillary agricultural use.

Such accommodations may be in the form of a permanent building, but shall not be used as a permanent residence. Due to the seasonal or temporary nature of many farming operations, mobile homes, park model trailers, and trailers, which can be removed if no longer required, shall be encouraged for use for temporary farm help accommodations. Temporary farm help accommodation shall not be permitted within a barn or other farm building. Performance standards shall be applied under the implementing zoning by-law to permit temporary farm help accommodations.

Temporary farm help accommodations shall be subject to the following criteria:

- a. the use shall generally not be permitted within the front yard of any farm residence and should be located within the existing farm-building cluster, or where it would not otherwise interfere nor remove lands from agricultural production;
- b. farm help must be necessary on a seasonal basis on the farm;
- c. the farmer shall live in the principal farm residence, if any, with farming as his/her principal occupation, and in the case of seasonal farming, work part-time on the farm; and,
- d. the dwelling unit(s) shall be removed when no longer required for farm help purposes. In some cases, it may be possible to convert a permanent building used for temporary farm help accommodations to another permitted use.

B2.1.4.5 Agricultural-Related Uses

Agriculture/Farm-related uses in the Rural, Agricultural and Specialty Agricultural Designations shall be permitted subject to the following provisions.

Farm-related commercial uses are a category of uses that may include uses such as retailing of agriculture-related products (e.g., farm supply co-ops,

farmers' markets and retailers of value-added products like wine or cider made from produce grown in the area), livestock assembly yards and farm equipment repair shops if they meet all the criteria for this category of uses.

Farm-related industrial uses are a category of uses that may include uses such as industrial operations that process farm commodities from the area such as abattoirs, feed mills, grain dryers, cold/dry storage facilities, fertilizer storage and distribution facilities, food and beverage processors (e.g., wineries and cheese factories) and agricultural biomass pelletizers if they meet all the criteria for this category of uses. Many of these uses add value to the agricultural commodities produced in the area.

Farm-related commercial and farm-related industrial uses in the Rural, Agricultural and Specialty Agricultural Designations not specifically identified in this plan may be permitted subject to a Zoning By-law Amendment and the following provisions:

- a. Uses shall be compatible with, and shall not hinder, surrounding agricultural operations and ensure that surrounding agricultural operations are able to pursue their agricultural practices without impairment or inconvenience;
- b. Uses should be appropriate to available rural services (e.g., do not require the level of road access, water and wastewater servicing, utilities, fire protection and other public services typically found in settlement areas);
- c. Use shall maintain the agricultural/rural character of the area;
- d. Uses shall meet all applicable provincial air emission, noise, water and wastewater standards and receive all relevant environmental approvals, which may be implemented through the inclusion of a Holding Provision under Section 36 of the *Planning Act, R.S.O. 1990, c. P.13* or Site Plan Control;
- e. Uses shall be directly related to the farm operations in the area;
- f. Uses shall be supportive of agriculture by increasing capacities of existing agricultural operations in the area;
- g. Uses shall provide direct products and/or services to farm operations as a primary activity; and,
- h. Uses shall benefit from being near farm operations that they serve.

B2.1.4.5.1 Farm Produce Outlets

A Farm Produce Outlet is a premises accessory to an agricultural use where the majority of the products sold are produced or grown on the same lot. Such use would not typically include extended retail offerings beyond on-farm and locally grown produce, nor any café/small restaurant or similar hospitality use.

Such use in the Rural, Agricultural and Specialty Agricultural Designations may be permitted as of right in the Zoning By-law and shall be subject to Site Plan Control. Requests to extend the size or scope of use beyond such as-of-right permissions of the By-law shall be evaluated against those criteria within B2.1.4.5 a) through h).

A Farm Produce Outlet may occur alongside or together with permitted On-Farm Diversified Uses, however those components are size/scale limited and where such uses are not permitted on an as-of-right basis within the Zoning By-law, change requests will be evaluated against section B2.1.4.6, of this plan, the policies of the Grey County Official Plan and the Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, as may be amended from time to time.

This section shall not restrict a seasonal agricultural stand, subject to the standards of the implementing zoning by-law, where accessory to an agricultural use.

B2.1.4.5.2 Wineries

- i. Farm wineries shall be permitted in the implementing zoning by-law as part of a farm operation.
- ii. The production of wine from a farm shall be subject to the following criteria:
 - a. All wines produced are to be made predominantly from fruit grown within the Municipality of Meaford by that farm operation, with the balance being predominantly from Ontario fruit;
 - b. All wines produced are to be made predominantly from fruit crushed and fermented by that farm operation.
- iii. The retail sale of wine produced by the farm operation shall be permitted. The implementing zoning by-law shall permit accessory retail sale of wine on an as-of-right basis up to 18.5 square metres provided it does not conflict with any minimum floor area for licensing approval. Expanded retail area may be considered via Zoning By-law Amendment, subject to the provisions of sections B2.1.4.5 and B2.1.4.6 of this Plan, as may apply.

- iv. An accessory hospitality/tasting room shall be permitted on lots greater than 2 hectares in the Rural Designation, greater than 10 ha in the Specialty Agricultural Designation, and on lots greater than 20 hectares in the Agricultural Designation. The combined floor area for the retail sales and tasting room shall not exceed 75 square metres. Site Plan Control may apply.
- v. Requests for expanded hospitality/tasting floor area, beyond the sizing identified in (iv) above, may be considered via Zoning By-law Amendment, subject to the provisions of section B2.1.4.6 of this Plan relating to On-Farm Diversified Use.
- vi. A farm winery may exist in combination with other agriculture-related or On-Farm Diversified uses permitted by this Plan.
- vii. Where special events and related temporary structures are proposed accessory to a farm winery use, they may be permitted subject to the issuance of a special event permit or entertainment event license by the Municipality of Meaford.

B2.1.4.6 On Farm Diversified Uses

A variety of uses may qualify as on-farm diversified uses based upon the Provincial Policy Statement (PPS) definition. On-farm diversified uses should be related to agriculture, supportive of agriculture, or able to co-exist with agriculture without conflict. On-farm diversified uses are intended to enable farm operators to diversify and supplement their farm income, as well as to accommodate value-added and agri-tourism uses in agricultural areas.

On-Farm Diversified uses shall be limited in size and scale as detailed within the County of Grey Official Plan and the use-specific policies of this Plan.

On-farm diversified uses in the Rural, Agricultural and Specialty Agricultural Designations not specifically identified in this plan may be permitted subject to a Zoning By-law Amendment and the following provisions:

- a. The use or activity does not interfere with, or generate off-site adverse impacts, and is compatible with surrounding uses,
- b. The use or activity can be sustained by local service levels and infrastructure,
- c. The buildings to be used meet all Building Code requirements for the type of use being proposed,

- d. The scale of the operation is secondary to the active agricultural use on the farm property, and appropriate to the site and the surrounding area,
- e. The timing and duration of activities does not hinder agricultural operations on site or in the area,
- f. For special events, the use or activity represents an occasional activity and is not a regular occurring activity and does not have permanent structures, and on-site parking can be accommodated without impacting the agricultural operation.

B2.1.4.6.1 Bed & Breakfast Establishments

Bed and Breakfast Establishments are permitted in a rural residential context and on farm-properties as an On-Farm Diversified Use. The standards of the implementing Zoning By-law shall be designed to ensure that the considerations identified within section B1.1.7 of this Plan are appropriately addressed.

Proposals to expand the scale of a Bed and Breakfast Establishments beyond the three-bedroom maximum identified in this plan, may be considered on a site-by-site basis and will be evaluated against the Short Term Vacation Rentals policies of Section B1.1.8.7 and B1.1.8.8. Where located on a farm-property as an On-Farm Diversified use, the general provisions of B2.1.4.6 will additionally apply.

B2.1.4.6.2 Home Occupations & Custom Workshops

The Municipality recognizes that the nature of farming is changing and that additional activities, such as home occupations and custom workshops can be carried out in the Rural, Agricultural and Specialty Agricultural designations and not have an adverse impact on agricultural uses. Such uses will be permitted as-of-right in the implementing zoning by-law, subject to certain criteria.

Home occupations are typically professional work activities that are carried on within the residential dwelling that typically do not involve the retail sale of goods and services. In addition, such uses generally occupy no more than 25% of the gross floor area of the dwelling (and in no case more than 50% of the gross floor area of the dwelling) and do not change the character of the dwelling. Such uses will be permitted as-of-right in the implementing zoning by-law, subject to certain criteria.

Custom Workshops: A custom workshop is where a building or part of a building is used by a trade, craft or guild for the manufacture in small quantities of made-to-measure clothes or articles and shall include baking, custom woodworking, dressmaking, upholstering, weaving, repair,

refinishing of antiques and other art objects, ceramic making, painting, sculpting, and the repair of personal effects.

A Custom Workshop shall not include metal spinning or refinishing of automobiles, and further does not include any factory production or any shop or factory otherwise classified or defined in the implementing Zoning By-law.

B2.1.4.6.3 Home & Farm Industries

Home/Farm Industries are small-scale industrial uses that are accessory to agricultural uses and/or a single detached dwelling and may be located in an accessory building or in the main building. Such uses may also support the agricultural industry in the area but may not meet the specific criteria for consideration as an Agricultural-related use. These uses should not detract from the primary use of the property for agricultural or residential purposes.

Home/Farm Industries may include welding, carpentry or machine shops, or agriculturally related uses that involve the processing or transportation of regionally produced agricultural crops or other products. The accessory retail sales of products produced in the home industry is also permitted. The repair, storage or sale of motor vehicles is not considered to be a home industry.

Home/Farm Industries, being On-Farm Diversified Uses, shall be limited in size and scale as detailed within the County of Grey Official Plan. These industries are permitted in the Rural, Agricultural and Specialty Agricultural Designations, subject to Site Plan Control, however, may not occur on properties of less than 20 hectares in size in the Agricultural Designation, nor on parcels having less than 10ha of agriculturally productive area in the Specialty Agricultural Designation.

As-of-right permissions may be established within the implementing zoning by-law in the Rural, Agricultural and Specialty Agricultural Designation, to the scale identified below. Proposals to expand the size and scale of a Home/Farm Industry beyond the as-of-right permissions provided, may be considered on a site-by-site basis and will be evaluated against general provisions of B2.1.4.6 and the polices of the Grey County Official Plan.

The implementing zoning by-law will address the following considerations:

- a. Home/Farm Industries will not be permitted on properties of less than 20 hectares in size in the Agricultural Designation, nor on parcels having less than 10ha of agriculturally-productive area in the Specialty Agriculture Designation;

- b. In the Rural Designation, a home/farm industry may be permitted on lots having a minimum area of 6.0 hectares or greater;
- c. The building housing a home/farm industry should be located within the existing farm-building cluster, where located on a farm property;
- d. As-of-right permissions will limit the area of a home industry on the lot to not more than 800 square metres inclusive of buildings, outdoor storage, landscaped areas/buffering, dedicated servicing infrastructure, parking and new, dedicated access roads or laneways. The gross floor area of buildings used for home/farm industry purposes will be limited to a maximum of 240 square metres;
- e. Home/Farm Industries should be setback from all lot lines by a minimum of 30 metres. A lesser lot line setback may be considered by zoning amendment where it can be demonstrated that the use will not negatively affect adjacent properties.
- f. Any open storage associated with the home/farm industry should be screened from view from public roads and neighbouring residences
- g. Any retail component associated with the home/farm industry should be clearly accessory to the use and not detract from the primary use of the property.

B2.1.4.6.4 Farm-Related Exhibitions & Agricultural Tourism Establishments

Council supports the development of uses that promote the importance of the agricultural community. On this basis, uses such as farm related exhibitions and agricultural tourism uses and agricultural business shall be permitted.

Agricultural Tourism (“Agri-Tourism”) refers to the act of visiting a working farm or any agricultural, horticultural or agribusiness operation for the purpose of enjoyment, education or active involvement in the activities of the farm where the principle activity on the property remains farming and where products used in activity are produced on the property or related to the farm.

Such activities may include: farm machinery and equipment exhibitions, farm tours, farm holiday-related exhibitions and small-scale educational establishments that focus on farming instruction, a hay or corn maze, petting zoo, hay rides and sleigh, buggy or carriage rides, processing demonstrations; pick-your-own produce and farm themed playgrounds and other similar uses. Such uses shall be permitted in the Agricultural, Rural, and Specialty Agricultural designations and are encouraged to locate in existing farm buildings wherever possible.

The implementing zoning by-law will identify permissions/standards for exhibition and agri-tourism uses on an as-of-right basis. Site plan control should apply.

Prior to approving an amendment for a farm related exhibition or agri-tourism use, Council shall be satisfied:

- a. The use is located on a farm;
- b. The use is secondary to the principal agricultural use of the property;
- c. The use is limited in area;
- d. The use shall be compatible with, and shall not hinder, surrounding agricultural operations, and is compatible with existing uses and maintains the rural character of the area;
- e. The use will have safe ingress and egress from a year-round maintained public road.

B2.1.5 Implementing Zoning By-law

All lands in the Agricultural designation shall be placed in an Agricultural Zone in the implementing zoning by-law.

B2.2 Specialty Agricultural

B2.2.1 Objectives

It is the intent of this Plan to:

- maintain and protect lands capable of producing apples and tender fruits;
- recognize the role of specialty croplands in the region and enhance their capacity to contribute to the economy of the Municipality;
- maintain the cultural landscape character of the Municipality created by the presence of orchard lands; and,
- protect and promote the specialty croplands through Municipal partnerships and collaboration with all levels of government, and community business and service organizations.

B2.2.2 Location

Lands designated Specialty Agricultural as shown on Schedule A and Schedule A-1 represent contiguous areas in the Municipality where orchard lands are the primary land use. These areas are generally located near the fringe of the Meaford urban area and as such form a unique gateway to the community. It is the intent of this Plan to protect these lands while permitting a compatible range of land uses that are appropriate and compatible within the Specialty Agricultural designation.

B2.2.3 Permitted Uses

1. The principal use of land in the Specialty Agricultural designation shall be agriculture as defined in subsection B2.1.3.1 of this Plan. All types and sizes of agricultural uses and their related buildings and structures shall be permitted.
2. Agriculture-related and On-farm Diversified uses, as defined in Section B2.1.3.1 of this Plan shall also be permitted based on policies established in Sections B2.1.4.4 through B2.1.4.6 and other applicable policies of this Plan, the Grey County Official Plan and provincial guidelines.
3. In addition to the above, the following other uses may be permitted:
 - a. Accessory Residential Uses per B2.1.4.4 of this Plan;
 - b. Garden Suites per B1.1.4.2 and E1.2 of this Plan;

- c. Licensed aggregate operations identified as Mineral Resource Extraction on Schedule B;
- d. Sand and/or gravel operations proposed within Aggregate Resource Areas identified on Schedule B;
- e. Wayside pits and quarries;
- f. Portable asphalt or concrete plants used for a specific public use contract;
- g. Forestry;
- h. Conservation uses.

Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, an applicant should be aware of the primacy of a hydro corridor is for electricity generation facilities and transmission and distribution systems, and that secondary uses require technical approval from Hydro One Networks Inc.

B2.2.4 Development Policies

Farm Lots within the Specialty Agricultural designation will generally have an agriculturally productive area of 10 hectares.

B2.2.4.1 The Creation of New Lots for Agricultural Purposes

The creation of new lots, for agricultural purposes only, may be considered provided:

- a. the severed and remnant parcels shall each have an agriculturally productive area of not less than 10 hectares in area; and,
- b. the policies of D4.2 are addressed.

B2.2.4.2 Other Types of Consent

Consents may be considered where the land being conveyed is to be added to an existing use. The granting of such a consent shall only be permitted where the remnant farm parcel is no less than 10 hectares in size. Justification shall be provided to demonstrate the appropriateness of the land area to be severed.

Consents may be considered for lot adjustments or legal or technical reasons such as easements, corrections to deeds, quit claims and minor boundary adjustments which do not result in the creation of a new lot.

B2.2.5 Implementing Zoning By-law

All lands in the Specialty Agricultural designation shall be placed in a Specialty Agricultural Zone in the implementing zoning by-law.

B2.3 Rural

B2.3.1 Objectives

It is the intent of this Plan to:

- protect the rural character of the Municipality and the maintenance of those elements which contribute to the open space character of the countryside;
- prevent the intrusion of land uses which are incompatible with the rural character and/or resource activities of the area;
- protect land suitable for agricultural production from development and land uses unrelated to agriculture;
- promote the agricultural industry and associated activities and enhance their capacity to contribute to the economy of the Municipality;
- Promote the development of recreational, tourism and other economic uses which are compatible with the rural and agricultural character of the Municipality;
- ensure that new recreational uses will not have an impact on the environmental and hydrogeological resources of the Municipality; and,
- ensure that the scale of development is compatible with the role and function of the rural area.
- ensure that development is appropriate for the infrastructure which is planned or available; and
- ensure that new development avoids the need for the unjustified and/or uneconomical expansion of this infrastructure.

B2.3.2 Location

The Rural designation as shown on Schedule A and Schedule A-1 applies to those rural lands in the Municipality which are not considered to be prime agricultural land.

B2.3.3 Permitted Uses

- a. uses listed in B2.1.3 of this Plan subject to the applicable policies of this Plan, the Grey County Official Plan and provincial guidelines;
- b. accommodation uses such as private campgrounds, tourism establishments and trailer parks subject to Section B2.3.4.5 of this Plan;

- c. buildings and yards associated with trades, including contractors' yards, plumbing, electrical, heating/cooling shops, etc.;
- d. cemeteries subject to Section B2.3.4.4 of this Plan;
- e. commercial dog kennels subject to Section B2.3.4.3 of this Plan;
- f. garden suites, subject to the provisions of Section E1.2 of this Plan;
- g. institutional uses;
- h. open air recreational uses such as golf courses, conservation clubs, cross country ski facilities and mountain bike facilities subject to Section B2.3.4.5 of this Plan;
- i. passive recreational uses, such as walking trails and nature interpretation centres;
- j. small scale transport terminals;
- k. veterinary clinics.

A small scale commercial/retail establishment with a maximum gross floor area of 400m² shall be permitted on those lands known municipally as 121 Old Highway 26 and described as part of Lot 11, Concession 22, 16R-63 Part 5, less RP 16R-529 Pts. 8 & 9 save and except the remnant parcel on the west side of Part 9, 16R-529. (OPA 8)

B2.3.4 Development Policies

B2.3.4.1

a. Consent Policies – Agricultural Parcels

1. Within the Rural Designation, lot creation may be considered up to the lot density maximums identified within Section B2.3.4.1 (b)(1). The minimum lot size for newly created farm-sized lots shall be 20 hectares. Lots less than 20 hectares in size may continue to be used for agricultural purposes, however lots less than 2 hectares in size will generally be considered non-farm residential parcels and will be zoned accordingly in the implementing Zoning By-law.
2. Notwithstanding subsection 1, this plan acknowledges that there may be site specific circumstances where an existing lot of less than 2 ha may be suitable for agricultural uses or other permitted agriculturally related uses. An application for Zoning Amendment to allow such a use shall demonstrate:
 - i. The suitability of the parcel for the proposed use, and
 - ii. Compatibility with adjacent uses.

3. Non-farm sized lot creation shall not be permitted within Aggregate Resource Areas with the exception of a surplus farm dwelling consent arising from farm consolidation.
4. Lot creation in the Rural Area shall comply with the Minimum Distance Separation Formulae I and II, as applicable.
5. Agricultural uses requiring smaller acreages or used as farm incubator operations may be permitted in the Rural Designation, provided the lot is sized to accommodate the use without generating potentially conflicting off-site impacts. Small farms where the operators have chosen to take up farming as a hobby, second career, or as a part-time occupation may also be permitted. While smaller acreages can be considered as separate lots, the preferred form for farm incubators is using larger farm parcels leased into several smaller plots of land.
6. Incubator farm operations aim to help new farmers establish their own farm business by providing resources and services such as providing access to land, housing, shared equipment, infrastructure, business mentoring and training. Incubator farm operations may have several plots of land leased to multiple new farm operators.

b. Consent Policies – Residential Parcels

1. Consents for new residential lot development shall generally be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in the table below. The lot density is determined based on the original Township lot fabric (i.e., as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan and will require justification as to the need for additional Rural lot creation.

Permitted Rural Severances based on Original Township Lot Size

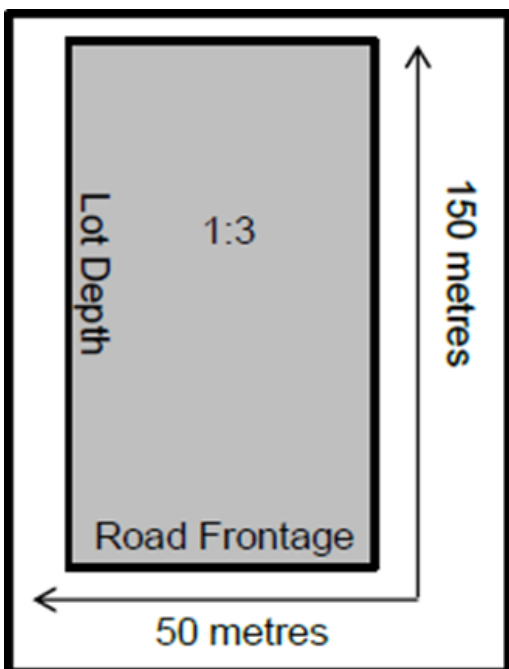
Table 3: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Potential Number of Severances Permitted	Potential Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4

Original Township Lot Size (in hectares)	Potential Number of Severances Permitted	Potential Total Lots Permitted including the Severed and the Retained
60	4	5
80	5	6

2. Consideration may be given to a smaller lot, without an amendment to this Plan, provided adequate justification is provided, and the lot is large enough to sustain the use over the long-term, including the provision of adequate well and private sewage disposal system, as required. New lot creation less than 0.4ha in size shall only be considered with the successful completion of a nitrate study demonstrating that the lot can be serviced in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5 Series Guidelines, or any successor thereto.
3. In order to avoid narrow linear parcels of land, the frontage-to-depth ratio for non-farm sized lots shall be a maximum of 1:3 and the lot must conform to the appropriate zoning by-law in reference to minimum lot frontage and other applicable provisions. Justification to go beyond the 1:3 frontage-to-depth ratio shall be justified in a development application but will not require an amendment to this Plan.

Figure 1: Frontage to Depth Ratio Example



4. The creation or acquisition of a lot by a public body (e.g., for road dedication or widening) will not be considered as a previous severance providing this does not result in an additional remnant lot. Historic churches, schools, or assembly halls that are now used for residential or commercial purposes, shall be counted in the lot density calculation.
5. Clustering of rural residential lots is encouraged subject to meeting the rural lot density provisions.
6. Residential lots shall not be permitted to be created within Aggregate Resource Areas as identified in the Grey County Official Plan.

c. Consent Policies – Other Uses

1. Consents for non-agricultural and non-residential uses in accordance with the permitted uses identified in Section B2.3.3 of this Plan may be permitted subject to the density provisions of B2.3.4.1 (b)(1) and the following:
 - a. The minimum lot size for the proposed lot shall comply with the provisions of the Zoning By-law and this Plan;
 - b. The proposed lot shall not be permitted to be created within Aggregate Resource Areas as identified in the Grey County Official Plan;
 - c. The proposed lot is large enough to sustain the use over the long-term, including the provision of adequate well and private sewage disposal system, as required; and,
 - d. The new lot shall comply with the minimum distance separation formulae.
2. Non-agricultural lot creation on productive agricultural land shall be discouraged. Where development is proposed on productive agricultural land (i.e., land that is currently or has recently been used for farm purposes) it shall be demonstrated that no reasonable alternative exists. The investigation for a reasonable alternative shall be limited to the lot to be developed.
3. Consents are permitted where the land being conveyed is to be added to an existing use provided the severed and retained lots are greater than 0.8 hectares each. Consents may also be granted to correct lot boundaries.
4. A consent may be considered where a residence is deemed to be surplus to a farm operation, as a result of a farm consolidation, in accordance with the policies of Section B2.1.4.3 of this Plan

and provided that it does not exceed the maximum rural lot density in accordance with Section B2.3.4.1 (b)(1).

B2.3.4.2 Institutional Uses

New institutional uses may be permitted subject to an amendment to the implementing by-law.

B2.3.4.3 Commercial Dog Kennels

Commercial dog kennels may be permitted in the Rural designation subject to an amendment to the implementing zoning by-law and Site Plan application. Before considering such an amendment, Council shall be satisfied that:

- a. the size of the proposed dog kennel is appropriate for the location;
- b. the building housing the dog kennel and the associated dog runs is set back at least 100 metres from lot lines;
- c. the use is located at least 500 metres from lands within the Secondary Settlement Area, Shoreline Area, or a designation under Section B1 of this Plan;
- d. the noise emanating from the kennel will not have an adverse impact on the enjoyment of adjacent properties;
- e. an appropriate animal waste management plan is put in place; and,
- f. an undue concentration of dog kennels does not already exist in the general vicinity of the proposed kennel.

A new dog kennel shall also be subject to a Site Plan Agreement in accordance with Section E1.4 of this Plan. A noise assessment may be required to support the application.

B2.3.4.4 Cemeteries

Cemeteries may be permitted in the Rural designation subject to an amendment to the implementing zoning by-law. A cemetery may include, as an accessory use, a mausoleum and/or a crematorium. Before considering such an amendment, Council shall be satisfied that:

- a. the size of the cemetery and the accessory uses are appropriate for the area;
- b. appropriate hydrogeological studies have been completed which indicate that the use will not have a negative impact on the quantity and quality of drinking water in nearby wells; and,

- c. the use can be accessed by roads which are designed to accommodate high volumes of traffic in short periods of time.

B2.3.4.5 Recreational Uses

The development of new recreational uses shall require an amendment to the Zoning By-law and shall be subject to Site Plan Control. Before considering an amendment to the Zoning By-law, Council shall be satisfied that:

- a. the proposed use or expansion is compatible with the rural character of the area;
- b. the proposed use or expansion will not negatively affect existing agricultural operations, or residential uses, on adjacent lands;
- c. an appropriate program to monitor the effects the use has on the quality and quantity of the groundwater, surface waters and the environment in general is developed;
- d. the proposed use can be serviced with an appropriate water supply and means of sewage disposal;
- e. if an expansion is proposed, the entire use is serviced by an appropriate water supply and means of sewage disposal;
- f. appropriate guarantees are in place to ensure that the impacts of the effluent from a private sewage treatment system on the lands (if required) on adjacent water supplies is monitored frequently;
- g. off-site impacts resulting from the use of fertilizers, herbicides and fungicides have been reviewed and are not expected to be adverse; and,
- h. the proposed use can be appropriately buffered from adjacent residential uses.

Residential Development associated with resource-based recreational uses, shall require an amendment to this plan to receive the appropriate land use designation and may only proceed via plan of subdivision/condominium.

Prior to approving residential uses associated with a resource-based recreational use, and in addition to the requirements of Section E4 'Amendments to the Plan' and other relevant policy requirements of this Plan, Council shall be satisfied that:

- i. The development is located to utilize the recreational attributes of a natural resource;

- ii. The development will enhance recreational, tourism and/or other economic opportunities for the Municipality and its residents;
- iii. Justification is provided demonstrating that the scale of the residential use is appropriate and desirable in relation to the resource-based recreational use and surrounding rural area;
- iv. The development master plan incorporates principles of healthy and sustainable community development with respect to social, physical, economic and environmental health;
- v. Notwithstanding Section D1.5, Council may consider an extension to municipal services for such a development where it can be demonstrated that the extension is both technically and economically justified or necessary and where the allocation of services to the development would not negatively impact the Municipality's objective to provide full municipal services to designated lands within the Urban Area. Appropriate financial agreements, which may include cost sharing and cost recovery mechanisms, shall be required as a condition of approval;
- vi. A Water Resources Management Report, in accordance with Section C4 shall be required;
- vii. The development may be phased to ensure the establishment of the resource based recreational use, and other public uses either in advance of, or concurrently with, the residential component, and including appropriate site activation strategies for these public uses.
- viii. The development will provide direct public access to the natural resource(s) throughout the site;
- ix. The development includes a mix of land uses that support a diversity of activities and daily needs for residents;
- x. That a Master Plan has been developed that describes: urban design; architectural guidelines; public realm design; parks and trails system design; programming uses; active transportation network; natural infrastructure; landscape designs.
- xi. The development will provide accessible physical access to nature and landscapes throughout the site.
- xii. Where viable, watercourses shall be naturalized and integrated into the Master Plan.

B2.3.5 Implementing Zoning By-law

All lands in the Rural designation shall be placed in a Rural Zone in the implementing zoning by-law. Lands adjacent to the Billy Bishop Airport may be subject to height restrictions in the implementing zoning by-law.

B2.3.6 Exceptions

<place holder>

B2.4 Shoreline

B2.4.1 Objectives

It is the intent of this Plan to:

- ensure that new development is consistent with the scale and character of the shoreline residential area;
- ensure that the impacts of new development on the natural heritage features and groundwater resources in the area are minimized;
- ensure that all existing sewage systems are upgraded wherever possible;
- encourage improvements to the infrastructure in the shoreline area; and,
- minimize the impact of any new development near the shores of Georgian Bay;
- Ensure the adequate provision of community services, including parks and recreation facilities;
- Promote passive tourism within the shoreline designation;
- Promote the maintenance of a naturalized shoreline and limiting disturbance to the vegetative buffer;
- Conserve the shorelines and mitigation of impacts to these ecologically important areas;
- Manage land uses to avoid negative impacts associated with the dynamic nature of the shoreline and water level fluctuations.

B2.4.2 Location

The Shoreline designation as shown on Schedule A and A-1 to this Plan applies to developed and undeveloped areas adjacent to Georgian Bay.

The Shoreline Designation is a settlement area under this plan. Any expansion of the Shoreline Designation shall be supported by the completion of a Comprehensive Review.

B2.4.3 Permitted Uses

1. Permitted uses on lands designated Shoreline include:
 - a. additional residential units in accordance with Section B2.4.4.2 of this Plan;
 - b. beaches;

- c. bed and breakfasts subject to B1.1.7 and B1.1.8 of this Plan;
 - d. custom workshops;
 - e. home occupations;
 - f. passive recreational uses, such as walking trails and nature interpretation centres;
 - g. personal service establishments;
 - h. public and private neighbourhood parks;
 - i. single detached dwellings;
 - j. small scale convenience commercial uses;
2. Development adjacent to the shoreline of Georgian Bay should be undertaken in consultation with the Grey Sauble Conservation Authority. A development permit may be required prior to site alterations.

B2.4.4 Residential Development Policies

B2.4.4.1 New Residential Lots by Consent, Boundary Adjustments

The creation of new lots for a residential use by consent to sever is permitted. To ensure that new lots maintain the character of the shoreline community and can accommodate proper means of sewage disposal, it is a policy that new lots created by consent shall have a minimum lot area of 0.60 hectares. Further, lots shall generally maintain a maximum frontage to depth ratio of 1:4. Where a lot is proposed in excess of this ideal ratio, justification shall be required.

Where the designation would allow for the creation of more than two lots, a demonstration that no negative impacts on the lake will be experienced, will be required. Lot creation by consent will only be considered to a maximum of five lots within a ten-year time frame from the same parcel or lands. The date of decision of an approval authority shall be used for the purposes of determining timing.

Boundary adjustments to existing lots that have the effect of increasing the size of an existing lot are encouraged. A lot of addition from an undersized lot to another undersized lot may be considered where there would be no negative impact on the performance/delivery of private services to the lands.

The creation of new lots for residential purposes shall also comply with Section D4.2.1 (New Lots by Consent General Criteria) of this Plan.

B2.4.4.1.1 Exception

Notwithstanding the minimum lot area required by B2.4.4.1, a lot having an area of 0.52 hectares shall be permitted on those lands described as Part of Park Lot C, Squaw Point, Geographic Township of Sydenham, Municipality of Meaford, County of Grey and further described as Parts 2 & 3, Plan 16R-3810. (OPA 9)

B2.4.4.2 Additional Residential Units

In the Shoreline designation a maximum of one ARU is permitted on a lot, together with the main unit.

The ARU may be permitted in a single, semi-detached or townhouse/rowhouse dwelling, or within a detached accessory building.

Such units may only be established where the requirements of subsection B1.1.4 a) b) and c) are met, and subject to the following:

- a. an additional residential unit in a detached accessory building shall only be permitted where the lot is of sufficient size to accommodate individual on-site sewage and water service for the use.

B2.4.4.3 Special Policies

1. Notwithstanding the minimum lot size identified by B2.4.4.1 of this Plan, lots having less than 0.6 hectares in area may be created on those lands to the south of the Secondary Settlement Area of Leith and fronting on Grey Road 15, where:
 - a. The lot creation constitutes minor infilling/rounding out of development on partial services within the Shoreline Designation and is in keeping with the existing character of the area;
 - b. The development can be accommodated within the reserve water system capacity of the existing Municipal water system available to the lands;
 - c. Site conditions are suitable for the long-term provision of partial services to the lands.

B2.4.4.4 Marinas

Only existing marinas are permitted in the Shoreline designation. Any new marina shall require an Amendment to the Official Plan and shall only be considered if the proposed marina is compatible with the character of the shoreline area. In addition, any new marina shall be subject to an Environmental Impact Study (EIS) in accordance with Section C6

(Requirements for an Environmental Impact Study). The scope of EIS shall be determined when the development is proposed.

Review and approval by the Department of Fisheries and Oceans, Ministry of Natural Resources and Forestry and/or the Grey Sauble Conservation Authority may be required.

B2.4.4.5 Implementing Zoning By-law

All lands that are used for residential purposes and which have frontage on a public road that is maintained year-round shall be placed in a Shoreline Residential Zone in the implementing zoning by-law.

Lands that are used for residential purposes, but which front on a private road shall be placed in a Residential Limited Service Zone.

Lands that are used for commercial use shall be placed in appropriate commercial zones that recognize the use. All undeveloped land in the shoreline area that is designated Shoreline shall be placed in a Development Zone. Permitted uses in this zone shall be restricted to residential and accessory uses and those uses that existed on the date the implementing zoning by-law comes into effect.

In situations where landowners would like the municipality to assume a private or unmaintained road, the affected lots will have to be re-zoned, provided Council is satisfied that the following criteria have been met:

- a. The lot being re-zoned shall have frontage on, as well as direct access to, a public road maintained year-round by the municipality after the road is assumed;
- b. The private road that abuts the lot to be re-zoned is brought up to an appropriate standard at no cost to the municipality;
- c. The dwelling on the lot to be re-zoned shall be serviced by a private well on the same lot or an appropriate water supply;
- d. The dwelling on the lot to be re-zoned shall be serviced by an appropriate means of sewage disposal;
- e. Emergency service providers confirm that the dwelling on the lot to be rezoned can be serviced year-round by emergency vehicles; and,
- f. The lot to be re-zoned complies with all applicable zone provisions in the implementing zoning by-law.

B2.5 Secondary Settlement Area

B2.5.1 Objectives

It is the intent of this Plan to:

- maintain and create attractive, livable communities within the existing settlements;
- encourage the development of additional commercial and tourist related uses in the settlements;
- ensure that settlement areas are developed in a logical and cost effective manner;
- ensure that all new development contributes to the character of the settlement and the Municipality;
- encourage intensification opportunities within Secondary Settlement Areas to promote the development of healthy communities; and
- facilitate orderly development through the establishment of secondary plans; and,
- Provide connected and complete communities.

B2.5.2 Location

The Secondary Settlement Area designation as shown on Schedule A applies to developed and undeveloped lands within the settlements of Bognor, Annan, Woodford, Rockford and Leith.

The Secondary Settlement Area of Woodford is located within the Niagara Escarpment Plan area and is designated as a Minor Urban Centre under that Plan.

Changes to the boundaries (e.g., an expansion) of these Secondary Settlement Areas/Minor Urban Centres as shown on Schedule A of this Plan will require an Amendment to the County of Grey Official Plan and Niagara Escarpment Plan and must be supported by the completion of a Comprehensive Review.

In the event of a conflict between the policies of the Meaford Official Plan and the policies of the Niagara Escarpment Plan, those of the Niagara Escarpment Plan will prevail, unless the policies of the Meaford Official Plan are more restrictive, then the more restrictive policies will prevail.

B2.5.3 Permitted Uses

Permitted uses in the Secondary Settlement Area designation include:

- commercial uses that serve the needs of the settlement area and the surrounding rural area;
- dry industrial development in the form of repair garages, warehouses, workshops or manufacturing and/or fabrication plants;
- dry manufacturing operations with a retail component;
- home occupations and custom workshops;
- institutional uses such as schools, places of worship, day care centres, community centres;
- libraries, cemeteries and similar uses;
- public parks and trails;
- recreational uses;
- residential uses including additional residential units in accordance with Section B2.5.5.2 of this Plan;
- retirement homes, nursing homes and medical care facilities;
- service commercial uses that serve the traveling public; and,
- small scale accommodation facilities such as inns, as well as Bed and Breakfast Establishments and STVRS subject to B1.1.7 and B1.1.8 of this Plan.

B2.5.4 The Role of the Settlement Areas

It is the intent of this Plan that the secondary settlement areas continue to function as small central places in the Municipality. These are areas that have lower density targets and have a limited range of uses and amenities compared to Primary Settlement Areas. It is a policy of this Plan that the scale and location of new development in the settlements maintain and/or enhance the settlement's character. This will be accomplished by:

- a) Encouraging the development of diverse and compatible land uses in close proximity to each other which enhance the character of the settlements;
- b) Ensuring the preservation and enhancement of the natural and historic features that exist in each settlement; and
- c) Developing secondary plans with the intent of achieving orderly development, compatible intensification, and complete communities.

B2.5.5 Development Policies

B2.5.5.1 Preferred Means of Servicing

All development in a Secondary Settlement Area, with the exception of Leith, shall be serviced by private wells and septic systems.

The establishment or expansion of a municipal water system is not permitted in a Secondary Settlement Area except to address failed services or to address physical constraints.

The Leith Settlement will be serviced by municipal water.

Development in excess of five lots/units shall not be permitted.

Development must satisfy the following requirements:

- a. the site conditions must be suitable for the long-term provision of private/partial services.
- b. where partial services exist, the development must be within the reserve sewage system capacity or reserve water system capacity.
- c. providing the development is within the existing settlement area.

B2.5.5.2 Additional Residential Units

In the Secondary Settlement Area designation, a maximum of two ARUs are permitted on a lot, together with the main unit.

ARUs may be permitted in a single, semi-attached or townhouse/rowhouse dwelling, with no more than one additional residential unit being permitted within a detached accessory building.

Such units may only be established where the requirements of subsection B1.1.4 a., b. and c. are met, and subject to the following:

- a. an additional residential unit in a detached accessory building shall only be permitted where the lot is of sufficient size to accommodate individual on-site sewage and water service for the use.

B2.5.5.3 New Non-Residential Uses

New non-residential uses may be permitted in the Secondary Settlement Area designation subject to an amendment to the implementing zoning by-law. Such uses shall be subject to Site Plan Control.

Before considering an amendment to the Zoning By-law to permit any of the uses listed in Section B2.5.3 (Permitted Uses), Council shall be satisfied that:

- a. the proposed use is located within the existing settlement area and is compatible with the character of the Secondary Settlement;
- b. the use has frontage and direct access onto a public road;
- c. the proposed use can be accommodated on individual on-site private services with no negative environmental impacts or where partial services exist, the system has capacity to accommodate the development; and,
- d. adequate parking and loading facilities and landscaping can be provided on the site.

In the case of Rockford, any application to develop a commercial or industrial use in excess of 2,300 square metres shall be supported by:

- a. Justification why the proposed development cannot be accommodated in the Space Extensive Commercial designation;
- b. A market impact study assessing the impact of the proposed use on retail commercial development in the downtown of the City of Owen Sound; and,
- c. Confirmation that the Ministry of Transportation permits, and in particular entrance permits, are available for lots fronting on Provincial Highway 6 & Highway 10.

B2.5.5.4 Public Parks and Trails

Secondary Settlement Areas shall include the provision of well-designed public parks and trails that:

- a. Are accessible by multiple modes of transportation for people of all ages, and abilities;
- b. Supports passive and active recreation and cultural activities that serve a diverse population;
- c. Is located on highly visible lots with large street frontage;
- d. Has the ability for use throughout all four seasons;
- e. Implements the Municipality of Meaford Parks, Recreation and Culture Master Plan; and,
- f. Ensuring residents who live in Secondary Settlement Areas have active transportation routes to trails.

Trails may be provided in Secondary Settlement Areas through:

- a. Implementation of the Grey County Active Transportation Plan and Cycling Plan and the Grey County Recreational Trails Master Plan;
- b. Implementation of trails strategies including the Ontario Trails Strategy and Meaford Parks, Recreation and Culture Master Plan;
- c. Ensuring connectivity between public parks, open space areas, conservation areas, beach areas, and waterfronts through active transportation and trails implementation; and,
- d. Ensuring residents who live in Secondary Settlement Areas have active transportation routes to trails.

B2.5.6 Implementing Zoning By-law

All lands that are used for residential purposes shall be placed in a Residential Zone in the implementing zoning by-law. Lands that are used for non-residential uses shall be placed in appropriate zones that recognize the use. All undeveloped land that is designated Settlement Area shall be placed in a Development Zone. Permitted uses in this zone shall be restricted to residential and accessory uses and those uses that existed on the date the implementing zoning by-law comes into effect.

B2.6 Rural Highway Commercial

B2.6.1 Objectives

It is the intent of this Plan to:

- provide appropriate lands for space extensive commercial development in appropriate locations; and
- ensure that new space extensive commercial development occurs in an orderly manner.

B2.6.2 Location

The Rural Highway Commercial designation as shown on Schedule A-1 applies to existing commercial areas on Highway 26 located outside of the urban area.

B2.6.3 Permitted Uses

Permitted uses on lands designed Rural Highway Commercial include:

- all uses that were legally established on the date this Plan was adopted;
- Warehousing for the purposes of the refrigeration of produce;
- building supply outlets;
- horticultural nurseries;
- automobile and farm implement sales and service establishments; and,
- recreational vehicle sales and service establishments.

Existing retail commercial establishments with a minimum floor area of less than 2,300 square metres and existing non-retail commercial uses within an existing shopping centre may be redeveloped for retail uses and for other uses permitted in this designation provided that the building size remains substantially unchanged.

In addition to the permitted uses noted above, new uses may be permitted subject to satisfying the above criteria:

- i. The uses require accessible sites to serve their market area;
- ii. The uses serve demands from highway traffic;
- iii. The uses require a large parking or outdoor storage area or require a large volume single purpose building;

- iv. The location of the proposed use in a general retail block in an urban centre is not feasible due to its storage area or building volume requirements.

B2.6.4 Development Policies

B2.6.4.1 General

1. Prior to considering an application to amend the Zoning By-law to permit a use in accordance with the policies of this section, Council shall be satisfied that:
 - a. The site has the capacity to accommodate adequate access, and parking and loading facilities;
 - b. The proposed use has the capacity to be serviced with an adequate water and sewage system, and could exist without piped water and municipal sewage systems;
 - c. If an extension of municipal services is proposed an Official Plan Amendment to Urban Highway Commercial will be required; and,
 - d. The uses require a site highly accessible for vehicles, including highway access, to serve their market area.
2. Site Plan control, as exercised under Section 41 of the *Planning Act*, R.S.O, 1990, as amended, shall be utilized for all development in the Rural Highway Commercial designation. Applications for Site Plan approval shall:
 - a. incorporate landscaping to enhance the site and surrounding area;
 - b. ensure that any signage is restrained, well-designed, and legible to both pedestrians and motorists;
 - c. ensure that light does not trespass onto adjacent lands;
 - d. ensure that outdoor storage areas are substantially screened from view from passing traffic;
 - e. provide a combination of fencing, landscaping and berms where, sites abut or are in close proximity to an existing residential, open space, recreational or institutional use; and,
 - f. Provide for appropriate entrances.
3. The following policies apply to vehicular entrances to properties within the Rural Highway Commercial Designation:
 - a. entrances will be limited in number and typically only one entrance will be allowed;

- b. Continuous access across the lot frontage is discouraged;
- c. Common or shared entrances, rather than separate entrances for each establishment is strongly encouraged;
- d. Applications for new development that propose individual entrances will be required to justify why common entrances cannot be used;
- e. Where possible, new entrances shall be obtained via a service road rather than from existing public roads. Applications utilizing direct access to a public road must provide justification for such access.

B2.6.4.2 Lands to the West of the Meaford Urban Area along Highway 26

New lot creation shall generally be prohibited on those Rural Highway Commercial lands located to the immediate west of the Meaford Urban Area on both the North and South sides of Highway 26.

Lot additions having the effect of reducing the number of developable parcels or, which increase the size and developability of an existing parcel, may be considered on a site specific basis where those matters identified under B2.6.4.1 have been satisfactorily addressed.

B2.6.5 Implementing Zoning By-law

All lands within the Rural Highway Commercial designation shall be placed in an appropriate commercial zone in the Implementing Zoning By-law.

B2.6.5.1 Exceptions

The following provisions shall apply to those lands shown on Schedule A-1 as being subject to Section B2.6.5.1 A or B.

Alternately, these lands may be used in accordance with the policies of the Rural Designation, subject to an amendment to the implementing Zoning By-law.

B2.6.5.1 A)

These lands may be re-developed in accordance with the development policies of the Rural Highway Commercial designation however the permitted uses applicable to these lands shall be limited to:

- a. all uses that were legally established on the date this Plan was adopted including a motel, restaurant, single detached dwelling, and

retail use, as well as their replacement, reconstruction, or, redevelopment

- b. Warehousing for the purposes of the refrigeration of produce
- c. building supply outlets
- d. horticultural nurseries
- e. motor vehicle, recreational vehicle, and farm implement sales & service stations

Non-residential buildings and structures shall not exceed the total floor area existing on the date of adoption and shall maintain a maximum ground floor area of 600m². Outdoor storage and display may be permitted in conjunction with a non-residential use on-site, however should be limited in size and shall generally uphold the direction of the small-scale commercial policies of the Rural Designation of this Plan with respect to size.

B2.6.5.1 B)

These lands may be re-developed in accordance with the provisions of the Rural Highway Commercial designation however the permitted uses applicable to these lands shall be limited to:

- a. Agricultural Buildings
- b. Building Supply Outlets
- c. Motor Vehicle Dealerships
- d. Horticultural Nurseries and accessory retail sales
- e. Single Detached Dwelling and accessory uses

Where a use listed in item b, c, or d, above, is proposed on a new or expanding basis, it shall generally uphold the direction of the small-scale commercial policies of the Rural Designation of this plan with respect to size.

A Horticultural Nursery may include associated Agricultural Buildings, such as greenhouses. Retail sales and related outdoor display areas accessory to a Horticultural Nursery are permitted, however should be limited in size and shall generally uphold the direction of the small-scale commercial policies of the Rural Designation of this plan with respect to size.

B2.7 Mineral Resource Extraction Area

B2.7.1 Objectives

It is the intent of this Plan to:

- recognize existing mineral aggregate operations;
- protect known aggregate deposits and areas of high potential mineral aggregate resources for potential future resource use;
- ensure that new mineral aggregate operations are located where there will be little or no impact on natural heritage features and functions;
- ensure that the haul routes used are appropriate;
- ensure that extractive activities are carried out with minimal environmental and social cost; and,
- minimize conflicts between incompatible land uses.

B2.7.2 Location

The Mineral Resource Extraction Area designation shown on Schedule B to this Plan applies to mineral aggregate operations that are licensed in accordance with the *Aggregate Resources Act*. Locations of high-quality areas of sand and gravel deposits that have limited constraints on them, are shown as Aggregate Resource Area on Schedule B.

Upon license surrender and the passing of a zoning by-law amendment, the policies of the applicable land use for the subject property identified on Schedule A apply.

The Mineral Resource Extraction Area designation in Lots 24 & 25, Concessions 1 & 2, South of the Centre Road, in the former Township of Sydenham, is located within the Niagara Escarpment Plan. The policies of the Niagara Escarpment Plan must be read in conjunction with the policies in this section.

B2.7.3 Permitted Uses

1. Permitted uses on lands designated Mineral Resource Extraction Area are limited to:
 - a. uses listed in the license under the *Aggregate Resources Act*, together with accessory uses such as extracting, crushing, screening, blending, washing, transporting, beneficiating, processing, stockpiling, office/parking, recycling of mineral aggregate resources and derived products such as asphalt

- and concrete or the production of secondary related products;
 - b. The permitted uses in the Niagara Escarpment Plan, if applicable.
2. Outside of settlement areas, on areas within 300 metres of Mineral Resource Extraction Areas, new non-agricultural uses that require a zoning by-law amendment on existing lots of record, or new non-farm sized lot creation, may only be permitted where it has been demonstrated that the proposed land use or development:
- a. would not prevent or hinder the expansion or continued use of aggregate operations; or,
 - b. would be compatible with the mineral resource extraction areas with respect to public health, public safety, or environmental impact.

Accessory asphalt and concrete batching plants - Asphalt plants and concrete batching plants may be permitted as accessory uses to a licensed extractive operation subject to the following items being addressed through the *Aggregate Resources Act* site plan amendment process:

- a. it is a non-permanent use and will cease to operate once the aggregate material has been completely removed or the operator stops removing material from the site on a regular basis;
- b. a traffic impact study is provided to the satisfaction of all applicable road authorities;
- c. the applicant must demonstrate that the proposed location is appropriate and that impacts to the social and natural environment within a defined study area can be minimized; and,
- d. noise, odour, and dust studies are provided which satisfy the Ministry of the Environment Conservation and Parks' standards.

Permitted uses with the Mineral Resource Extraction Area designation within the Niagara Escarpment Plan are subject to the policies of the Niagara Escarpment Plan.

B2.7.4 Development Policies

B2.7.4.1 Relationship between the Municipality and Ministry of Natural Resources and Forestry

It is recognized that the Ministry of Natural Resources and Forestry licenses and regulates mineral aggregate operations under the *Aggregate Resources Act*. It is the intent of this Plan to ensure that there is open and transparent

consultation between the appropriate Provincial Ministries and agencies, the applicant of the mineral aggregate operation, the County of Grey and the Municipality before licenses are issued or modified, in order to ensure that new mineral aggregate operations or expansions of existing operations are carried out in a manner that is consistent with the goals and objectives of this Plan and the County of Grey Official Plan.

It is also recognized that the Niagara Escarpment Commission considers mineral aggregate operations under the *Niagara Escarpment Planning and Development Act* within the area of the Niagara Escarpment Plan.

B2.7.4.2 Development Adjacent to Lands in Mineral Aggregate Resources Designation

When new development (through a *Planning Act* application) is generally proposed within 300 metres of a pit or 500 metres of a quarry within the Mineral Resource Extraction Area designation, Council shall be satisfied that the proposed use is compatible with the operation of the pit or quarry. In some cases, setbacks between the uses may be required to minimize conflicts.

B2.7.4.3 New Mineral Aggregate Operations or Expansions to Existing Operations

i. Where Amendment Required

Excluding those operations proposed within the Niagara Escarpment Plan Area, where the policies of the Niagara Escarpment Plan will apply, new mineral aggregate operations and/or expansions to existing mineral aggregate operations onto lands that are not designated Mineral Resource Extraction Area shall require an Amendment to the Official Plan with the exception of:

- a. Sand or gravel operations within an area of Mineral Aggregate as shown on Schedule B of this Plan; and,
- b. Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an Official Plan Amendment or Zoning By-law Amendment except within the Urban Area or Secondary Settlement Areas; Provincially Significant Wetlands identified on the Schedules of this Plan; or areas which are environmentally sensitive and that have been determined to be incompatible with extraction and associated activities.

An Official Plan Amendment will be required for asphalt plants and concrete batching plants proposing to locate outside of the Mineral Resource Extraction Area.

Mineral aggregate operations may be permitted on Agricultural and Specialty Agricultural lands as identified on Schedule A so long as rehabilitation of the site will be conducted in order to restore substantially the same areas and the same average soil quality for agriculture. In such cases complete rehabilitation will not be required if the following occurs:

- a. a substantial quantity of the aggregate is below the water table warranting extraction; or
- b. there is a substantial quantity of high quality mineral aggregate resources below the water table warranting extraction, the extraction is at a depth which would make restoration of pre-extraction agricultural capability unfeasible; and
- c. In the Agricultural and Special Agricultural land use types, other alternatives have been considered and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to 7 soils, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Classes 1, 2 and 3; and
- d. agricultural rehabilitation in remaining areas will be maximized.

ii. Development Agreements

An applicant undertaking a mineral aggregate operation, other than a wayside pit and quarry must, if requested, enter into a Development Agreement with the Municipality prior to any related Zoning By-law Amendment.

Such an agreement may include:

- a. Capital arrangements regarding improvements beyond the boundary of the applicant's land, as they may be requested by reason of the operation of that extractive industry (e.g. widening and improving roads); and,
- b. Routes to be used by trucks carrying aggregate.

Notwithstanding the above, where a wayside pit or quarry, portable asphalt plant, or portable concrete batching plant is permitted in a Specialty

Agricultural Area, an agreement will be necessary to limit the location and amount of extraction and to ensure rehabilitation to agriculture due to the limited amount of Specialty Agricultural Lands and the importance of not negatively impacting the local climactic conditions.

iii. Supporting Documentation

Where an Official Plan Amendment or Zoning By-law Amendment is required, the following documentation will generally be required:

- a. Submission of copies of all documentation provided to the Ministry of Natural Resources and Forestry as required for licensing, pursuant to the *Aggregate Resources Act*.
- b. A Planning Report prepared by a Registered Professional Planner indicating whether or not the proposed mineral aggregate operation is consistent with the Provincial Policy Statement and conforms to the policies of the County and Municipal Official Plan. This report shall also summarize anticipated impacts of extraction and haulage on adjacent land uses including nearby residences and communities as well as agricultural resources and activities occurring in the area.
- c. A Noise Impact Study prepared by a qualified individual which satisfies the Ministry of the Environment Conservation and Parks' standards. Any noise impacts generated from an extraction operation should be minimized to the greatest extent possible. If a Noise Impact Study is not required, information should be provided demonstrating how potential noise impacts will be mitigated.
- d. Unless exempted via the pre-consultation process, a Traffic Impact Study prepared by a qualified individual is required for all new mineral aggregate operations. The Traffic Impact Study must demonstrate that the movement on existing streets or roads will not be unduly obstructed or interfered with by aggregate carrying vehicles during the operation of the pit or quarry. Information should be provided estimating the average number of trucks per day, the proposed haul route, identifying the potential impacts to traffic, an assessment of the road conditions on the proposed haul route, as well as a cost estimate for any necessary upgrades required to the proposed haul route.

Where an existing mineral aggregate operation exists, and the proposal is to expand the existing licensed area, a Traffic Impact Study is not required so long as the annual tonnage limit on the proposed area of expansion is the same as the existing annual tonnage limit and a condition is placed on the site plan indicating that extraction will not occur on the expanded area until such time as the aggregate from the existing operation has been extracted.

A Traffic Impact Study may be required in cases where the area of expansion is to be extracted concurrently with the existing licensed area.

- e. For mineral aggregate operations proposing to remain above the established water table level identified in the Aggregate Resources of Ontario: Provincial Standards, a letter of opinion shall be provided by a qualified individual estimating the current water table level and determining whether the proposed operation will have any impacts to the quality or quantity of the surface or groundwater resources;
- f. A Hydrogeological Study, prepared by a qualified individual, shall be required for proposed aggregate operations which are proposing to proceed below the established water table level identified in the Aggregate Resources of Ontario: Provincial Standards.
- g. An Environmental Impact Study prepared in accordance with Section C6 of this Plan is required if the proposed licensed area is within or adjacent to a natural heritage feature. A Level 2 – Natural Environment Report required under the *Aggregate Resources Act* can act as a substitute for an Environmental Impact Study;
- h. A Stage 1 Archaeological Assessment prepared by a qualified individual is required. The findings of the Stage 1 Assessment may identify the need for further study.
- i. An Agricultural Impact Assessment, if the proposed new or expanding extraction operation is within the Agricultural or Specialty Agricultural land use designation, that evaluates the potential impacts on agriculture, including agricultural operations, agricultural uses, and prime agricultural areas and recommends ways to avoid, or if avoidance is not possible, minimize and mitigate adverse impacts, as well as inform future rehabilitation of a proposed mineral aggregate operation.
- j. A progressive rehabilitation plan, including the use of maximum disturbed area provisions, where feasible.

New Mineral Resource Extraction Areas producing over 20,000 tonnes annually may be permitted in the Escarpment Rural Area of the Niagara Escarpment Plan by an amendment to the Niagara Escarpment Plan.

B2.7.4.4 Criteria for Approval

An application for a mineral aggregate operation shall not be approved unless the applicant demonstrates that:

- a. the quality of groundwater and surface water in the area will be maintained and, where possible, improved or restored;

- b. the quantity of water available for other uses in the area and as base flow for rivers and streams in the subwatershed will not be affected;
- c. as much of the site as possible will be rehabilitated by establishing or restoring natural self-sustaining vegetation; and,
- d. the health, diversity, size and connectivity of natural features on the site and on adjacent land will be maintained and, where possible, improved or restored.

B2.7.4.5 Haul Routes

Council recognizes that one of the most significant impacts of aggregate extraction is the use of area roads for gravel truck traffic. It is a policy of this Plan to encourage the establishment of new mineral aggregate operations on established haul routes. If a new haul route is being considered, Council shall be satisfied that the new haul route:

- a. will not have a significant impact on existing residents and businesses along the proposed haul route, taking into account the scale, nature and location of existing development; and,
- b. is, or will be, constructed to an appropriate standard for truck traffic.

B2.7.4.6 Aggregate Resource Area

1. The protection of known high quality resources shall take precedence, wherever possible, over any use that would preclude its further extraction. Other known areas in the Municipality where resources may be present are indicated on Schedule B to this Plan.
2. It is the intent of this Plan that the lands so identified on Schedule B be protected from uses and/or activities that may hinder the effective and/or economical extraction of aggregate in the future. However, there may be cases where the economical and/or physical extraction of aggregate is not feasible and/or appropriate. In Aggregate Resource Areas, new uses that require a zoning by-law amendment on existing lots of record, which would prevent or hinder new extraction operations, and may only be permitted if it can be shown to the satisfaction of Council that:
 - a. The extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of incompatible development patterns.
 - b. The proposed land use or development serves a greater long-term interest of the general public than the aggregate extraction; and,

- c. Issues of public health, public safety, and environmental impact are addressed.
3. For the purposes of the above evaluation, the quality and quantity of the material will be determined by a qualified individual digging test pits within the area proposed for the non-farm development as well as the adjacent lands.
4. Non-farm lot creation shall not be permitted within lands identified as Aggregate Resource Area, except in accordance with policies of the Grey County Official Plan and the PPS.
5. Sand and/or gravel operations are permitted within the areas of Aggregate Resource Area without amendment to this plan.
6. Minor lot additions to existing lots may be permitted in Aggregate Resource Areas, provided reasoning is provided to:
 - a. Demonstrate the appropriateness of the land area to be severed (i.e., land need, boundary error, servicing, parking, etc.); and,
 - b. To explain the hardship imposed by not permitting the minor lot addition.

All reasonable efforts shall be made to minimize any impacts on the aggregate resource through any lot additions.

Lot adjustments in the Agricultural land use type and Special Agricultural land use type may only be permitted for legal or technical reasons.

B2.7.4.7 After Uses

All uses of land that are not listed as permitted uses by Section B2.7.3 (Permitted Uses) shall not be permitted until such time as the following criteria have been met:

- a. the resource is either substantially depleted or it is shown to Council's satisfaction that it is not feasible to extract;
- b. the aggregate operation has been rehabilitated;
- c. the license has been surrendered; and,
- d. a zoning by-law amendment has been passed to permit a new use.

In passing the Zoning By-law Amendment, the policies of the applicable underlying land use designation for the subject property shall apply.

A change of use of a Mineral Resource Extraction Area in the Niagara Escarpment Plan will require an amendment to the Niagara Escarpment Plan.

B2.7.4.8 Rehabilitation

The progressive rehabilitation of all pits and quarries within the Municipality is a goal of this Plan. Council will collaborate with pit and quarry operators and the Ministry of Natural Resources and Forestry to ensure that all licenses have appropriate progressive rehabilitation plans.

If a site is to be rehabilitated to a natural state, it is the intent of this Plan that natural self-sustaining vegetation and hydrologic features be established and restored. If the site was formerly used for agricultural purposes, it is the intent of this Plan that substantially the same land area and soil capability for agriculture is restored.

Final rehabilitation shall take surrounding land use and approved land use designations into consideration. On lands previously not designated as Agricultural, or where agricultural rehabilitation is not required as identified in Section B2.7.4.3 rehabilitation plans should consider opportunities for enhancing the natural heritage features/functions in the area. Where an Environmental Impact Study/Natural Environment Report Level 2 is required, the Study must investigate the opportunities for enhancing the natural heritage features/function.

B2.7.5 Bedrock and/or Shale Resources Areas

The Province has provided mapping for Bedrock and Shale Resource Areas, within 8 metres of the surface, which have been shown on Appendix E of the Grey County Official Plan. This mapping identifies areas subject to a potential development constraint to non-farm sized lot creation and establishment of certain non-Agricultural uses on subject properties within the Municipality of Meaford. The related policies of Grey County Official Plan shall apply.

B2.7.6 Implementing Zoning By-law

The implementing zoning by-law shall place all existing mineral aggregate operations in a zone that permits quarries and sand and gravel extraction Operations.

The implementing zoning by-law may contain setbacks for extraction operations from adjoining properties designated for residential purposes by this Plan, municipal rights-of-way and property boundaries.

B2.8 Federal Lands

This designation, as shown on Schedule A-1 applies to lands that are under the jurisdiction of the Government of Canada. These lands are not subject to this Plan as long as they are under the jurisdiction of the Federal Government. If the lands cease to be under the jurisdiction of the Government of Canada, in whole or in part, an Amendment to this Plan will be required to ensure the use of these lands is consistent with the vision, principles and policy framework contained in this Plan.

B3 Environmental and Open Space

B3.1 Environmental Protection & Natural Function

B3.1.1 Objectives

It is the intent of this Plan to:

- maintain and enhance the ecological integrity of the natural heritage system;
- eliminate the potential for the loss or fragmentation of significant wetlands and the habitats and ecological functions they provide;
- provide the tools to properly assess development applications located in close proximity to environmentally sensitive features and areas;
- implement the 'Environment-First' objectives of this Plan by putting forth an integrated planning approach that considers the impacts of land-use planning and climate change on natural heritage;
- maintain, restore and improve natural features and functions by recognizing linkages among natural heritage features and areas, surface water and groundwater features; and,
- Anticipate and plan for the impacts of climate change on the natural heritage system through mitigation and adaptation measures.

B3.1.2 Location

Lands designated Environmental Protection are shown on Schedules A and A-1 to this Plan.

a. Environmental Protection Designation

This designation is intended to include the following components of the Municipality's Natural Heritage System:

- All wetlands;
- Provincially significant Areas of Natural and Scientific Interest;
- All Watercourses and those floodplains described in Section C3;
- Hazardous slopes as described in Section C7;
- Lands identified as Escarpment Natural Area within the Niagara Escarpment Plan.
- Any other areas that have been determined to be environmentally significant as a result of a development review process or detailed land use study, such as a Secondary Plan.

The location of the Environmental Protection designation is considered to be generally accurate, particularly as it relates to hazard lands and floodplains. Other features are considered to be approximate and should be corroborated with site specific information when available. The location shall be confirmed on site with the Conservation Authority or the Ministry of Natural Resources and Forestry. Minor changes to the extent of the Environmental Protection designation shall not require an Amendment to this Plan.

b. Natural Function

Policies have been established to address other significant natural areas/features within the Municipality that are not specifically designated as Environmental Protection. These include threatened and endangered species habitat; fish habitat, significant valley lands, and significant wildlife habitat.

Detailed policies applying to Significant Woodlands are included as Section C8 to this plan.

The individual components of the Environmental Protection designation and mapping illustrating other significant natural features are shown on Schedule B to this Plan.

Additional policies relating to components of the Natural Heritage System within Core Areas, Linkages and their adjacent lands are included within the Grey County Official Plan. The Natural Heritage System Core Areas and Linkages are shown on Schedule B of this Plan as an overlay for information purposes.

B3.1.3 Permitted Uses

a. In general, development and site alteration that is incompatible with significant natural features and areas will not be permitted.

Development and site alteration shall not be permitted within:

- Significant Valleylands;
- Significant Wildlife habitat;
- Areas of habitat of threatened and endangered species as identified by the Ministry of Natural Resources and Forestry;
- Areas of Natural and Scientific Interest;

Development or site alteration on adjacent lands shall only be permitted where an acceptable EIS demonstrates that there will be no negative impacts on the natural features or their ecological functions.

The requirements for an Environmental Impact Study are contained in Section C6 (Requirements for an Environmental Impact Study) of this Plan.

The scale and the contents of the required study shall be determined in consultation with the appropriate agencies, at the time the development is proposed. Additional studies may be requested to support proposed development.

Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements and should include consultation with First Nations and Metis.

- b. Permitted uses on lands designated Environmental Protection are limited to forestry, as well as, conservation, education and passive recreational uses, provided that they can be demonstrated to have no negative impacts on the natural features or their ecological functions, or that these effects can be properly mitigated. For the purposes of this section, a golf course or similar land use are not permitted as recreational uses.

Buildings, structures or site alteration are generally not permitted in this designation.

Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of Section B3 and approval of the applicable agencies. Non-habitable buildings connected with public parks, such as picnic shelters, may be permitted.

Replacement of existing buildings or structures may be permitted provided it does not create or aggravate existing hazardous conditions, and the feasibility of re-locating the buildings or structures outside of the environmental protection areas have been assessed through an EIS or additional studies as required to the satisfaction of the Municipality.

Additionally, certain public or private works which, by their nature, must be located within the Environmental Protection Designation, shall be permitted to do so at the discretion of the Municipality. These works include flood and erosion control, drainage, water works, those directly required for the management or maintenance of the natural environment and other necessary works of approved design.

Nothing in this section is intended to limit the ability of agricultural uses to continue on lands that are designated Environmental Protection. New agricultural uses shall be permitted provided that it is demonstrated through technical studies to the satisfaction of the Municipality that the function of agricultural uses will have no negative impacts on the natural heritage features, ecosystem functions, and habitat areas.

In addition to the EIS, the Municipality may, at their sole discretion, require additional studies that demonstrate mitigation measures that will take into account the impacts of climate change on these natural features and areas.

New non-farm sized lot creation is limited within Core Areas and Linkages of the Natural Heritage System and may only be considered in specific circumstances. Permitted Uses within these areas are outlined within the Grey County Plan, as may be amended from time to time. Certain types of development proposed within Core Areas, their 120m adjacent lands, or Linkages will be required to undertake environmental impact study (EIS) unless otherwise exempted by the policies of the Grey County Official Plan.

B3.1.4 General Policies Applying To The Environmental Protection Designation

B3.1.4.1 Use of Lands in Private Ownership

Where any land within the Environmental Protection designation is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public.

B3.1.4.2 Transfer of Environmental Lands into Public Ownership

Council shall work with the County and the Grey Sauble Conservation Authority and other public agencies, such as the Province, to develop and implement a land securement strategy that would result in the transfer of environmental lands into public ownership. However, given the financial limitations of every level of government, this policy does not imply that all lands within the Environmental Protection designation will be purchased by the Municipality or any other public agency.

Council shall consider every opportunity to obtain the dedication of lands within the Environmental Protection designation through the development approval process. However, such dedications will not be considered as part of the required parkland dedication set out by the *Planning Act*.

B3.1.4.3 Adjacent Lands

Adjacent lands are the lands adjacent to a natural heritage feature within which impacts must be considered and within which the compatibility of the development proposal must be addressed. For the purposes of this Official Plan, adjacent lands are defined as all lands within:

- 120 metres of the boundary of a Provincially Significant Wetland

- 30 metres of the boundary of an Other Identified Wetland;
- 50 metres from the boundary of a Provincially Significant Earth Science Area of Natural and Scientific Interest;
- 120 metres of a habitat of an endangered or threatened species;
- 120 metres from the boundary of a significant woodland;
- 120 metres from a significant wildlife habitat area;
- 120 metres from the boundary of a significant valleyland; and,
- 120 metres from the boundary of a significant fish habitat area
- 120 metres from the boundary of a Provincially Significant Life Science Area of Natural and Scientific Interest

No development shall be permitted on these adjacent lands unless an Environmental Impact Study and/or a subwatershed study and/or a geotechnical study is completed demonstrating that there will be no negative impacts on the natural features or their ecological functions.

The requirements for an Environmental Impact Study are contained in Section C6 (Requirements for an Environmental Impact Study) of this Plan.

The scale and the contents of the required studies shall be determined at the time the development is proposed. The width of the adjacent lands may be increased/decreased depending on the feature and the nature of the proposed development. This determination shall be made in consultation with the appropriate agencies at the time the development is proposed.

B3.1.4.4 Reduction to the Spatial Extent and/or Function of Natural Features

Major reductions to the spatial extent and/or the function of a significant natural heritage feature shall not be permitted.

The diversity and connectivity of natural features in an area, and the long term ecological function and biodiversity of natural heritage features should be maintained, restored, or where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and groundwater features. The cumulative effects of new development on the natural environment and surrounding land uses shall also be addressed through technical studies that will determine the degree of impact, along with accompanying plans to address and mitigate these impacts.

B3.1.5 Components of the Environmental Protection Designation

The Natural Heritage System represents a network of natural areas that continues to exist after the area was settled and the lands and waters that support the ecological functions critical to the survival of these areas. Below is a description of some of those components of the natural heritage system. It is recognized that areas outside of the Natural Heritage System shown on the Schedules to this Plan also contribute to the health and function of the natural heritage system. In this regard, all land use decisions the Municipality shall take the 'environment-first' philosophy inherent in this Plan into account.

B3.1.5.1 Wetlands

Wetlands are lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four types of wetlands are swamps, marshes, bogs and fens.

Wetlands play a very important role in the natural heritage system, since they:

- provide habitat for plants and animals;
- store water for groundwater recharge purposes;
- trap sediments, nutrients and contaminants thereby improving downstream water quality;
- provide corridors for plant and animal movements; and,
- provide flood control and protect shorelines from erosion.

Provincially Significant Wetlands are classified by the Ministry of Natural Resources and Forestry.

No development or site alteration is permitted within Provincially Significant Wetlands except where such activity is associated with forestry and uses connected with the conservation of water, soil, wildlife and other natural resources but not including buildings and will not negatively impact the integrity of the wetland.

Development and site alterations shall not be permitted within the adjacent lands to a provincially significant wetland 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 their ecological functions.

No development or site alterations are permitted within other wetlands shown on Schedule B, or their adjacent lands, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

B3.1.5.2 Provincially Significant Areas of Natural and Scientific Interest

Both Earth Science and Life Science Areas of Natural and Scientific Interest (ANSI's) are areas of land and water containing natural landscapes or features which have been identified as having values related to protection, natural heritage appreciation, scientific study or education. ANSI's which are considered to be Provincially Significant by the Ministry of Natural Resources and Forestry are identified on Schedule B to this Plan.

B3.1.5.3 Habitats of Endangered or Threatened Species

The *Endangered Species Act, 2007*, which came into effect on June 23, 2007, provides protection for significant endangered, threatened and extirpated species and habitat. The Act applies to all projects including infrastructure, development, maintenance, and *Planning Act* Applications. Limited mapping from the Ministry of Natural Resources and Forestry showing areas of significant endangered or threatened species is available.

Additional studies and/ or consultation may locate such habitats, and, in such instances, it is the intent of this Plan that these areas be subject to the policies of this section.

An endangered species is a species listed in the Regulations under the *Endangered Species Act* that is at risk of extinction throughout all or a portion of its Ontario range, if limiting factors are not reversed.

A threatened species is a native species that is at risk of becoming endangered through all or a portion of its Ontario range. Threatened, endangered or vulnerable species are listed on the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) and Committee on the Status of Species at Risk in Ontario (COSSARO) lists.

The 'significant portions of the habitat' is the area of land that is necessary for the survival of populations of endangered or threatened species.

B3.1.5.4 Significant Wildlife Areas

A significant wildlife habitat area is an area of land where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations.

The only significant wildlife areas shown on the Schedules to this Plan are deer wintering areas, which are shown on Schedule 'B'. As new information becomes available, other significant wildlife areas may become known. This new information will be considered at the time a development application is submitted and when the Official Plan is reviewed through technical studies and/or consultation with the appropriate agencies and/or Indigenous groups.

B3.1.5.5 Other Areas Identified Through a Planning Process

These are areas of land where a detailed planning approval process has identified an environmental or topographical feature that should be protected from development. These areas may have been identified at the time of the review of a development application or may have been identified as being sensitive as part of a Secondary Plan process. Examples of such areas in the Municipality include low and wet areas that have not been classified as wetlands by the Ministry of Natural Resources and Forestry.

B3.1.5.6 Fish Habitat

Fish habitat is spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. Mapping for fish habitat has not been included in this Plan. Where fish habitat is identified as part of an application under the *Planning Act*, the setback provisions of this Plan will be applied. As new information becomes available through applications or via provincial, County municipal studies, or through consultation with First Nations and Metis representatives the new information will be added to this Plan by Amendment.

B3.1.6 Zoning By-law Implementation

The boundaries of the Environmental Protection designation are delineated in a non-definitive manner on Schedules A and A-1. The extent and exact location of the boundaries of the Environmental Protection designation shall be delineated in the implementing Zoning By-law in accordance with detailed mapping provided by the Grey Sauble Conservation Authority, the County of Grey and Provincial agencies.

Such lands will be placed in appropriate environmental zones in the implementing Zoning By-law.

B3.2 Major Open Space

B3.2.1 Objectives

It is the intent of this Plan to:

- ensure that the use and development of open space lands is consistent with the 'environment-first' philosophy of this Official Plan;
- ensure that negative impacts of the use of this open space lands on adjacent land uses are avoided, minimized, or mitigated;
- ensure that residents of the Municipality have access to a parkland system that includes planned and accessible open space and landscapes;
- ensure that the use and development of publicly owned and/or managed open space provides appropriate measures to support accessibility and equity of access;
- create opportunities for public access to the natural environment to support public health, passive recreation, educational, and cultural uses;
- provide for recreational, educational, and sustainable tourism opportunities wherever possible;
- implement the goals and recommendations of the Recreation and Culture Master Plan.

B3.2.2 Location

The Major Open Space designation as shown on Schedules A and A-1 to this Plan applies to the open space lands that are in public ownership and which are listed below:

- The Georgian Trail system;
- All major community parks in the Meaford urban area, the settlements and the shoreline area;
- All Grey Sauble Conservation Authority lands; and,
- All County of Grey forests.

Lands designated Major Open Space are available for use by all Municipal residents and in addition, are used by many non-residents.

The Niagara Escarpment Plan area also contains an extensive Parks and Open Space System, linked by the Bruce Trail, which includes lands within the Municipality. The Niagara Escarpment Plan should be referred to for

policies and information on park lands and open spaces within the Niagara Escarpment Plan.

B3.2.3 Permitted Uses

Permitted uses in the Major Open Space designation are limited to passive and active recreational uses, conservation uses, forestry uses cultural heritage sites, essential transportation and public utilities in accordance with good management practices and accessory uses.

B3.2.4 Components of the Major Open Space Designation

B3.2.4.1 Georgian Trail

The Georgian Trail is located on the former Canadian National Railway line. It is the intent of this Plan to encourage the use of this trail for various forms of active transportation like hiking, walking, cycling, and cross-country skiing through trail connections and strategies that are supportive of multi-modal connections and improve accessibility to the trail.

Motorized vehicles and hooved animals are not permitted.

It is further the intent of this Plan to encourage the development of facilities and uses in close proximity to the trail that may take advantage of tourism, community health, community accessibility, and related economic development opportunities. The development of trails, linking with the Meaford Trail system are also encouraged and may be required as part of *Planning Act* applications to support active transportation, community health, and recreation by creating an interconnected network of trails, and end of trip facilities.

The Municipality strives to leverage opportunities for recreational, educational and tourism purposes through, but not limited to the following uses and facilities. Such uses and facilities may include bed and breakfast establishments, bicycle-rental establishments and interpretation centres. The development of 'feeder trails' into the Meaford Trail system is also encouraged, provided such a trail conforms with the 'environment-first' objectives of this Plan. These uses shall be encouraged in close proximity to the trail where possible in order to encourage active transportation, multi-modal connections, and ease of access to community facilities.

B3.2.4.2 Major Community Parks in the Urban Area and Settlements

The major community parks in the settlement areas are also considered to be part of the Municipality's major open space system. These parks include Memorial Park and Beautiful Joe Park.

It is a policy of this Plan that these parks will be managed, maintained, and improved to provide a wide range of recreational opportunities for the Municipality's residents as part of the overall parks system.

The development and maintenance of these parks shall similarly consider good design and planning principles such as proper walkways, signage, lighting, and access to community facilities such as transit shelters, washrooms, neighborhood connections, to foster healthy and active living and complete communities, where possible and appropriate.

The Municipality recognizes the importance of Memorial Park to the community of Meaford as the park offers opportunities for inspiration, health, and recreational enjoyment on the shores of Georgian bay. It is a priority of the Municipality to protect the natural landscapes through sustainable practices for residents, visitors and future generations.

B3.2.4.3 Small Community Parks and Road Allowances in the Shoreline Area

There are a number of other Municipality-owned lands used for recreational purposes including smaller park areas and road allowances accessing Georgian Bay. Although these are part of the Municipality's open space system, they are not considered to be major open space areas since they are intended to be used on a low intensity basis. The development and maintenance of these parks shall similarly consider good design and planning principles such as proper walkways, signage, lighting, and access to community facilities such as transit shelters, washrooms, neighborhood connections, to foster healthy and active living and complete communities, where possible and appropriate.

B3.2.4.4 County of Grey Forests and Grey Sauble Conservation Authority Lands

The County of Grey forests and Grey Sauble Conservation Authority lands are generally used on a passive basis, and many are characterized by environmentally sensitive features. Additionally, County forests are used for harvesting and forestry uses in accordance with good forest management practices. It is the intent of this Plan for the Municipality to collaborate and partner with the County of Grey and the Grey Sauble Conservation Authority to maintain these lands in public ownership and to continue to ensure that their use is consistent with the ecological character and environmental features in the immediate area.

B3.2.5 Zoning By-law Implementation

All lands in the Major Open Space designation shall be placed in an Open Space Zone in the implementing zoning by-law.

B4 Niagara Escarpment Plan Area

The Niagara Escarpment is a prominent landform feature and ecological area in the Municipality of Meaford. The Province of Ontario passed special legislation for the preservation of the Niagara Escarpment in 1973. The Niagara Escarpment Plan provides for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment and ensures that development is compatible with that natural environment.

In 1990, the United Nations Educational, Scientific and Cultural Organization (UNESCO) designated the Niagara Escarpment Plan area as a World Biosphere Reserve. This designation recognizes the natural features and the ecological importance of the Escarpment and endorses the Niagara Escarpment Plan in its protection of the Escarpment environment.

The Niagara Escarpment Plan lands are included as part of the Greenbelt Plan. However, the requirements of the Niagara Escarpment Plan, established under the *Niagara Escarpment Planning and Development Act*, continue to apply in accordance with Section 2.2 of the Greenbelt Plan.

The Niagara Escarpment Plan (as amended) and its land use designations and policies generally take precedence over local planning documents. The area of the Niagara Escarpment Plan within the Municipality is outlined on Schedule A.

In the event of a conflict between the policies and schedules of the Meaford Official Plan and the policies and mapping of the Niagara Escarpment Plan, those of the Niagara Escarpment Plan will prevail, unless the policies of the Meaford Official Plan are more restrictive, then the more restrictive policies will prevail.

Part C – Environmental and Groundwater Management Policies

C1 Objectives

It is the intent of this Plan to:

- recognize and protect all significant rivers and streams and other bodies of water in the Municipality from development that may have a negative impact on their function as an important component of the natural heritage system;
- ensure that development does not occur on lands that are unstable or susceptible to flooding;
- ensure that development does not occur on hazardous slopes;
- protect the quality of water available for drinking water purposes.
- ensure that the integrity of the municipality’s watersheds is maintained or enhanced;
- identify what is required to support an application for development in an area that is considered to be environmentally sensitive;
- identify what information is required to assess an application that may have an impact on the hydrogeological resources of the Municipality.
- facilitate the rehabilitation and naturalization of disrupted landscapes and watercourses where possible; and,
- plan for and mitigate potential risk to public health or safety or of property damage from natural hazards, including the risks that may be associated with the impacts of a changing climate.

C2 Rivers and Streams

C2.1 Function of Rivers and Streams

All of the rivers and streams in the Municipality are considered to be environmentally significant since they:

- a. contain fish and wildlife habitat areas;
- b. function as corridors for migrating wildlife habitat movement and vegetation dispersal;
- c. serve to maintain the quality and quantity of surface and ground water resources; and,
- d. assist in the improvement of air quality.

It is the intent of this Plan to protect all rivers and streams from incompatible development to minimize the impacts of such development on their function. In this regard, no development or site alteration shall be permitted within 30 metres of the banks of a stream, river, lake or Georgian Bay. Where an Environmental Impact Study concludes setbacks may be reduced and/or where it has been determined to be appropriate by the Grey Sauble Conservation Authority and/or Municipality, these setbacks may be reduced.

The Municipality shall work in collaboration with Grey Sauble Conservation Authority, landowners, and other stakeholders to develop and implement strategic plans and/or programs to facilitate the naturalization and re-establishment of stream corridors and associated riparian habitats along streams to maintain and improve fish habitat ecological function of the stream and to increase habitat connections.

C2.2 Implementation

In order to implement the objectives of this Plan, the implementing zoning by-law shall place all lands below the top of bank of any river or stream in a specific Environmental Protection Zone. Uses permitted in this Environmental Protection Zone shall be limited to agricultural uses that existed on the date the By-law is passed by Council and open space conservation uses, excluding those uses, such as golf courses, which necessitate tree cutting. No buildings or structures, with the exception of essential structural works required for flood and/or erosion or sediment control, will be permitted in this Zone.

C3 Floodplain Planning

The intent of this policy is to minimize and eliminate any risks to life and property resulting from flooding. It is the intent of this Plan that no development or site alteration be permitted within the floodplain of a river or stream system in accordance with the one-zone concept. Floodplains shall be contained within an Environmental Protection Zone in the implementing Zoning By-law.

The following policies shall apply to development proposed on lands susceptible to flooding under regulatory flood conditions:

- a. Additions to existing buildings may be permitted subject to the approval of the Grey Sauble Conservation Authority and, provided the addition will not cause a measurable reduction in flood conveyance capability and/or storage capacity or cumulatively affect the control of flooding, pollution or conservation of land. Further, the addition must not increase the risk to public safety or susceptibility to natural hazards and safe access must be available;
- b. Replacement of buildings or structures, other than those destroyed by flooding, may be permitted subject to approval by the appropriate authorities, and the feasibility of re-locating the buildings or structures outside of the hazard areas has been assessed. The reconstruction of buildings or structures in areas of significant risk within a floodplain is not permitted;
- c. The construction of above grade parking lots and access roads may be permitted, subject to the approval of the appropriate conservation authority, provided safe access requirements can be met.
- d. Development and site alteration will only be considered if all of the following can be satisfied:
 - i. The hazards can be safely addressed, and new hazards are not created, or existing ones aggravated;
 - ii. No negative environmental impacts will result. An environmental impact study may be required to be prepared at the applicant's expense, in accordance with this Plan.
 - iii. Vehicles and people have a way of safely entering and exiting at all times;
 - iv. The development does not include uses that are not permitted within the Regulatory Floodplain as listed in policy 5.
 - v. The advice or approval where required, of the Grey Sauble Conservation Authority shall be obtained. The County and the Conservation Authority will consider the mitigation of effects on

vegetation, wildlife and fishery resources, and the natural features of the site.

- vi. There is no feasible location for the development outside of the Hazard Lands.

In order to implement the objectives of this Plan, all lands within an identified floodplain shall be included within an Environmental Zone in the implementing zoning by-law and an EIS is required for any development proposal in the Environmental Protection Zone.

The One Zone areas are identified in association with rivers and streams throughout the Municipality where buildings/structures generally do not currently exist within the floodplain.

The Province, in co-operation with the Grey Sauble Conservation Authority, Grey County and the Municipality, has established a Two-Zone Policy area within the municipality. Two Zone or Special Policy Area provisions may be selectively applied where development, redevelopment and rehabilitation of buildings and structures in these areas are considered vital to the continued economic and social viability of the Municipality. Section C3.2 of this Plan provides further policy guidance and requirements for development on such lands.

The intent of this policy is:

- to minimize conditions which may be hazardous to human life or may cause significant property damage due to flooding.
 - to prevent the creation of new hazards caused by development within floodplains in new growth areas of the Municipality and ensure existing hazards are not aggravated.
 - to recognize existing development within the floodplain, and where flooding hazards will not be aggravated, provide for infill and redevelopment within the approved Two-Zone or Special Policy Areas.
1. Hazard lands are shown on Schedules A and A-1 of this plan, within the Environmental Protection Designation. These include floodplains, steep or erosion prone slopes, organic or unstable soils, poorly drained areas, and lands along the Georgian Bay shoreline. These lands can be impacted by flooding, erosion, and/or dynamic beach hazards or have poor drainage, or any other physical condition that is severe enough to pose a risk for the occupant, property damage, or social disruption if developed. While these lands are intended to be regulated so as to avoid natural hazards, they also contribute to the natural environment within the Municipality.

2. The One Zone policy for floodplain management will be applied to all flood plains except where a Two Zone policy or Special Policy Area is designated through this Plan.
3. Development within floodplain areas shall be consistent with the floodplain and riverine flooding hazard policies and regulations of the Grey Sauble Conservation Authority, as amended from time to time as well as the provisions of this Plan.
4. For lands shown as Hazard Lands within the Niagara Escarpment Plan Boundary, it is recommended that consultation occur with the Grey Sauble Conservation Authority and the Niagara Escarpment Commission.
5. Development shall generally be directed to areas outside hazardous lands adjacent to rivers, streams and inland lake systems which are impacted by flooding hazards and/or erosion hazards except as provided for in the Two Zone or Special Policy Area policies.
6. Development within a floodway shall not be permitted regardless of whether the area of inundation contains high points of land not subject to flooding, except as provided for in the Two Zone or Special Policy Area policies.
7. The following passive uses may be permitted subject to the applicable provisions of this Plan. The undermentioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.
 - a. outdoor recreation, excluding buildings and structures;
 - b. open space and conservation areas;
 - c. wildlife sanctuaries;
 - d. nurseries and forestry; and,
 - e. urban agriculture, excluding buildings and structures.
8. The following uses shall not be permitted within the Regulatory Floodplain including the Two Zone and Special Policy Areas:
 - a. institutional uses associated with hospitals, nursing homes, pre-school, school nurseries, childcare centres and schools where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion;
 - b. essential emergency service such as that provided by fire, police and ambulance stations and electrical substations which would be impaired during an emergency as a result of

- flooding, the failure of floodproofing measures and/or protection works, and/or erosion; and,
- c. uses associated with the disposal, manufacture, treatment or storage of hazardous substances.
9. Existing essential services, such as fire, police and ambulance services that wish to expand or renovate will be encouraged to relocate to a site outside of the floodplain area.
 10. The Municipality and the Grey Sauble Conservation Authority will give consideration to a program of structural improvements, as well as other flood control works, to reduce the risk of flood within the floodplains.
 11. The flood lines that delimit the floodplains of this Plan may be revised by amendment to this Plan where more current mapping becomes available or where flood control or other works alter or eliminate the flood prone area.
 12. Notwithstanding policy 11, minor refinements to the regulatory floodlines can be made without an amendment to this Plan.
 13. Where new development is proposed on a site which includes environmentally protected or hazardous lands, such lands may not be acceptable as part of the five per cent dedication for parkland. All lands dedicated to the Municipality shall be conveyed in a condition satisfactory to the Municipality.

C3.1 One-Zone Floodway

One-Zone Floodway Policies:

1. No development is permitted within the One Zone Floodway areas of the Municipality.
2. Notwithstanding policy 1, minor additions or alterations to existing residential, industrial, commercial and institutional buildings or structures and non-habitable accessory buildings or structures may be permitted in accordance with the Grey Sauble Conservation Authority regulations made under the *Conservation Authorities Act*, and the provisions of this Plan.
3. This Plan does not imply that One Zone Floodway lands are open to the general public or that such lands will be purchased by the Municipality, or any other public agency.
4. Placing, removing, or re-grading fill material of any kind, whether originating on the site or elsewhere, is not permitted without written approval of the Grey Sauble Conservation Authority in this designation.

C3.2 Two-Zone Floodway – Flood Fringe Concept

Notwithstanding the foregoing, a Two-Zone Floodway–Flood Fringe Concept may be applied to those lands located adjacent to the Bighead River from the Sykes Street Bridge to the inner harbour downstream of the Trowbridge Street Bridge and shown on Schedule A-1.

Prior to approval of development or site alteration within the Flood Fringe, the applicant shall demonstrate that appropriate technical study has been undertaken - to the satisfaction of the Municipality, Conservation Authority and Ministry of Natural Resources and Forestry – such study having been completed in accordance with all applicable guidelines and regulations and concluding that development of the lands meets the criteria of Policy 3.1.3 of the Provincial Policy Statement, as amended.

1. No development is permitted within the floodway; however, existing buildings/structures within the floodway will be recognized as legal non-conforming in the Zoning By-law.
2. Development/redevelopment may be permitted within the flood fringe subject to the use, building and/or structure being floodproofed to the regulatory flood level as required by the Grey Sauble Conservation Authority.
3. The permitted uses established for the Hazard Lands may be permitted within the flood fringe subject to the Two Zone Special Policy Area policies and the general prohibitions outlined in policy 8 within the regulatory floodplain. These lands will be zoned in the appropriate categories of the implementing Zoning By-law.
4. Implementation of a new two-zone concept will require an amendment to this Plan.
5. Floodproofing shall be required for all forms of building activity within the Two Zone or Special Policy Floodway Area to the satisfaction of the Municipality and the Grey Sauble Conservation Authority. The following will give guidance to the floodproofing requirements:
 - i. any new building or structure shall be designed such that its structural integrity is maintained during a regulatory flood. In spite of the lower minimum levels specified by the policies of this subsection, every attempt should be made to floodproof buildings and structures to the regulatory flood level;
 - ii. various forms of floodproofing, may be used to achieve the necessary floodproofing requirements of this Plan; and
 - iii. the replacement of a building or structure on the footprint of a previous structure which has been destroyed or demolished by fire

or natural causes will be permitted, provided the building or structure is not located within the floodway.

6. In addition to the requirements of policy 5, the following policies apply to the renovation of, intensification of, conversion to, development and redevelopment of residential uses.
 - i. Renovation of existing residential buildings may be permitted provided any new habitable floor space is no lower than the elevation of the existing ground floor level.
 - ii. Development/redevelopment of new residential units may be permitted provided that the new building and related structures are floodproofed to the regulatory flood level; and:
 - a. the habitable floor space is constructed to an elevation equal to, or greater than the ground floor elevation of adjacent buildings, but in no case lower than one metre below the regulatory flood level;
 - b. windows, doors and other building openings for any new residential unit will be located above the regulatory flood level;
 - c. mechanical, electrical and heating equipment will be located no lower than one metre below the regulatory flood level;
 - d. basements will only be permitted in instances where the elevation of the basement floor is greater than the elevation of one metre below the regulatory flood level. In instances where this basement floor level elevation cannot be achieved, a crawl space of a maximum height of 1.2 metres may be permitted to facilitate servicing;
 - e. access is available to the site at an elevation no lower than one metre below the safe access level; and
 - f. unenclosed parking facilities shall be located at or above an elevation of the 100-year flood level and enclosed facilities shall be floodproofed to the regulatory flood level.
 - iii. Conversion of a non-residential building to a residential use may be permitted provided the building is floodproofed to an elevation no lower than one metre below the regulatory flood level:

- a. the habitable floor space elevation of any new residential unit is located at an elevation no lower than one metre below the regulatory flood level;
 - b. mechanical, electrical and heating equipment will be located no lower than one metre below the regulatory flood level;
and
 - c. access is available to the site at an elevation no lower than one metre below the safe access level.
7. In addition to the requirements of policy 5 the renovation of, conversion to and development/redevelopment of non-residential uses may be permitted provided that:
 - i. the building or structure is floodproofed to a minimum elevation no lower than one metre below the regulatory flood level; and
 - ii. the minimum elevation of any floor area is at or above the 100-year flood level.
8. Prior to a building permit being issued by the Municipality for construction within the flood fringe of the Two Zone Floodplain or the Special Policy Area Floodplain, a permit from the Grey Sauble Conservation Authority, pursuant to regulations made under the *Conservation Authorities Act* will be required.
 - i. Building permit applications will be administered in phases, including a foundation permit and a building permit.
 - ii. Upon completion of any foundation, the Municipality will require a certificate from an Ontario land surveyor or a professional engineer, verifying that the habitable floor space elevation is located above the required flood level, prior to issuance of the building permit.
 - iii. Upon completion of the building or structure, the Municipality will require a letter of compliance by a professional engineer, verifying that the floodproofing measures have been implemented as required, and are in conformity with the policies of this Plan.

C4 Water Resource Management

At the present time, the majority of the Municipality's rural residents obtain drinking water from private wells. Residents in the Meaford urban area as well as the settlement of Leith obtain water from Georgian Bay through municipally owned water systems.

It is an objective of this Plan to:

- a. protect existing sources of drinking water for future use;
- b. manage water resources in a manner that ensures their continued availability while maximizing both environmental and economic benefits;
- c. encourage the preparation of watershed and subwatershed plans to assist in the proper management of water as a key resource;
- d. protect existing surface and ground water quality from degradation and to improve and restore water quality where degraded;
- e. to incorporate source protection objectives into the land use planning process to ensure that the sources of water are not compromised in the future as a result of land use decisions;
- f. avoid competition for water supplies through appropriate regional planning initiatives and decision-making processes;
- g. encourage the establishment of water conservation measures as a way to meet water supply needs in the same manner that alternatives to create new supplies are investigated;
- h. educate the public on the value of protecting the resource and how they can contribute to its protection; and,
- i. ensure the protection of drinking water sources by recognizing wellhead protection areas and intake protection zones and by controlling development within these zones that are deemed to pose a significant threat to the quality or quantity of the drinking water source.

On this basis, major applications for development may be required to submit a Water Resource Management (WRM) Report. Major applications include Plans of Subdivision /Condominium applications and major recreational uses, such as a golf course.

The WRM Report shall be prepared by a hydrogeological professional, to the satisfaction of the Municipality and the appropriate agencies. The purpose of the WRM Report is to investigate the impacts of the proposed development on water quality and quantity and provide recommendations on:

- a. how to maintain or enhance the natural hydrological characteristics of the water resource;
- b. how to minimize or eliminate the effect of the proposed use on the groundwater recharge function;
- c. how to minimize or eliminate the effect of the proposed use on the quality and quantity of drinking water in adjacent private and municipal wells;
- d. how to maintain or enhance sensitive groundwater recharge/discharge areas, aquifers and headwater areas;
- e. whether it is required to monitor water budgets for groundwater aquifers and surface water features;
- f. how to ensure that the quality of the watercourses affected by the development are maintained; and,
- g. how to ensure that there will be no negative impacts on the water quality of Georgian Bay.

Municipal Intake Protection Zones (IPZ) identified via the Drinking Water Source Protection Program are included on Schedule B of this Plan and shall be considered a special protection area within which the following requirements must be fulfilled prior to development or redevelopment in these areas.

Any *Planning Act* applications proposed within the IPZs identified on Schedule B of this Plan will be subject to a review by the Municipality and County to assess the risks of such uses to potentially contaminate groundwater or surface water and, based on this assessment, to determine whether or not a Hydrogeological Study or Environmental Impact Study is required to the satisfaction of the Municipality and County of Grey. It may be necessary for staff to consult with Drinking Water Source Protection staff on these matters. A Hydrogeological Study or Environmental Impact Study must be completed by qualified individuals.

Where an Environmental Impact Study or Hydrogeological Study is required to identify any impacts or mitigation measures on the IPZs, such studies shall be scoped based upon the nature of the development being proposed.

C4.1 Source Water Protection

The following Source Water Protection policies have been developed under the Source Protection Plan for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region Source Protection Area which implements the *Clean Water Act* directive to ensure that source drinking water is protected for now and for the future.

The objective of the Source Protection Plan (SWP) is to identify potential risks to local water quality and water supply and to create a plan to reduce or eliminate these risks. The following policies implement the goal of the SWP through land use restrictions within the identified Municipal drinking water Intake Protection Zone.

C4.1.1 Objectives

It is the objective of the Municipality:

- To protect the quality and supply of existing and future drinking water sources
- To ensure that activities that may be considered significant threats to drinking water are prevented or, if they exist, cease to be a significant threat.
- To encourage the development of education and community outreach programs in collaboration with the Source Protection Authority, the County, and the Province to promote best management practices to protect surface water and groundwater resources.

C4.1.2 Policies

Source Water Protection Policies are as follows:

1. Source Water Protection Policies shall apply to all lands identified as "Intake Protection Zone 1", "Intake Protection Zone 2" and "Intake Protection Zone 3 - Event Based Areas" on Schedule "D".
2. The Municipality shall notify the applicable Risk Management Official if a person applies to the municipality for activities in an Intake Protection Zone that may result in the creation of a new transportation pathway or modification to an existing transport pathway.
3. The Events Based Area shown on Schedule "D" reflects the spatial extent of the IPZ3 but does not illustrate the delineation between EBA components, as is provided within the Source Protection Plan. Components of the EBA include prohibition area (EBA-2000L) where the establishment of a new fuel storage is prohibited, save and except for replacement of an existing fuel storage servicing the public Marina. An EBA-5000L component and EBA-12000L component are also identified. The implementing Zoning By-law may include this detailed delineation as constraint mapping or overlay, to establish prohibitions and/or size-limitations for fuel storages in-keeping with the Source Protection Plan.

4. The storage of fuel in excess of 5,000L (EBA-5000) or 12,000L (EBA-12000) within the Event Based Area shall be reviewed by the Risk Management Official prior to any application for development is deemed complete in accordance with the Complete Application policies of this plan. The Risk Management Official shall confirm that the proposed development is appropriate and complies with the Source Plan Protection
5. The expansion or replacement of existing fuel storage is a permitted use subject to the Risk Management Official confirming that the expansion or replacement is of greater integrity than the current fuel storage.
6. A Risk Management Plan shall be required as part of all applications for new development involving fuel storage within Intake Protection Zones 1, 2 and 3, as shown on Schedule "D".

C5 Stormwater Management

All new commercial, industrial, institutional and residential development proposals shall be supported by a Stormwater Management (SWM) report. The content and depth of the SWM report shall be determined when the development is proposed and scoped to the nature of the proposed development.

The Municipality recognizes the potentially high cost of stormwater management in terms of engineering and construction fees and the barrier this can be to the establishment or expansion of small businesses and institutions. The Municipality may determine no need for stormwater management measures for minor extensions of buildings, parking areas, or other hard surfaces, or on small sites where the ability to provide retention does not exist. The Municipality may accept non-engineered control measures that will address quality and/or quantity control adequately and produce no adverse effects on neighbouring properties or watercourses. Such determinations shall be at the discretion of the municipal engineer and, if the engineer deems necessary, in consultation with the Conservation Authority.

The SWM Report shall be prepared by a qualified professional to the satisfaction of the Municipality, the Grey Sauble Conservation Authority, the County of Grey and the appropriate agencies and be prepared in accordance with The Stormwater Management Practices Planning and Design Manual (2003) or its successor and shall:

- a. provide recommendations on a stormwater quantity system which ensures that post-development run-off rates will not be greater than the pre-development run-off rates for storms up to and including the 1:100-year flood and the regional storm flood (a storm centered event based on the Timmins storm of 1961);
- b. document the possible impacts of development on watershed flow regimes including their interconnection with groundwater resources;
- c. provide recommendations on how to maintain pre-development water quality and improve run-off where appropriate;
- d. document the means by which stormwater volume control will be provided;
- e. determine and describe the necessary measures required to be undertaken during construction to mitigate the potential negative impact of development; and,
- f. demonstrate how the proposed stormwater management design will be consistent with and implement the recommendations of the

appropriate watershed, sub-watershed or Stormwater Management Master Plans, as approved by the Municipality for the subject area.

The following policies apply to Stormwater Management within the Municipality:

1. The Municipality requires approaches to stormwater management that include a combination of lot level, conveyance and end-of-pipe stormwater controls to maintain the natural hydrologic cycle, protect water quality and quantity and minimize erosion and site alteration and flooding impacts.
2. The principles of natural channel design will be utilized in the construction or rehabilitation of drains. This may include the following:
 - a. grassed slopes and other forms of plantings, or other suitable erosion control methods should be introduced and maintained on the banks of drains to add to the stability of the drainage channel;
 - b. tile outlets should be constructed to minimize erosion along watercourses;
 - c. tree planting or other buffer measures should be installed where appropriate to act as a windbreak, protect drain banks, and to restrict cultivation near drain banks;
 - d. ponding areas should be incorporated in drains to reduce the speed and volume of flow, to act as settling areas for water borne particulates, to enhance evaporation and to serve as water storage areas.
3. Stormwater management facilities are permitted in all land use designations on Schedule A. The Municipality will generally discourage detention and retention facilities in municipal parks. Detention and retention facilities are not permitted in natural heritage features or in buffers to natural heritage features, except as provided for under the Environmental policies of this Plan. The Municipality recognizes that controlled discharge from stormwater facilities to receiving wetlands and watercourses is required to ensure the water quality and quantity of the receiving waterbody is maintained or enhanced.
4. Watercourses regulated by the Grey Sauble Conservation Authority should be left in an open and natural state unless approval to alter the watercourse is obtained from the Grey Sauble Conservation Authority.
5. Approvals from the Municipality, Grey County, Grey Sauble Conservation Authority and other relevant agencies shall be

required prior to the alteration of any watercourse, the design and construction of any stormwater management facility or the commencement of any grading or filling.

6. The Municipality shall enforce the separation of stormwater inflow and infiltration from municipal sanitary wastewater flows. The Municipality will also initiate the disconnection of rooftop leaders from sanitary sewers and eliminate other factors that add stormwater to sewers.
7. Development applicants will be encouraged to employ best management practices as the preferred strategy for the management of stormwater. The following methods should be encouraged:
 - a. The use of greenspace for detention/retention ponds;
 - b. The integration of detention/retention ponds into the municipal open space system;
 - c. The use of cisterns or drywells on site which capture water for non-potable uses (lawn watering, car washing);
 - d. The use of infiltration trenches;
 - e. Processes such as man-made wetlands and permeable surfaces to absorb and distribute stormwater and recharge groundwater; and
 - f. The use of oil grit separators
 - g. Best management practices for water conservation and efficiency
 - h. The use of Low Impact Development approaches, including rainwater harvesting, green roofs, bioretention, permeable pavement and parking areas, infiltration facilities and vegetated swales in the design and construction of new development where site conditions and other relevant technical considerations are suitable.
8. In order to achieve no overall increase in the peak level and volume of stormwater runoff, all new development will be required to provide suitable site grading and outlet facilities for storm drainage. Development will be guided by the following principles:
 - a. the flow of water from a stormwater facility(s) is not to create or contribute to an erosion problem and/or water quality impairment;
 - b. a stormwater facility is not to contribute to a drainage problem on other lands where such lands are intended to be

- developed, utilized for agricultural purposes or utilized for active recreational open space;
- c. a stormwater facility is to be designed in accordance with accepted engineering standards;
- d. a stormwater facility is not to adversely affect the hydrology of environmentally sensitive areas;
- e. the Municipality may consult the local Conservation Authority, and the Province when considering any planning application;
- f. storm water management facilities require the issuance of a certificate of approval under the *Ontario Water Resources Act*; and
- g. Minimizing the impact of large impervious surfaces through pervious surface treatments, landscaping, and other on-site design and management practices.

Upon construction, all stormwater management facilities in a Plan of Subdivision shall be protected against development to maintain their designed purpose and protect the public from flooding through the use of zoning, easements, setbacks, or other land use restrictions to the satisfaction of the Municipality. Stormwater management facilities for condominium developments and other large single uses may be privately owned and maintained. Agreements with the Municipality may be required as a condition of approval to provide the continued maintenance of any stormwater management facility.

Agreements with the municipality may be required as a condition of approval, to provide for their continued maintenance.

C5.1 Objectives

Planning for stormwater management shall:

- a. Be integrated with planning for water and wastewater;
- b. Address the changing climate;
- c. Promote water conservation and efficiency;
- d. Support the use of green infrastructure;
- e. Promote a healthier natural environment including water quantity and quality;
- f. Ensure financial viability of stormwater infrastructure.

C6 Requirements for an Environmental Impact Study

An Environmental Impact Study (EIS) shall be prepared at the applicant's expense by a qualified professional in accordance with the requirements of this Plan where development or site alteration is proposed within or on lands adjacent to natural heritage features or is otherwise required by the policies of this Plan. An Environmental Impact Study shall be required for all development proposals within 120 metres of a Provincially Significant Wetland.

Any EIS must be reviewed by the appropriate agencies, before a planning application that facilitates the development that is subject to the EIS is accepted by Council.

The Municipality may allow for the waiving of the requirement for the preparation of an Environmental Impact Study when one or more of the following applies:

- a. a development is subject to a duplicate or similar environmental assessment process;
- b. a development is minor in nature; or,
- c. the site conditions for a development are such that the preparation of an Environmental Impact Study would serve no useful purpose for the protection of significant environmental features.

The Municipality may seek outside independent advice as to whether: the proposed development is minor in nature; an EIS would serve any useful purpose; and/or the adequacy of a duplicate assessment process.

C6.1 Purpose of an EIS

The purpose of an EIS is to:

- a. collect and evaluate all the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of relevant environmental feature(s);
- b. describe the site's natural features and ecological functions, identify their significance and sensitivities and describe how they could be affected by a proposed development.
- c. assess how the proposed development or site alteration protects natural features and areas for the long term, as well as maintains, restores or, where possible, improves their diversity and connectivity and the long-term ecological function and biodiversity of the natural heritage system; and,

- d. demonstrate that the proposed development or site alteration will have no negative impacts on the values or ecological functions for which the triggering environmentally significant lands or natural heritage features have been identified.

C6.1.1 When an Environmental Impact Study is Not Required

The Municipality may allow for the waiving of the requirement for the preparation of an Environmental Impact Study when one or more of the following applies:

- a. a development is subject to a duplicate or similar environmental assessment process;
- b. a development is minor in nature; or,
- c. the site conditions for a development are such that the preparation of an Environmental Impact Study would serve no useful purpose for the protection of significant environmental features.

The Municipality may seek outside independent advice as to whether: the proposed development is minor in nature; an EIS would serve any useful purpose; and/or the adequacy of a duplicate assessment process.

C6.1.2 When a Scoped Environmental Impact Study May Be Used

Under circumstances where an EIS is required, the study and specific scope of the EIS shall be prepared to the satisfaction of the Municipality, the Grey Sauble Conservation Authority, Niagara Escarpment Commission, and/or the Ministry of Natural Resources and Forestry. To assist applicants, the Municipality may prepare the Guidelines or Terms of Reference to identify the scope of the EIS in consultation with the foregoing agencies.

C6.2 Contents of an EIS

Any EIS required by this Plan must describe the site's natural features and ecological functions, identify their significance and sensitivities and describe how they could be affected by a proposed development.

The EIS should consider the relevant aspects and inter-relationships of various components of the natural heritage system on and off the site. In addition, the EIS must address how the proposed development will protect, maintain, restore and/or enhance the critical natural features and ecological functions of the natural heritage system.

The EIS should describe or provide the following:

- a. the proposed undertaking;
- b. the natural features and ecological functions of the area potentially affected directly and indirectly by the undertaking, and an assessment of their sensitivity to development;
- c. any lands that support environmental attributes and/or functions that may qualify the lands for designation within the Environmental Protection designation;
- d. the direct and indirect effects to the ecosystem that might be caused by the undertaking;
- e. any environmental hazards (i.e., slope, flooding contaminants) that need to be addressed as part of the design and how they will be addressed;
- f. any monitoring that may be required to ensure that mitigating measures are achieving the intended goals;
- g. how the proposed use affects the possibility of linking core areas of the natural heritage system by natural corridors that may or may not be identified on the schedules to this Plan;
- h. a Management Plan (MP) identifying how the adverse effects will be avoided or minimized over the construction period and the life of the undertaking and how natural heritage features and the ecological function of the natural heritage system will be maintained, restored or, where possible enhanced and describing the net effect of the undertaking after implementation of the MP. The MP shall also establish the limits of buffers and setbacks adjacent natural features to protect the feature and its attributes and/or function from the effects of development; and,
- i. Maps and site plans showing the location of the lands affected by the development proposal in relation (where applicable) to the Hazard Lands, Provincially Significant Wetlands, Other identified Wetlands, Significant Woodlands, Areas of Natural and Scientific Interest, generalized locations (element occurrences) of endangered and threatened species and the Georgian Bay Shoreline as well as existing land uses, trees, surface water and landscape context, ownership patterns, existing and proposed land use designations and alternative development concepts.

C6.3 What an EIS Should Demonstrate

In addition to demonstrating there will be no negative impacts on the natural features that are identified on Schedule B to this Plan or their ecological functions, the EIS should demonstrate, where applicable, that the proposed development or site alteration will:

- a. not discharge any substance that could harm air quality, groundwater, surface water and associated plant and animal life;
- b. be supplied by an adequate supply of water and that the groundwater taking associated with the use will not harm existing water supplies, surface water features and associated plant and animal life;
- c. not cause erosion or siltation of watercourses or changes to watercourse morphology;
- d. not interfere with groundwater recharge to the extent that it would adversely affect groundwater supply for any use;
- e. not cause an increase in flood potential on or off the site;
- f. maintain/enhance/restore/rehabilitate the natural condition of affected watercourses, and protect/enhance/restore/rehabilitate aquatic habitat;
- g. not significantly affect the scenic qualities of the area;
- h. not encourage the demand for further development that would negatively affect wetland function or contiguous wetland areas;
- i. enhance and restore endangered terrestrial and aquatic habitat where appropriate and feasible;
- j. not interfere with the function of existing or potential natural corridors;
- k. not lead to a significant reduction in the forest resource or interior forest habitat in an area; and,
- l. not lead to species loss or negative impacts on endangered or threatened species and/or their habitat.

C7 Hazardous Slopes

The following policies shall apply to development proposed in association with steep slopes and valleylands.

- a. Development will not be permitted on slopes that are subject to active erosion or historic slope failure.
- b. Erosion hazards may be determined by technical evaluation and study as part of the planning and development application process, with the cost to be borne by the applicant.
- c. The Municipality may require an applicant to provide a slope stability analysis as a prerequisite to any development. The analysis scope and preparation shall be to the satisfaction of the Municipality and of the Grey Sauble Conservation Authority
- d. Development shall be sufficiently setback from the top of bank of slopes steeper than 33%. The development setback distance shall be determined in consultation with the Municipality and the Grey Sauble Conservation Authority and be subject to the following criteria:
 - i. soil type and groundwater patterns;
 - ii. vegetation type and cover;
 - iii. severity of slope; and,
 - iv. nature of development.
- e. In some instances, where a sufficient development setback cannot be achieved, the applicant shall be required to provide a slope stability analysis as a prerequisite to any development. The analysis shall be prepared to the satisfaction of the Municipality and the Grey Sauble Conservation Authority.

C8 Wooded Areas

C8.1 General

The following policies apply to woodland areas in the Municipality.

- a. There are a number of wooded areas within the Municipality. These areas also contribute to the character of the community. It is a policy of this Plan that such areas be retained in their natural state, whenever possible and appropriate, as a condition of development approval. In such cases, the affected area may be placed in an Environmental Protection Zone in the implementing Zoning By-law.
- b. The County and the Municipality, in making public work decisions, shall have regard to the existence of trees and make every reasonable effort to protect them. If trees will be lost due to a public work, it is a policy of this Plan that replanting programs be initiated to compensate for the loss of trees.
- c. Council shall require the planting of trees of appropriate quality, size, and variety as a condition of development approvals wherever possible as determined by studies associated with development applications and/or design standards implemented by the Municipality.
- d. Council shall develop and implement an urban forest management plan and/or tree planting program to improve community aesthetics, contribute to community health and well-being and as natural infrastructure for stormwater management and air quality improvement.

C8.2 Significant Woodlands

1. General

Significant Woodlands mapping has been included on Schedule B to this Plan. It is acknowledged that the mapping is not definitive however the intent is to demonstrate areas of constraint. As a result, site visits by qualified individuals may be required at the application stage to scope any potential studies.

No development and site alteration are permitted within Significant Woodlands and the associated adjacent lands unless it has been demonstrated through an Environmental Impact Study that there will be no negative impacts on the natural features and their ecological functions. Fragmentation of the woodlands is generally discouraged and

shall require mitigation when permitted to the satisfaction of the Municipality.

The adjacent lands are defined in Section B3.1.4.3 of this Plan.

Notwithstanding the development and site alteration limitations noted above, projects undertaken by the Municipality or Conservation Authority may be exempt from the Environmental Impact Study requirements, provided said project is a public work or conservation project.

Additionally, tree cutting, and forestry will be permitted in accordance with the County of Grey Forest Management By-law and Official Plan.

2. Permitted Mineral Aggregate Operations

Within areas identified as Significant Woodlands as shown on Schedule B, cutting of the woodland to facilitate a mineral aggregate operation may be permitted where it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. If this can be demonstrated, cutting of the woodland should be minimized and the woodland area cleared for extraction shall be progressively rehabilitated back to a woodland use in accordance with Section B2.7.4.8 of this Plan.

Permitted mineral aggregate operations must be carried out in a manner which is environmentally sensitive to the remaining portions of the Significant Woodland in accordance with the recommendations from the Environmental Impact Study as required by this Plan.

3. Not a Significant Woodland

Notwithstanding the above, where it can be demonstrated to the satisfaction of the Municipality that a woodland identified as significant has ceased to exist, or ceased to exhibit characteristics of significance, an Environmental Impact Study may not be required. Site photographs or a site visit by a qualified individual may be required to determine woodland no longer exists.

C9 Water Taking

It is Council's goal to:

1. be more involved in the process of approving and considering applications that involve the extraction of more than 50,000 litres of ground or surface water per day, on average.
2. ensure that a process is established whereby landowners in the vicinity of a proposed water taking are informed of a proposed water taking and given an opportunity to comment on the proposal.

It is recognized that, at the time of adoption of this Plan, the approval of all applications for water taking rests with the Ministry of the Environment, Conservation and Parks, in accordance with the *Ontario Water Resources Act*, as amended. However, appeals through the court system have led to the establishment of water taking as a land use under the *Planning Act*. In this light, it is a policy of this Plan that the taking of more than 50,000 litres of ground or surface water per day is deemed to be a land use in accordance with the *Planning Act*.

The comprehensive zoning by-law shall recognize legally existing uses which utilize more than 50,000 litres of ground or surface water per day and clearly not permit any use which would use more than 50,000 litres of ground or surface water per day without an amendment to the zoning by-law. Uses which are exempt by regulation from requiring a permit to take water (e.g. Agricultural uses) do not require an amendment to the zoning by-law.

Council shall be satisfied that at a minimum:

- a. the quality of groundwater and surface water in the area will be maintained and, where possible, improved or restored;
- b. the quantity of water available for other uses in the area and as base flow for rivers and streams in the sub-watershed will not be affected; and,
- c. a traffic impact assessment prepared by a qualified individual may be required;
- d. Additional studies or information may be required before an amendment to the zoning by-law to permit the use of more than 50,000 litres of ground or surface water per day is submitted for considered complete. The nature of studies or information required to support such a planning application will be determined on a case-by-case basis at the time of preliminary consultation.

As a condition of approval, Council may also require the applicant to enter into a monitoring agreement to ensure that Council has the ability to ensure that neighbouring drinking water supplies are not affected by the extraction. If it is deemed that the extraction is having a negative impact on the quality and/or overall quantity of water available in the area, Council will have the ability, pursuant to the monitoring agreement, to require the water extraction to cease.

C10 Solid Waste Disposal Areas

There are a number of closed waste disposal sites in the Municipality as shown on Schedules A and A-1 to the Plan. Previously identified sites are shown on Schedules A and A-1, but no further study is required for development or site alteration either within or adjacent to these locations.

The development of new uses or new or enlarged buildings or structures within an assessment area 500 metres from the fill area of a closed site, may be permitted provided it has been identified as a previously identified site or an assessment has been completed to determine:

- a. the impact of any potential methane gas migration;
- b. whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the waste disposal site;
- c. potential traffic impacts;
- d. whether the proposed use will be adversely affected by ground and surface water contamination by leachate migrating from the waste disposal site;
- e. the impact of the proposed use on leachate migration from the waste disposal site; and
- f. any necessary remedial measures or conditions required prior to development approval being granted.
- g. any risks to health and safety posed by the waste disposal site;

The assessment is intended to address these matters and other items outlined in the Province's Guideline D-4, April 1994, or its successor as required to ensure that the proposed land uses are compatible in nature and do not adversely impact upon each other. The studies required to support a development application within the assessment area shall be based on the type and/or scale of the development proposed, or the studies may be waived as appropriate.

The nature of the required studies and their scope shall be determined by the Municipality in consultation with the County of Grey at the time the development is proposed.

Notwithstanding the above referenced buffer, if an approved Landfill Closure Plan exists, the requirements of that plan shall prevail.

Except where a closed landfill site has been identified as a previously identified site or has been previously evaluated by way of a D-4 study or its successor document resulting in a reduced assessment area all lands within the assessment area shall be subject to a Holding provision in the

implementing zoning by-law. The lifting of a Holding provision permitting the development of any new use or new or enlarged buildings or structures within the assessment area shall not occur until Council is satisfied that all of the studies required by the Municipality and County have been completed.

In cases where an Amendment to the Official Plan and/or Zoning By-law is required to permit a proposed use, appropriate studies dealing with the matters set out above shall be submitted for Council's consideration.

An amendment to this Plan will be required for a new waste disposal site. It is a policy of Council to encourage the reduction, reuse and recycling of solid waste to ensure that the amount of waste required to be stored in landfills is minimized.

C11 Shoreline of Georgian Bay

The shoreline flood prone area of Georgian Bay is defined by the 100-year flood line plus an allowance for wave uprush and other water related hazards. This setback is generally a 15-metre setback but can vary depending on site specific features and conditions. The area within 30 metres of the shoreline is regulated for development under Ontario Regulation 151/06 which is administered by the Grey Sauble Conservation Authority. (Note: A permit from the Conservation Authority is required prior to development, including site alteration, in the regulated area).

The shoreline also provides habitat for fish and other wildlife species. In keeping with the 'environment first' approach, this Plan encourages the maintenance of vegetative buffers, migratory bird stopovers/roosts/nesting grounds and fish spawning areas along the shoreline by:

- a. restricting development in these areas in the Zoning By-law;
- b. creating incentive programs and partnerships to implement naturalization strategies; and,
- c. implementing appropriate conditions on (re)development projects.

Any alteration to the shoreline below the 100-year flood elevation shall require appropriate approvals from the Ministry of Natural Resources and Forestry; the Federal Department Fisheries and Oceans and Grey Sauble Conservation Authority as well as demonstrated consultation with the First Nations and Metis.

C12 Land Use Compatibility

It is recognized that some uses may be sensitive to the odour, noise, vibration or other emissions associated with major facilities, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, electricity generation facilities and transmission and distribution systems, hydro corridors and resource extraction activities.

Residential areas and other sensitive uses, such as hospitals, day care centres, and educational and health facilities, will be protected from undesirable air quality, excessive noise and vibration, and excessive dust and odour through the policies of this Plan and the use of Site Plan Control.

The proposed use of all land in the Municipality must be compatible with adjacent land uses, having regard for the Provincial Land Use and Compatibility Guidelines.

It is a policy of this Plan that incompatible land uses be separated and/or negative impacts otherwise mitigated. Where a proposed development may cause incompatibility through negative externalities such as: odor; excessive noise; extensive noise; extensive hours of operation; light pollution; or similar nuisances, an assessment of the compatibility of the proposal may be required by Council.

Such a study shall be prepared to the satisfaction of Council and the appropriate agencies and shall include recommendations on how the negative impacts can be avoided and/or mitigated. Any approval of such proposals and associated conditions of development agreements shall be based upon the recommendations of the required studies.

The implementing Zoning By-law may utilize a Holding provision on certain properties where incompatible land uses are located in close proximity to each other to ensure that the intent of this section is met before development occurs.

C13 Contaminated Sites

If the site of a proposed change in land use to a more sensitive use is known or suspected to be contaminated, the applicant shall be required to provide confirmation in writing from a qualified person that the requirements of the *Environmental Protection Act*, or any successor thereto, have been satisfied. Where a Record of Site Condition has been filed into the Ontario Environmental Site Registry for the intended property use this requirement would be satisfied.

Where the need for remediation is identified, the site shall be restored in accordance with the remedial plan before development occurs to ensure that there will be no adverse effects on the proposed uses or adjacent land uses.

The Municipality may place lands which are known to be contaminated in a Holding (H) Zone to restrict development until clearance is provided in the form of an acknowledged Record of Site Condition. Where a Zoning By-law amendment is not required, Council shall attach appropriate conditions to draft approval of an application for subdivision.

C14 Karst Topography

Areas shown on Schedule 'B' as being the site of potential Karst topography are considered to be development constraint areas. It is recognized that the mapping is approximate and identifies areas of potential environmental constraint to development that must be addressed prior to development occurring. Development shall generally be directed to areas outside of karst topography unless the effects and risk to public safety are demonstrated to be managed or mitigated. In cases where a *Planning Act* approval is required, an investigation of the potential impacts of the development on the surface and groundwater supply shall be required in accordance with the following provisions:

- An assessment will be required to determine if in fact that shallow overburden with karst topography does exist. This may be accomplished simply by on-site test holes. The applicant shall dig two test holes in the location of a proposed dwelling or business (e.g., in the northwest and southeast corners), one test hole in the location of the proposed septic sewage system and one test hole in the proposed location of each accessory structure. The test holes shall be inspected by a qualified municipal official or third party consultant capable of determining karst topography. A brief report of the findings shall then be prepared and submitted to the Municipality and County of Grey. If this assessment determines that there is more than 1 metre of material between the surface and the karst feature, no further work is required.
- If karst features are found within 1 metre of the surface, above fractured bedrock, or if broader landform features indicative of karst are observed on the landscape, a study by a qualified individual shall be prepared to assess the impacts and mitigation measures relating to the proposed development. This study will also address surface water drainage; groundwater quality; bedrock erosion; and any potential hazards associated with unstable bedrock conditions as a result of karst features. The study shall be to the satisfaction of the Municipality, County, Grey Sauble Conservation Authority and the appropriate authority designated under the Ontario Building Code for sewage systems.
- Where a Mineral Aggregate Extraction Operation is located in an area of potential Karst topography, an EIS will not be required. Precautionary measures shall instead be included in the licensed operation plan to ensure that any chemical or gas spills from equipment shall be prevented. Should a spill occur, clean-up procedures shall be identified within the licensed operational plan.

Notwithstanding the above, in areas where full municipal water and sewer services are already installed, the development, save and except for proposed developments that by their nature or operation, could accidentally spill contaminants into sinkholes or disappearing streams, shall not apply for new fully serviced development.

For the development of a single dwelling or accessory building the scale of the potential environmental impact, hydrogeological or karst studies may be limited. However, for larger developments, including plans of subdivision, or commercial / industrial developments with the potential for greater impacts, a more extensive study shall be required by a qualified individual.

Part D – General Development Policies

D1 Water and Sewer Servicing Strategy

D1.1 Objectives

It is the intent of this Plan to:

- ensure that public health and safety is protected;
- ensure that new development is carried out in a manner which respects the 'Environment First' philosophy of this Official Plan;
- identify the preferred means of servicing in the Municipality;
- ensure that the most appropriate servicing options are considered when major new development is proposed;
- ensure that appropriate agreements are in place before development on private communal services occurs;
- ensure that forecasted growth promotes the efficient use of and optimization of existing municipal and private services;
- promote water conservation and efficient water use;
- ensure that water services prepares for the impacts of climate change;
- ensure that water services are feasible and financially viable over their lifecycle;
- prioritize the provision of municipal services to primary and secondary settlement areas; and
- ensure that development has the capacity to be serviced prior to approval.

D1.1.2 Evidence of Site Suitability for Private Services

Where an application is submitted under the *Planning Act* for lot creation or redevelopment that substantially increases the intensity of use of a parcel in a location where municipal services are not available, evidence shall be provided indicating the site's suitability to provide adequate quality and quantity of water supply and confirming that the site can accommodate an approved sanitary sewage disposal system.

Evidence of the site's suitability regarding provision of water supply shall be provided in the form of an evaluation conducted in accordance with the Ministry of the Environment, Conservation and Parks Guidelines (or a municipal procedure that achieves the same objective).

Evidence of the site's suitability to accommodate an approved sewage disposal system shall be provided in the form of an evaluation conducted in accordance with the Ministry of the Environment, Conservation and Parks Guidelines or the Ontario Building Code, where applicable.

D1.2 Preferred Means of Servicing in Meaford Urban Area

The preferred means of servicing in the Meaford urban area is by full municipal water and sewage services. The existing form of development and extent of servicing arrangements make it feasible to provide or extend municipal water and sewage services to all land use designations pursuant to Section B1 of this Plan.

Prior to the creation of any new lot, approval of any new development or redevelopment or zoning by-law amendment in the Meaford Urban Area, Council shall be satisfied that Municipal Water and Municipal Sewage Systems are available to the lands and that there is sufficient capacity to accommodate the use.

1. The requirement for municipal water or sewage services shall not apply to the development of existing lots within the Urban Area for single detached dwelling purposes on lots that are not presently connected to municipal services.
2. Notwithstanding the provisions of paragraph 1:
 - a. Connection to municipal water and sewage services shall be required where servicing is available along the property frontage;
 - b. Development shall not be permitted on any existing lot which is zoned under a Holding (H) zoning unless specifically provided otherwise; and,
 - c. As local municipal services become available along property frontage, adjacent owners will be required to connect to them.

Major development and expansion of existing uses with the use of private on-site or communal services shall not be permitted within the Urban Area. Multiple residential, accommodation uses, restaurant and other uses which have significant servicing requirements shall not be permitted unless municipal water and sewer services are made available. This shall not prevent the creation of permitted additional residential units, a home occupation, custom workshop or Bed & Breakfast use within a single detached dwelling in accordance with Sections B1.1.4, B1.1.6 and B1.1.7 of this plan. A residential care facility may be considered, by way of Zoning Amendment, on private or partial services within the urban area however evidence of suitability for private services must be provided, in accordance with Section D1.1.2.

Any proposal that would require the extension of water or sewage services shall provide a comprehensive servicing analysis prior to consideration of the proposal, in accordance with Section D1.8.

D1.3 Preferred Means of Servicing in Secondary Settlement Areas

The preferred means of servicing a Secondary Settlement Area is by full municipal water and sewage services. However, given the existing form of servicing and the limited amount of growth expected in settlements the provision of full municipal services in these areas is not feasible. On this basis, the preferred means of servicing in Leith is by municipal water systems and private septic systems and the preferred means of servicing in Bognor, Woodford, Annan, and Rockford is by private wells and septic systems.

Prior to the creation of any new lot in the Secondary Settlement Area designation, Council shall be satisfied that:

- a. the site conditions must be suitable for the long-term provision of private/partial services.
- b. where partial services exist, the development must be within the reserve sewage system capacity or reserve water system capacity.

New development that exceeds a density of five lots/units shall not be permitted.

D1.4 Preferred Means of Servicing in the Shoreline Area

Given the existing pattern of development, the limited amount of land that remains undeveloped and the existing character of development in this area, the development of a municipal sewage system in the shoreline area is not feasible.

On this basis, the preferred means of servicing in the shoreline area is by private wells and septic systems on large lots. The development of new communal water systems is not permitted.

D1.5 The Servicing of Development Outside of the Settlement Area and the Shoreline Area

All new development on lands outside of the Settlement Area and Shoreline designations shall be serviced by private wells and septic systems with the exception of the lands subject to Section B2.3.6 of this Plan.

D1.6 Communal Services and Responsibility Agreements

The applicant of a private communal servicing system shall enter into a Responsibility Agreement with the municipality before development occurs.

Such an agreement is a legal agreement between the applicant and the municipality that stipulates the conditions under which the communal services will be constructed, operated and maintained, as well as the actions to be undertaken by the municipality in the event of default. The agreement shall ensure perpetual maintenance of these systems in order to avoid adverse human health and environmental impacts. The agreement shall also specify the amount of up-front funds required for any remedial measures that may be necessary in the event of default.

However, this policy does not bind the municipality to enter into a Responsibility Agreement.

D1.7 Sewage System Re-Inspection

A sewage system re-inspection program will be encouraged in the shoreline and settlement areas of the Municipality. The intent of such a program would be to identify areas of concern, conduct an inspection of systems in these areas and implement a program to repair faulty septic systems that may have an impact on public health. Such repairs would be carried out at the owner's expense. It would not be the intent of such a re-inspection program to require landowners to upgrade their system to current standards if there is no physical evidence at the time of the re-inspection that the system has a negative impact on public health.

D1.8 Comprehensive Servicing Analysis

A comprehensive servicing analysis is intended to provide information to the appropriate authority to determine the ability/capacity of the municipal servicing infrastructure to support new development and to ensure that the proposed infrastructure is compatible with the existing infrastructure. Prior to the consideration of any proposal to extend or provide municipal water or sewage services the following shall be provided to the satisfaction of the Municipality in terms of content and scope:

- An evaluation of the scale and nature of both the specific development and the anticipated development beyond the extension or provision of the services;
- An examination of the physical or environmental features of the land and their potential impacts to the provision of services, including financing;

- An assessment of the capacity of the existing infrastructure leading to the development;
- The layout of the proposed servicing system including pipes, pumping stations, emergency structures, etc.

D1.9 Municipal Servicing

1. Special regard shall be given under the development approvals process to ensure that adequate municipal services are available prior to development. For the purposes of this Plan, the following terminology shall apply:
 - a. “design capacity” shall mean the calculated maximum number of units which can be serviced by municipal water and sewage treatment plant facilities based on the approved design servicing capacity.
 - b. “existing plant capacity” shall mean the servicing capacity of existing built municipal water and sewage treatment plant facilities and associated infrastructure (e.g. distribution and collection systems) based on the approved design servicing capacity, or portions thereof, if constructed in phases.
 - c. “approved design servicing capacity” shall mean the servicing capacity of planned municipal water and sewage treatment facilities and associated infrastructure based on designed and approved capacity, typically available when a Certificate of Approval is obtained.
 - d. “ESR approval” shall mean approval by the Ministry of the Environment, Conservation and Parks of an Environmental Study Report prepared in accordance with the Municipal Class Environmental Assessment process, subject to the requirements of the *Environmental Assessment Act*.
 - e. “unit” shall mean a residential unit or equivalent unit.
 - f. “residential unit” shall mean a residential dwelling unit within a single or multiple attached building.
 - g. “equivalent unit” shall mean the equivalent unit ration for commercial, industrial or other development which is calculated based on the required servicing capacity for an equivalent number of residential units.
 - h. “reservation” shall mean the commitment of design capacity; available when the design is complete and approvals are obtained (e.g., Ministry of the Environment, Conservation and Parks Certificate of Approval); and “reservation of servicing

capacity” or “reserved servicing capacity” shall have a corresponding meaning.

- i. “allocation” shall mean commitment of existing plant capacity; and “allocation of servicing capacity” or “allocated servicing capacity” shall have a corresponding meaning.
 - j. “committed” shall mean the reservation of allocation of servicing capacity by the Municipality for a specified number of existing or future development units, as applicable; and “commitment” shall have a corresponding meaning.
 - k. “uncommitted” shall mean any portion of servicing capacity which has not been committed; and “available servicing capacity” shall have a corresponding meaning.
 - l. “development approvals” shall mean the applicable plan of subdivision, condominium, or site plan approvals and zoning.
2. The design capacity should reflect the long term scope related to the future needs of the Urban Area and may include design for all lands within the Urban Area. Accordingly, the design capacity will normally exceed the existing plant capacity which is typically built in phases related to short term development needs. Available servicing capacity shall be directed to priority areas identified by the Municipality, with commitment limitations, review criteria, and monitoring established under the development approval process. Servicing capacity may not be available or may be limited for some areas until the required servicing capacity is provided to meet the needs of all priority areas.

D1.9.1 Reservation and Allocations Limitations

1. The monitoring of service capacity is intended to identify the availability of required municipal water and sewage services for existing and future development. The commitment of servicing capacity shall be subject to the priorities outlined in Section D1.9.3. Development approvals shall be restricted on the basis of design capacity limitations.
2. The design capacity of the applicable water and sewage treatment plant facilities shall be reserved for all units within any site plan, plan of subdivision and plan of condominium development approvals, including all residential and non-residential development. Where such reservation of design servicing capacity is not available, any application for development shall be considered to be premature, and development approvals shall not be given.
3. The existing plant capacity of the applicable water and sewage treatment plant facilities shall only be allocated for units within any

approved development or phase of approved development. Phasing of development and allocation of existing plant capacity shall be provided under the required development agreement. For plans of subdivision or plans of condominium, water and wastewater capacity shall be allocated at the draft plan approval stage. Where such allocation of existing plant capacity is not available, the development, or phase of development shall not proceed.

4. The Municipality shall have regard for competing demands for servicing capacity and proposed schedules of build out when considering commitment of plant capacity, with particular regard for appropriate servicing limitations related to phases of large developments. The allocation of existing plant capacity shall generally be restricted to development increments or phases of approximately thirty (30) units, where practical. The remaining development potential for the lands may be placed in a holding category and reservation from the design capacity may also be deferred for some future development phases where further detailed development approvals are required. Once the current phase of development has been substantially completed, a subsequent phase may advance to obtain allocation subject to the availability of existing plant capacity at that time, rezoning for the removal of any holding symbol and any other applicable requirements. In addition to development phasing, the commitment of plant capacity shall be subject to appropriate securities and time limitations.
5. It is recognized that larger phases of development may be necessary in some circumstances to facilitate proposed development, such as a single multiple residential building containing more than thirty (30) units. Larger phases of development may also be considered necessary to help finance a municipal servicing project. Such larger phases shall only be permitted where smaller phases are not practical and where the Municipality is satisfied that there will be no negative impact on the priorities for other existing and future development as further provided under Section D1.9.3.

In some cases, development approvals and the commitment of plant capacity may be more appropriately deferred for future development phases. In accordance with the County of Grey Official Plan servicing policy, water and wastewater servicing capacity shall be allocated at the draft plan approval stage. However, deferring allocation of servicing capacity to a later stage through a separate by-law or at the final approval stage may be permitted should the draft plan conditions clearly indicate that servicing capacity has not been allocated. The Municipality may refuse to approve large scale development proposals in excess of one hundred (100) units. Larger development proposals may be included under a concept plan with

future development phases. Lots or blocks may also be established under plan of subdivision approvals, with future detailed plan of subdivision or other applicable development approvals to be required. The commitment of plant capacity may also be deferred for such lands.

6. Draft plan of subdivision or condominium approvals and reservation of existing design capacity shall lapse after three years unless an extension is approved.
7. Notwithstanding the above, an extended lapsing period may be allowed in relation to municipal servicing projects where a longer period of time may be required to help finance the project, the duration to be determined relative to the scale of the project. In no case shall any development approval be granted with an initial lapsing period of more than eight (8) years. Any extension of development approvals must be obtained prior to lapsing and may only be recommended for one (1) year intervals where the Municipality is satisfied that development will proceed.

D1.9.2 Use of Holding Zones

1. Holding zones shall be established under the implementing Zoning By-law to recognize the commitment of design capacity. The allocation of existing plant capacity under development agreement shall be a condition of any rezoning.
2. All lots or blocks within a plan of subdivision or condominium shall generally be placed in a holding (h) zone under the implementing Zoning By-law until such time as all necessary approvals for development have been obtained and existing plant capacity allocation is available, amongst any other relevant matters.
3. Where lots or blocks for future development are proposed under a Concept Plan or included under a plan of subdivision, and approved on the basis that design capacity is not yet available or that further detailed development approvals are required, such lands shall be placed in a holding or other appropriate zone under the implementing Zoning By-law.

D1.9.3 Staging Priorities

1. It is the intent of this Plan to direct development to priority areas within the Urban Area based on the availability of servicing capacity. These priority areas should promote infilling and the logical extension of growth in an efficient manner, which will also help promote the extension of municipal services to existing development areas.

Staging priorities should recognize competing demands for limited available servicing capacity and direct development toward primary areas which are intended to be developed first.

2. Priority for development should be given to lands which meet one or more of the following criteria:
 - a. Lands that have development approvals and are zoned to permit development. The allocation of existing servicing capacity is to be established under a Development Agreement.
 - b. Lands located within Service Area #1 (Downtown) as established via the Municipal Development Charges By-law, as may be amended.
 - c. Existing development which can connect to existing municipal service lines.
 - d. Existing development where environmental servicing concerns have been identified.
 - e. Existing development located in close proximity to existing municipal service lines and is intended to be serviced.
 - f. Lands to be serviced with participation in a municipal servicing strategy to expand municipal treatment plant facilities and/or extend municipal service lines.
 - g. Lands which can be considered infilling development.
 - h. Lands to be developed which are considered to be a public benefit to include recreational amenities, public trails, proposed park dedications, affordable housing as defined by the CHMC or Grey County, and municipal servicing facilities.
 - i. Lands to be developed which are otherwise considered to be a public benefit.
3. Service allocation may not necessarily be given on a first come first serve basis. The Municipality may define servicing prioritization to developments which can satisfy criteria as defined by the Municipality. The Municipality may refuse to grant service allocation where it is to be reserved for other priority areas. A holdback will be retained to accommodate existing unserviced vacant lots within the extent of servicing, limited infill and industrial development.
4. Developers may be required to finance the cost of municipal service infrastructure, which is required in order to obtain development approvals, with suitable provisions for reimbursement of the cost for works which benefit other lands, where appropriate. Developers may also be required to participate in municipal servicing projects which are designed to expand municipal treatment plant facilities and/or

extend municipal service lines, which may also require ESR approvals for additional design service capacity, as well as other associated works.

5. In the event of interim servicing access or servicing constraints, the Municipality at its sole discretion, reserves the authority to amalgamate several parcels of land for future development purposes.

D1.9.4 Monitoring of Municipal Servicing

The Municipality of Meaford shall report annually to the County of Grey on the approved design servicing capacity and existing plant capacity of the municipal water and sewage treatment plant facilities. The reporting shall include statements on remaining unallocated servicing capacity available in residential and equivalent unit totals. The County may choose to restrict further development or draft approvals once the existing municipal water or sewage treatment plant facilities reach 80% operational capacities, until the Municipality has commenced construction on new or upgraded facilities or has received approval from the Ministry of the Environment, Conservation and Parks, together with a capital plan in place, to upgrade the applicable plant facilities.

D2 Transportation

D2.1 Objectives

It is the intent of this Plan to:

- Facilitate the efficient movement of people, goods, agricultural equipment and information to and from various communities within the Municipality and to and from adjacent municipalities;
- Ensure that new development does not create a traffic hazard;
- Ensure appropriate right-of-way widths for all existing and proposed roads;
- Restrict development on non-winter-maintained roads, private roads and individual rights of-way unless an agreement regarding services is registered on title;
- Promote Complete streets which are designed for all age groups and for different forms of transportation including walking, cycling, transit, and driving;
- Provide efficient car, truck, and transit routes as well as cycling and pedestrian routes/trails which connect our rural areas with our settlement areas and other key locations throughout the Municipality;
- Support environmental sustainability and climate change objectives; and,
- Ensure that a variety of transportation options that work together or a complete transportation system is maintained and improved to support the needs of our residents, businesses, and tourists.

D2.2 Access to the Roads in the Municipality

The responsibility for approving an entrance onto a public road in the Municipality depends on which of the three levels of government maintains the road. The types of roads described in this section of the Plan are shown on Schedule C and C-1. The following table shows the classification of roads in the Municipality of Meaford.

Table 4: Road Types and Responsibility

Road Classification	Type	Jurisdiction
Arterial Road	Provincial Highway	Province; Ministry of Transportation
Arterial Road	County Road	County
Arterial Road	Connecting Link	Municipality
Collector Road	Municipal Road	Municipality
Local Road	Municipal Road	Municipality
Other Type of Road	Private Roads which cross private property to access a lot	Private or Public Authority
Other Type of Road	Unopened Road allowance	Private or Public Authority
Other Type of Road	Unassumed Road	Private or Public Authority
Other Type of Road	Roads that are owned and maintained by a public authority for only a part of the year	Private or Public Authority

D2.2.1 Provincial Highways

Highways 26 and 6/10 are a primary transportation route between Central Ontario and Owen Sound as well as northern Bruce and Grey Counties. Development abutting Highways 26 and 6/10 is subject to the requirements of the Ministry of Transportation, except within a Connecting Link, where the Municipality has jurisdiction.

Section 8.3.1 of the County of Grey Official Plan, as amended, outlines the general permit requirements of the Ministry of Transportation for reference purposes.

D2.2.2 County Roads

These roads function as roads that serve a regional role by carrying traffic through the Municipality or from the Municipality to neighbouring municipalities.

Minimum setbacks are determined through a County by-law but are generally 22.86 metres from the centreline of the road.

Within settlement areas and on County local roads, the setbacks as identified in the local municipal zoning by-law will be used.

Existing uses along County roads with less than the required setback may apply for an exemption to the County's Road Setback By-law. Additional development or building additions should not build any closer to the County Road centreline than the setback of the existing buildings.

D2.2.3 Connecting Link

A roadway that links two segments of provincial highway under the jurisdiction of the municipality is referred to as a Connecting Link. Sykes Street is designated a Connecting Link and generally functions as an arterial road, though it also fulfills the function of a main street in the urban area, where access is more important than vehicular throughput.

Where a Connecting link agreement is in place, the Municipality should consider accommodating a variety of transportation modes in order to integrate with the complete transportation system.

Any development and site alteration proposed adjacent to the Connecting link will be subject to the approval of the Municipality.

D2.2.4 Collector Roads

Collector roads are primarily intended to carry traffic from local roads to the arterial road network (county, provincial and connecting link). They are expected to carry higher volumes of traffic than local roads and are key goods movement corridors. Collector roads are also important pedestrian and cycling links.

The Municipality has jurisdiction regarding provision of access/entrances along collector roads.

D2.2.5 Local Roads

Local roads carry traffic and goods from the provincial, county road system and from the collector roads to individual properties.

Pedestrian safety within settlement areas and built-up areas shall be improved by implementing measures in accordance with Section 8.3.3(3) of the County Official Plan (2019).

D2.2.6 Other types of roads

The other types of roads include:

- Private roads which are roads that are not owned or maintained by the Province, County, or local municipality and cross private property to access a lot.
- Unopened road allowances.
- Unassumed roads.
- Seasonally maintained roads that are owned and maintained by a public authority for only a part of the year.

All new development on a private road is required to have access to a publicly owned and maintained road. Any roads through a new development that provide a through connection to publicly owned and maintained roads should be established as publicly owned and maintained roads.

All development with regard to private and seasonally maintained roads shall abide with Section 8.3.4 of the County Official Plan (2019).

D2.3 Right of Way Widths

The minimum right-of-way width for all new Municipal roads is as follows:

- a. Connecting Link: 20- 26 m
- b. Collector Roads: 12- 20 m
- c. Local Roads: 12- 20 m

D2.4 Traffic Impact Studies

Traffic impact studies may be required by the Province, the County and/or the Municipality to support development applications. The intent of such a study is to ensure that the proposed development can be designed and

sited to ensure that the impacts of the development on the adjacent road network are addressed.

Integration with the complete transportation system will need to be addressed including how the development will accommodate pedestrians, cyclists, transit, and other modes of transportation as well as integrated access between modes of transportation.

For new proposed industrial operations, the Traffic Impact Study will assess the combined impacts of truck traffic from industrial operations within the area.

Traffic Impact Studies will also include a walkability assessment for new developments.

D2.5 Other Types of Roads

D2.5.1 Intent of the Municipality

The other types of roads in the Municipality include:

- a. Private roads which are roads that are not owned or maintained by the Province, County, or local municipality and cross private property to access a lot.
- b. Unopened road allowances.
- c. Unassumed roads.
- d. Seasonally maintained roads that are owned and maintained by a public authority for only a part of the year.

The creation of new lots on roads set out in a, b, c, and d above is not permitted. Exceptions may be considered in areas where development is proposed by way of Plan of Condominium where multiple accesses over condominium blocks is required to access other condominium blocks.

Lots that front on these roads, with the exception of road type b, above may be subject to Site Plan Control and be subject to a Holding Provision in the implementing Zoning By-law that prohibits the development of a dwelling and any enlargement, renovation or addition to a dwelling unit that existed on the date the implementing Zoning By-law is passed by Council until the occupant satisfies the requirements of Section D2.5.2. Once these requirements are satisfied, the Holding Provision shall be lifted by the Municipality.

It is the intention of this Plan that the holding provision only be applied where its removal would not create a new circumstance where maintenance

of a municipally owned road will be carried out by a private landowner or resident association.

The construction or development of new private roads or extensions to existing private roads shall not be permitted unless the private road is in a Plan of Condominium and designed to the satisfaction of the Municipality.

New rights-of-way, in the form of private driveways, may be granted by the Committee of Adjustment in the following circumstances:

- a) for access to existing parcels that are presently landlocked and which are zoned for a residential use.
- b) to facilitate non-residential new/re-development where such a right-of-way would, in the opinion of the Municipality, be an appropriate alternative to direct individual access and where a Condominium Road is not warranted. Such a right-of-way may be considered, for example, to facilitate more efficient use of the land building or structure, or in response to site-specific constraints such as lot configuration, topography or environmental features. Such an easement shall be considered in the context of comprehensive development of the lands/area and shall be subject to an agreement relating to its ongoing maintenance. Site Plan Control shall apply.

Despite the foregoing, new rights-of-way access may be granted by the Municipality at its sole discretion subject to the appropriate agreements.

All proposed rights-of-way must be developed from an existing public road that is maintained year-round and is of a standard acceptable to the Municipality.

D2.5.2 Conditions under which Holding Provision will be removed

The following criteria have to be satisfied before Council will remove a Holding Provision applying to lots that are subject to Section D2.5.1:

- a. The use on the lot must be permitted by the implementing Zoning Bylaw.
- b. The lot and all buildings and structures on the lot shall comply with the implementing Zoning By-law.
- c. The appropriate approvals are obtained for sewage disposal and a potable water supply is available.
- d. The property owner, at their expense, enters into a Site Plan Agreement with the Municipality that indicates that:

- i. the owner acknowledges and agrees that the lot in question does not front on an improved public road;
- ii. the owner acknowledges and agrees that the Municipality is not responsible for maintenance or snow removal for the said road or street;
- iii. the owner acknowledges and agrees that the Municipality will not take over or assume an unopened, unassumed or private road or street as a Municipality public road or street unless it has been built according to the Municipal standards then in force;
- iv. the owner acknowledges and agrees that the Municipality is not liable for any injuries, losses or damages as a consequence of the Municipality issuing a building permit; and,
- v. the Site Plan Agreement shall, at the expense of the owner, be registered against the lands.

The removal of the Holding Provision will not be supported where it would create a new circumstance where maintenance of a municipally owned road will be carried out by private landowners or resident associations.

Notwithstanding the above criteria, if a private road or seasonally maintained road is deemed to be inaccessible, and if further development on the road is deemed to be a risk to public health and safety, then development on existing lots that front onto a private road or seasonally maintained road will not be permitted.

D2.6 Active Transportation

D2.6.1 Objectives

- a. To ensure the built environment and infrastructure supports and encourages safe, accessible, appealing, convenient active transportation for all ages.
- b. To ensure that the design of new residential development provides convenient pedestrian access to schools, neighbourhood recreational facilities, parks, shopping areas and employment areas.
- c. To ensure that public safety and security is prioritized in the planning, design, and maintenance of sidewalks and walkways.
- d. To ensure that the design of transportation facilities creates a network of safe convenient and attractive sidewalks and walkways.
- e. To ensure that roadway designs are contextually appropriate to the intended long-term function and built environment for contiguous land uses.

- f. To design roads that ensure the safety of all users.
- g. To develop a connected system of sidewalks, regional trails and bike friendly streets/lanes/paths to link municipalities.
- h. Enhance safety, accessibility, equity and inclusivity to support active, healthy lifestyles and livable communities.

D2.6.2 General Policies

- a. The planning and design of active transportation facilities shall be focused on the role of these facilities as both recreational and integrated transportation infrastructure. Where required as part of new/re-development, such facilities will be considered transportation infrastructure. Unless specifically appropriate for recreational purposes only, such facilities will not be counted towards required parkland dedication.
- b. Design for roads, crossings and new developments shall use active transportation and engineering best practice approaches that prioritize safety for non-vehicle road users and reduce traffic speeds without the need for enforcement.
- c. Trails shall be permitted in all designations of this Plan. Inclusion of trails as a specified permitted use in certain designation-specific policies is intended to highlight the potential for such uses in these areas. Trails in environmentally sensitive areas shall be subject to approval by the Grey Sauble Conservation Authority.
- d. The connection of existing and future trails, sidewalks, and paved shoulders throughout the municipality that integrates with the complete transportation system. Land dedication may be required to accommodate these connections.
- e. New developments shall be designed to be walkable and bike friendly by including, for example, trails, sidewalks, and/or paved shoulders where appropriate to integrate with the overall complete transportation system.
- f. The Grey County Cycling and Trails Master Plan, 2020 will guide decisions regarding budgeting, communication and implementation of trails and cycling initiatives.

D2.6.3 Urban Area Policies

- a. Transportation facilities in the Urban Area shall include safe, convenient and attractive pedestrian facilities such as sidewalks, multi-use pathways, corner ramps and pedestrian signals, where appropriate. Designs for low-volume, low-speed roads that provide

alternative infrastructure measures for addressing the needs of pedestrians may be accepted by the Municipality.

- b. The development of streetscapes that are safe, convenient, accessible, all ages friendly, and attractive for pedestrians shall be facilitated through measures such as developing a complete network of context appropriate sidewalks, locating retailing and personal service uses at street level, and providing street furniture, trees, wayfinding systems, and other amenities.
- c. Within the urban area, sidewalks should be provided on both sides of arterial roads (e.g., provincial, county and connecting link) and collector roads. Sidewalks should be provided on both sides of local roads.
- d. The provision of direct, safe, convenient and attractive interior pedestrian access through developments will be facilitated through infrastructure development and as a condition of new (re)development.
- e. Bicycle parking should be provided at key destinations in urban Meaford where people can lock their bicycles securely while supporting local businesses.
- f. Paved shoulders should be provided to improve the safety of all road users where traffic volumes and speeds are in conflict with slower moving bicyclists. Paved shoulders should be provided in accordance with the latest Ontario Traffic Manual Book guide to designing cycling facilities.

D2.6.4 Trails

Rural and urban trails throughout Meaford provide for a balance of recreational and active transportation uses and are provided by Grey County and the Municipality of Meaford to allow for maximum positive impact to overall quality of life of residents.

The guiding principles for trails in Meaford are:

- a. Trails are provided through several partnerships including, but not limited to, the Province of Ontario, the Bruce Trail Conservancy, the Great Lakes Waterfront Trail System, Grey County, Grey County partner municipalities, and Meaford;
- b. Trails provide opportunities for recreation pursuits of all ages, thereby increasing community health and well-being and improving quality of life;
- c. Trails provide opportunities for active transportation and are an integrated component of Meaford's Active Transportation Strategy;

- d. Trails are important to the quality of life of both urban and rural Meaford residents;
- e. Trails are key components of walkable communities and act as a catalyst for community connectedness; and,
- f. Trails are to be inclusive and accessible (within Meaford, Grey County and beyond).

The following policies shall apply to trails in Meaford:

- a. Implementation of the following Master Plans of Grey County shall be undertaken:
 - Grey County Recreational Trails Master Plan
 - Grey County Active Transportation and Cycling Master Plan
 - Meaford shall review connecting local parks, open space and trail assets consistent with the Parks, Recreation and Trails Master Plan;
- b. Development applications within 800 metres of a trail shall be reviewed to ensure:
 - Active transportation connections to and from trails are provided;
 - On site facilities such as safe and secure bicycle parking shall be provided;
 - Design and implement active transportation access to and from the trail;
 - Ensure overall connectivity and trail design strategies are implemented;
 - Ensure strategic development of new trail network sections and links;
 - Incorporate wayfinding to and from the trails.

D2.7 Public Transit

The Municipality shall work towards developing a transit system that is accessible for all age groups and disabilities and integrates with the overall complete transportation system.

Planning for new developments in built-up areas should include consideration for public transit. This may include:

- a. System of walkways (sidewalks, paved shoulders, and trails) and bicycle paths (paved shoulders and trails) linking the subdivision

internally as well as externally to other walkways and bicycle paths, and to other public areas;

- b. Requirements for bus bays, elimination of street parking for bus stops, streets planned and designed to accommodate transit vehicles.

The Municipality will cooperate with the County and adjacent municipalities in developing an integrated transit system.

D2.8 Harbours and Marinas

The Meaford Harbour and Marina area provides significant recreational opportunities for residents of Meaford.

Planning for land uses in the vicinity of harbours and marinas is intended to reduce the potential for land use conflicts and to ensure there will be no negative impacts on the long-term function of these facilities. Development that is compatible with these facilities, including active transportation connectivity, should be promoted and encouraged in order to better utilize these facilities.

Section B1.5 provides specific policies for the Urban Area Waterfront designated area which includes the existing harbour and marina lands.

Section B2.4.4.4 provides more information on development of Marinas in the Shoreline Designated Area.

D3 Heritage and Archaeological Resources

D3.1 Objectives

It is the intent of this Plan to:

- recognize that the identification, conservation and maintenance of the Municipality's cultural heritage resources will contribute to the preservation of the Municipality's character.
- Consult and seek the advice of the Municipal Heritage Committee, and other established heritage organizations as appropriate when making decisions regarding the identification and conservation of cultural heritage resources including built heritage resources, cultural heritage landscapes and archaeological resources in the Municipality.
- engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

D3.2 General Policies

For the purpose of this Plan, a cultural heritage resource is a property that is either listed in the Cultural Heritage Resource Inventory, part of an identified Cultural Heritage Landscape or meets at least one of the criteria identified in Section D3.2.2.1 of this Plan;

In order to identify, protect and maintain cultural heritage resources, the Municipality will establish policies and procedures to:

- a. consult with the Heritage Advisory Committee on matters related to Parts IV and V of the *Ontario Heritage Act* as well as matters related to cultural heritage resources including built heritage resources and cultural heritage landscapes;
- b. maintain a Cultural Heritage Resource Inventory and a Cultural Heritage Landscape Inventory as described in Sections D3.2.2.1 and D3.2.2.2, respectively and continuously assess properties, streetscapes, landscapes, views and vistas to determine their merit for inclusion on the Inventory and to remove properties from the Inventory, as required;
- c. protect and conserve cultural heritage resources in accordance with provisions of the *Ontario Heritage Act* and the *Planning Act*;
- d. designate properties under the *Ontario Heritage Act* as described in Section D3.2.2.3 of this Plan;

- e. require a heritage permit for any work to a cultural heritage resource protected under the *Ontario Heritage Act*;
- f. impose conditions of approval where cultural heritage resources are to be affected to ensure their continued protection;
- g. develop minimum standards for maintenance of heritage attributes;
- h. consider implementing a Property Standards By-law specifically related to properties designated under the *Ontario Heritage Act*;
- i. support ongoing care of cultural heritage resources by property owners.

D3.2.1 Cultural Heritage Master Plan

In order to implement the objectives of this Plan, Council may prepare a Cultural Heritage Master Plan (CHMP). Such a Master Plan would survey, inventory, examine and study the Municipality's cultural heritage resources. The intent of the CHMP is to make recommendations on how the cultural heritage resources including built heritage resources, cultural heritage landscapes and archaeological resources of the Municipality should be enhanced and protected in accordance with the goals and objectives of this Plan. In addition, the CHMP shall make recommendations on:

- a. the need for the preparation of a Heritage Conservation District Plan in accordance with the *Ontario Heritage Act* and as described in this section of the Plan; and,
- b. the need for area-specific Official Plan policies and/or zoning by-law regulations for cultural heritage areas as described in Section D3.2.3.2 of this Plan.

D3.2.1.1 Cultural Heritage Impact Statements

For lands which are the site of a cultural heritage resource or in close proximity to a cultural heritage resource, the Municipality shall require the submission of a Cultural Heritage Impact Statement (CHIS) to support any application for development or site alteration as defined in the Provincial Policy Statement. The intent of the CHIS is to determine what impacts the proposal will have on the resource and whether the application will conform to the goals, objectives and policies of this Plan, the PPS, *Ontario Heritage Act*, the *Planning Act* and if applicable, the CHMP described in Section D3.2.1 of this Plan.

A CHIS will be mandatory for development within 50 metres of a cultural heritage resource.

The Municipality shall also request the CHIS to be undertaken for any development, site alteration, relocation or demolition of a cultural heritage landscape as described in Section D3.2.2 of this Plan. The CHIS must consider the potential impact to the overall cultural heritage landscape in addition to individual properties.

The CHIS shall be in the form of a report undertaken by a qualified professional with expertise in heritage studies, and contain a description of but not limited to:

- a. the proposed development;
- b. the cultural heritage resource(s) to be affected by the development and a Statement of Cultural Heritage Value or Interest with a list of heritage attributes that is satisfactory to the Municipality;
- c. the potential impacts of the proposed development evaluated against any identified heritage values or heritage attributes;
- d. the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s);
- e. how the proposed development will relate, in terms of height, bulk, massing and presence with identified heritage buildings on the property and in the area; and,
- f. how the policies of the CHMP have been incorporated or satisfied, where one has been prepared.
- g. how the proposed development conforms with the relevant policies of this Plan, the *Ontario Heritage Act* and the *Planning Act*.
- h. how the proposed development meets the guidelines of relevant Heritage Conservation District Plans prepared in accordance with the *Ontario Heritage Act*.
- i. how the development of lands adjacent to the cultural heritage resources conserve the heritage attributes through approaches such as siting of new development, setbacks, urban design and intensity and types of uses.

Prior to considering a development that requires the preparation of a CHIS, Council shall be satisfied that the development will conform to the goals and objectives of this section and will be compatible, in terms of height, massing, bulk and scale with adjacent development.

D3.2.1.2 Public Works

Public authorities have the ability to make decisions affecting the public realm that can have a positive impact on cultural heritage resources. On this basis, the carrying out of any public work by any Public Authority shall

have regard to the retention and protection of identified cultural heritage resources in accordance with the goals and objectives of this Plan, the CHMP, and any Heritage Conservation District Plan.

D3.2.1.3 Mitigation of Impacts on Cultural Heritage Resources

Council may impose as a condition of any development approval the retention and conservation of cultural heritage resources identified in a CHIS or the CHMP, or the implementation of appropriate mitigation measures, to minimize the impact of the development on the cultural heritage resource.

Development proposals shall conserve significant built heritage properties and significant cultural heritage landscapes.

Relocation and demolition of any cultural heritage resources will only be considered in exceptional circumstances. The following alternatives must be given due consideration in order of priority:

- i. on-site retention in the original use and integration with the new development;
- ii. on-site retention in an adaptive re-use;
- iii. relocation to another site within the same development;
- iv. relocation to another comparable site; and,
- v. demolition.

Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated via a Cultural Heritage Impact Statement in accordance with Section D3.2.1.1 or an Archaeological Assessment in accordance with Section D3.3.1 and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

D3.2.1.4 Restoration and/or Rehabilitation of Identified Cultural Heritage Resources

It is the intent of this Plan to support the retention, retrofitting, adaptive reuse, restoration or rehabilitation of identified cultural heritage resources by assisting with funding applications, establishing grant programs and creating special taxation districts. Council may lead by example by restoring, rehabilitating, enhancing and maintaining municipally owned cultural heritage resources, through appropriate heritage stewardship practices.

D3.2.2 Built Heritage and Cultural Landscape Resources

For the purpose of this Section of this Plan, built heritage resources are buildings, structures, monuments, installations or any manufactured or constructed parts or remnants that contribute to a property's cultural heritage value or interest as identified by the Municipality of Meaford, the County of Grey or Indigenous communities.

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act* or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

D3.2.2.1 Cultural Heritage Resource Inventory

An inventory, which is accessible to the public and may form part of the CHMP, shall be maintained and regularly updated of cultural heritage resources situated in the municipality that are of cultural heritage value or interest consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. This Inventory will generally include, but is not limited to:

- All properties designated under Part IV, V or VI of the *Heritage Act*;
- Properties that have heritage conservation easements or covenants registered against title;
- Cultural heritage resources of interest to the County of Grey;
- Cultural heritage resources identified in provincial or federal inventories;
- Additional cultural heritage resources that the council of the Municipality of Meaford believe to be of cultural heritage value or interest including heritage buildings and structures, and cultural heritage landscapes identified in accordance with Section D3.2.2.2 of this Plan;
- Areas of archeological potential and archaeological and historical resources identified by the Province;
- Licensed, private abandoned, or legally closed cemeteries;

- Cultural heritage resources identified in consultation with an Indigenous community.

The Council shall consult the Municipal Heritage Committee before including or removing a property that has not been designated under the *Ontario Heritage Act* in the Cultural Heritage Resource Inventory. The Municipality shall notify owners of such properties within the timeline prescribed in the *Ontario Heritage Act*.

Inventoried heritage resources may be considered for designation under the *Ontario Heritage Act* and/or conservation through the review of any proposed development, subject to all relevant legislation. The inventory may be included within the CHMP described in Section D3.2.1 of this Plan.

D3.2.2.2 Cultural Heritage Landscape Inventory

Further to D3.2.2.1, Council may prepare an inventory of cultural heritage landscapes. This inventory may form a component of a Cultural Heritage Master Plan for the Municipality. Landscapes such as existing rural and agricultural areas, historic hamlets, heritage roads, and waterfront areas will be identified in the inventory.

D3.2.2.2A Significant Views and Vistas

1. It is the Municipality's intention to identify, map, and conserve and enhance significant views and vistas and to prevent them from being blocked/interrupted.
2. Significant views and vistas include those to the following from the public realm:
 - a. Georgian Bay, Bighead River, and the Niagara Escarpment;
 - b. Properties designated under Part IV of the *Ontario Heritage Act*, and
 - c. Heritage attributes identified in a Heritage Conservation District Plan designated under Part V of the *Ontario Heritage Act*.
3. The Municipality may consider identifying significant views and vistas in addition to those identified in Section 2.
4. The conservation and enhancement of significant views and vistas shall be achieved by the following means:
 - a. The Municipality accurately mapping the locations of the views, vistas, and viewpoints intended for conservation;
 - b. The Municipality identifying the characteristics of the views to be conserved and/or enhanced;

- c. The Municipality is developing Community Design Standards and Guidelines that address landscaping, street and block patterns, site disposition and development patterns specifically to support the conservations and enhancement of significant views and vistas.

D3.2.2.3 Designation under the Ontario Heritage Act

Council may, though by-law, designate cultural heritage resources such as individual properties and conservation districts pursuant to the *Ontario Heritage Act* and the policies of this section. When designating properties under Section 29 of the *Ontario Heritage Act*, Regulation 9/06 must be used.

The Municipality shall identify the heritage attributes of the protected heritage property and establish an appropriate buffer area to the heritage property based on the heritage attributes.

Prior to the passage of a designation by-law, Council shall be satisfied that:

- a. the building or property is strongly associated with the life of a person who played an integral role in the development of the Municipality and/or is well-known locally, nationally or internationally;
- b. the building or property is the location of, or is associated in a significant way, with a significant local, national or international event;
- c. the building has an architectural style that is distinctive and representative of a period of history and/or is the work of a recognized architect;
- d. the building or property is considered to be an easily recognizable landmark in the Municipality and contributes to the character of the community; or,
- e. the neighbourhood contains a collection of buildings and properties described in Sections a, b, c, and d above and which collectively contribute to the character of the Municipality.

D3.2.3 Heritage Conservation Districts

Where merited by the concentration and significance of cultural heritage resources in accordance with Section D3.2.2 of this Plan, Council may consider the establishment of a Heritage Conservation District to conserve an area's heritage character.

Heritage conservation districts are part of the cultural heritage landscape. Any site alteration or development within a Heritage Conservation District

must also be consistent with any cultural heritage landscape policies of this Plan.

Prior to designating a Heritage Conservation District pursuant to the *Ontario Heritage Act*, Council will:

- a. pass a by-law to define an area to be examined for future designation;
- b. prepare and adopt a Heritage Conservation District Plan in accordance with the requirements of Section 41.1(1) of the *Ontario Heritage Act*; and,
- c. establish a District Committee to advise Council on matters pertaining to the designated district.

Within designated Heritage Conservation Districts, property owners, in consultation with the appropriate District Committee, will be encouraged to maintain and repair heritage buildings and seek government grants and loans for eligible conservation work.

D3.2.3.1 Contents of Heritage Conservation District Plan

The Heritage Conservation District Plan will:

- a. delineate boundaries of the designated area and reasons for the designation;
- b. inventory cultural heritage resources;
- c. prescribe policies, conservation and design guidelines, and other pertinent material relating to the sound and prudent management of the district's unique character;
- d. be adopted by Council after consultation with affected property owners and other interested agencies as considered appropriate; and,
- e. be implemented by Municipal review of heritage permit applications for changes and alterations to individual buildings and structures within the designated district.

A Heritage Conservation District Plan shall be reviewed approximately every 10 years, unless otherwise stipulated in the Heritage Conservation District Plan.

In reviewing proposals for the construction, demolition or removal of buildings or structures, or the alteration of buildings within a Heritage Conservation District, Council shall be guided by the applicable Heritage Conservation District Plan.

D3.2.3.2 Area-Specific Official Plan Policy and Zoning By-law Provisions

Council may, by Amendment to this Plan or incorporation into a Secondary Plan, include policies that are intended to provide guidance on how buildings and properties can be developed/redeveloped on a site or in an area where a concentration of significant cultural heritage resources exists. The intent of the policies would be to conserve and enhance the cultural heritage of a site or an area, in accordance with the goals and objectives of this Plan. These policies shall:

- a. describe the historical development context of the site or the area;
- b. review the existence and significance of cultural heritage resources on the site or in the area;
- c. identify the conservation priorities for identified and defined cultural heritage resources;
- d. establish how cultural heritage resources should be considered through a redevelopment process; and,
- e. Identify and describe the architectural design and streetscape guidelines that will guide development on a site or in a defined area.

The policies may be implemented in the implementing zoning by-law through the creation of a heritage overlay zone a site-specific or an area-specific heritage area zone, as appropriate.

To protect and mitigate any impact or potential impact on the heritage attributes of cultural heritage resources, Site-Specific and Area-Specific Official Plan Policy and Zoning By-law Provisions and Community Design Standards and guidelines shall ensure proposed developments and site alterations on and/or within cultural heritage resources or adjacent to cultural heritage resources:

- a. Demonstrate compatibility with the cultural heritage resource in terms of scale, massing, height, building orientation, materials and location;
- b. Preserve significant heritage attribute or features of the cultural heritage resource;
- c. Involve alteration that is sympathetic and compatible with the historic fabric and appearance of the cultural heritage resource;
- d. Not isolate a heritage attribute from its surrounding environment, context, or a significant relationship;

D3.2.3.3 Retention/Relocation of Heritage Buildings

Council shall encourage the retention of buildings of architectural and/or historical significance in their original locations whenever possible. All options for on-site retention shall be considered before approval is given for relocation to another site. These options include: integration within new development areas, adaptive re-use of the building in its original location (e.g. use as a community centre within a residential subdivision), and relocation of the building on the development site.

D3.2.3.4 Downtown Meaford Heritage Conservation District

The Downtown Meaford Heritage Conservation District, as shown on Schedule A-1, is located on the southern shore of Georgian Bay within the Bighead Valley and is distinguished by the Sykes Street corridor, the Nelson Street link between the downtown and the waterfront, the Bay Shore, the Big Head River and the harbour.

The Downtown Meaford Heritage Conservation District and the Downtown Meaford Heritage Conservation District Plan and Guidelines (DMHCDPG) were approved on July 28, 2014.

The Municipality of Meaford shall implement a 5–7-year review process related to the DMHCDPG, in order to help ensure that the document remains up to date with current heritage planning best practices, and that it reflects the needs of the community.

Within the Downtown Meaford Heritage Conservation District:

- a. All proposed development within the Downtown Meaford Heritage Conservation District will be considered with regard to the principles established in the DMHCDPG;
- b. Major changes, unless exempted, to buildings, vegetation and spaces should be managed through the review and approval of heritage permit applications under Part V of the *Ontario Heritage Act*. These permit applications will be considered in the context of the policies and guidelines of the DMHCDPG;
- c. Given the intent of the Downtown Meaford Heritage Conservation District Guidelines, Municipal Planning staff shall be consulted and provide advice on the appropriateness of any application or proposal for one of the following:
 - i. a variance or a consent;
 - ii. a Plan of Subdivision;
 - iii. a Zoning By-law amendment;

- iv. road closure;
 - v. road widening; or
 - vi. any public works and improvements by a public authority or local utility
- d. Applications for Site Plan Approval should incorporate the process outlined in the DMHCDPG;
 - e. The Municipality may implement an enhanced Property Standards By-law related to properties within the Downtown Meaford Heritage Conservation District;
 - f. The Municipality may undertake a Streetscape Management Plan to provide guidance related to public realm improvements within the Downtown Meaford Heritage Conservation District;
 - g. The Municipality will continue to monitor the success of the Façade Improvement Grant Program, and consider expanding grants programs to other building / project types.

D3.3 Archaeological Resources

D3.3.1 Archaeological Assessment Requirements

Council recognizes that there are archaeological remnants of prehistoric and early historic habitation as well as archaeological potential areas within the Municipality. Archaeological sites and resources contained within these areas can be adversely affected by any future development.

The Municipality will consider preparing and maintaining an Archaeological Management Plan (AMP) to conserve archaeological resources. The AMP may contain the following, but not limited to:

- a. maps of all areas of archaeological potential within the municipality;
- b. a strategy to identify areas where known archaeological sites are present, areas where there is potential for archaeological resources to be present and archaeologically sensitive areas.

Before development and site alteration on lands containing archaeological resources, areas of archaeological potential or where an archaeological site has been previously registered occur, Council shall require:

- a. archaeological assessments;
- b. provincial review and acceptance letter verifying that the said archaeological assessments are in compliance with the Standards and Guidelines for Consultant Archaeologists (2011);

- c. the preservation or excavation of significant archaeological resources in accordance with Provincial policies;
- d. fulfillment of recommendations outlined in the archaeological assessments accepted by the Ministry of Tourism, Culture, and Sport.

Archaeological assessment reports by licensed archaeologists are to be done for the entire property in compliance with guidelines set out by the Ministry of Tourism, Culture and Sport, as well as licensing requirements referenced under the *Ontario Heritage Act*. Where development and site alteration do not affect the entire property, the licensed archaeologists may consult with the Ministry of Tourism, Culture and Sport on a property-by-property basis to determine if unaffected areas can be exempt from the archaeological assessment.

In the event that human remains or cemeteries are identified or encountered during assessment, site alteration or development, all work must immediately cease, the site must be secured, appropriate provincial and municipal authorities must be notified, required provisions under the *Funeral, Burial and Cremation Services Act*, *Ontario Heritage Act*, along with other applicable protocol or policy must be followed.

The Municipality shall engage with Indigenous communities and consider their interests when identifying, protecting and managing archaeological sites and resources.

Council may conserve the integrity of archaeological resources by adopting zoning by-laws under Section 34 of the *Planning Act*, to prohibit land uses on sites where an identified significant archaeological heritage resource exists.

The County of Grey requires an archaeological assessment report be submitted with all applications for Plan of Subdivision and Condominium.

D4 Subdivision of Land

This section is intended to contain policies that are to be considered with every application to subdivide land in the Municipality. Regard shall also be had to the specific policies dealing with lot creation in each land use designation.

D4.1 Lot Creation through Plans of Subdivision

- a. A plan of subdivision shall be considered as the main method of providing lots in the Municipality.
- b. Land division by Plan of Subdivision, rather than by consent, shall generally be deemed necessary for any of the following reasons:
 - i. the extension of an existing public road or the development of a new public road is required to access the proposed lots;
 - ii. a Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner;
 - iii. where the extension or creation of municipal services is required;
 - iv. the number of lots created is greater than four (4) within the Urban Area of Meaford; or,
 - v. the number of lots created is greater than two (2) for areas outside the Urban Area of Meaford.

D4.2 New Lots By Consent

D4.2.1 General Criteria

- a. The Committee of Adjustment may consider an application for consent, if a plan of subdivision of the land is not required in accordance with this Plan and is not necessary for the proper and orderly development of the Municipality.
- b. Prior to considering an application to create a new lot for any purpose, the Committee of Adjustment shall be satisfied that the proposed lot:
 - i. fronts on and will be directly accessed by a public road that is maintained on a year-round basis;
 - ii. will not cause a traffic hazard as a result of its location on a curve or a hill;

- iii. can be serviced with an appropriate water supply and means of sewage disposal. Where municipal services are not available, evidence shall be provided indicating the site's suitability to provide adequate quality and quantity of water supply and confirming that the site can accommodate an approved sanitary sewage disposal system with adequate area;
- iv. will not have a negative impact on the drainage patterns in the area;
- v. will not affect the developability of the remainder of the lands, if they are designated for development by this Plan; and,
- vi. will not have a negative impact on the features and functions of any environmentally sensitive feature in the area.

Notwithstanding the above, a lot created for conservation purposes by an approved conservation organization may not require frontage and direct access but shall have appropriate access for the nature of the conservation use. The requirement for confirmation of availability of servicing may be waived where no buildings are required nor anticipated for the conservation use proposed.

It is acknowledged that conservation lots are often irregularly configured in order to capture or follow sensitive conservation features and to avoid acquisition of unnecessary lands. This will be taken into consideration in the evaluation of conservation lot severances.

D4.2.2 Boundary Adjustments

- a. A consent may be permitted for the purpose of correcting conveyances, enlarging existing lots or through acquisition by a public body, provided no new building lot is created. In reviewing an application for such a boundary adjustment, justification shall be provided to demonstrate that the boundary adjustment will not affect the viability of the use of the properties affected as intended by this Plan.
- b. Lot adjustments in the Agricultural and Specialty Agricultural land designations may only be permitted for legal or technical reasons including farm consolidations as per 2.3.4.1(c) of the Provincial Policy Statement (2020).
- c. For this purpose of Policy D4.2.2 (b) legal or technical reasons means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

D4.3 Subdivision Development Policies

This section is intended to contain general Subdivision policies that are to be considered with every application for Plan of Subdivision/Condominium. Regard should also be had to the specific policies dealing with lot creation in each land use designation.

Prior to the consideration of an application for Plan of Subdivision, Council shall be satisfied that:

- a. the lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities, as required;
- b. the density of the development is appropriate for the area;
- c. the subdivision, when developed, will be effectively integrated and connected with the Municipality's vehicular and active transportation networks and neighbouring lands;
- d. the subdivision conforms with the environmental protection and management policies of this Plan;
- e. the proposal conforms to Section 51 (24) of the *Planning Act*, as amended; and,
- f. the proposal meets the provisions of the Community Design Standards and guidelines adopted by Council.

Applicants shall be required, by by-law, to preconsult with the County of Grey and Municipality of Meaford prior to submitting an application in accordance with Section E1.8.

Prior to the registration of any Plan of Subdivision, a Subdivision Agreement between the landowner and the Municipality will be required.

D4.3.1 Lapse of Approval

It is the intent of this Plan that registration of a plan of subdivision should proceed forthwith following draft approval so that development may proceed in accordance with current approvals. As such, the following policies shall apply:

- a. In giving approval to a draft plan of subdivision, the approval authority will generally provide that the approval of a Draft Plan of Subdivision lapses at three (3) years from the date of decision of the approval authority, if the Final Plan has not been registered. In no case shall initial lapsing period of more than eight years be granted.

- b. In considering lapse timeframe or any extension thereto, the capacity and allocation of municipal water and sewage services shall be addressed in accordance with section D1.9 of this Plan.
- c. Extensions to draft plans of subdivisions are to be granted prior to an approval lapsing. The Municipality may support extension to draft plan of subdivision which has lapsed. Such support shall include a review of the draft plan of subdivision and the achievement of the goals of this Plan, the orderly development of lands, and conditions of draft plan approval.

D4.4 Public Parkland

D4.4.1 Objectives

It is the objective of this Plan to:

- a. establish and maintain a system of public open space and parkland areas that meets the needs of present and future residents;
- b. enhance existing parkland areas wherever possible to respond to changing public needs and preferences;
- c. ensure that appropriate amounts and types of parkland to address the needs of all ages and abilities are acquired by the Municipality through the development process;
- d. manage the public open space and parkland areas in a manner that is consistent with their intended design and use and the 'environment-first' objectives of this Official Plan;
- e. create a parkland strategy for the park system that addresses: siting of parks; level of service parameters and targets; accessibility and equity; design standards.

D4.4.2 General Policies Applying to all Public Parkland

D4.4.2.1 Recreation Master Plan

It is the intent of this Plan that a Recreation Master Plan be prepared by Council.

The Master Plan is intended to serve as a guide for the development of parks and recreation facilities and services. The policies of this Plan are intended to complement the Recreation Master Plan. The Recreation Master Plan shall be updated, as required, to respond to changing needs and circumstances.

D4.4.2.2 Integration of Other Public Uses with the Public Parkland System

Where a public parkland area is to be integrated with an educational or major recreational facility, it is the intent of this Plan that the two uses complement each other by ensuring that there are no physical barriers between the uses.

D4.4.2.3 Dedication of Land through the Development Process

Council will require the dedication of five percent of the land within a residential Plan of Subdivision to be dedicated to the Municipality as parkland. Two percent of the land within a non-residential development shall be dedicated as parkland.

In lieu of the above requirements, Council may require cash-in-lieu of parkland instead, as deemed appropriate.

All lands dedicated to the Municipality shall be conveyed in a physical condition satisfactory to the Municipality.

Lands within the Environmental Protection designation and/or which have been identified as hazard lands shall not be considered as part of the required minimum dedication of parkland pursuant to this section of the Plan.

Notwithstanding the foregoing, Council may waive parkland dedication in circumstances where a lot is being created for conservation purposes by an approved conservation organization.

D4.4.2.4 Use of Monies Received Through the Cash-in-Lieu Process

All monies received under the provisions of Section D4.4.2.3 shall be used for the sole purpose of developing and acquiring public parkland and/or developing recreational facilities in accordance with the *Planning Act*.

D4.4.2.5 Parkland Dedication By-law

Council shall enact a Parkland Dedication By-law that establishes:

- a. the lands to which the by-law is applicable;
- b. the rate of parkland dedication in accordance with Section D4.4.2.3 of this Plan;
- c. the development applications which are subject to parkland dedication requirements; and,
- d. land uses which are exempt from parkland dedication requirements.

D4.4.3 Parkland Development Policies

D4.4.3.1 Parkland Siting and Design

It is the intent of this Plan that all public parkland:

- a. have as much street frontage as possible and be open to view on as many sides as possible for access and security purposes;
- b. be appropriately lit for safety purposes;
- c. have direct and safe pedestrian access from adjacent residential areas;
- d. be designed to minimize any potential impacts on residential areas through positive design elements including but not limited to landscaping, fencing, and the provision of appropriate access and parking;
- e. incorporate natural heritage features wherever possible into the design of the parkland;
- f. be integrated into the adjacent neighbourhood;
- g. meet the provisions of the Municipality's Community Design Standards and Guidelines;
- h. be connected, wherever possible, to trail systems, cycling routes and natural heritage corridors; and,
- i. incorporate sustainable design elements such as street furniture, waste and recycling containers and bicycle parking.

D5 Height

- a. It is the intent of the Plan that high rise buildings shall not be considered conducive to the general character of development within the Urban Area of Meaford. The maximum height for buildings and structures in the municipality shall generally be a maximum of 15.5 metres and/or five (5) storeys, except for those structures which by their nature, such as barns, silos, antennae, water towers, require a greater height.
- b. It is intended that a variety of building heights be encouraged in order to improve the visual variety and to create distinctive community identities within the Urban Area. Unless otherwise specified, the maximum height of buildings and structures shall generally be restricted to a maximum of 15.5 metres and/or five (5) storeys, whichever is lower. The height limitations specified under the Plan shall be considered maximum provisions however, the implementing Zoning By-law may provide for a range of lower height restrictions to establish the desired diversity for various zoning categories such as the Heritage District, or in response to protected views as mapped and identified by the Municipality for example.
- c. Proposals that require an increase in height shall do so through a site-specific amendment to the Zoning By-law and shall demonstrate conformity to the following policies:
 - i. Such proposals shall generally be in the Urban Area where Council deems a greater height is necessary and appropriate to accommodate the proposed increase in height and still maintains the general intent of this Plan;
 - ii. Proposed developments shall be designed to be compatible with the surrounding land uses and not cause any adverse shadow, wind or visual encroachment impacts on these land uses. At the Municipality's discretion, supporting studies such as, but not limited to, Shadow Impact Studies, Pedestrian Wind Impact Studies and View Impact Assessment including necessary mitigation measures may be required to support such proposals;
 - iii. Appropriate transition to nearby developments shall be incorporated into the design of proposed developments through a combination of building height, massing, setback and stepback as defined in the Municipality's adopted Community Design Standards and Guidelines;
- d. Along the Sykes Street corridor within the downtown core, the preferred height of new infill buildings is two to three (2-3) storeys to

a maximum of four (4). The fourth storey should be accommodated by stepping back the fourth-floor exterior wall, sloping the roof with dormers, or through other urban design approaches to mitigate height impacts. Developments along this corridor that propose an additional fourth storey or a building height of more than eleven (11) metres shall be reviewed on a case-by-case basis subject to the policies established in Subsection D5 (c).

D6 Minimum Distance Separation Formulae

D6.1 General Application

- a. New land uses, including the creation of lots and new or expanding livestock facilities and anaerobic digestors shall comply with the Minimum Distance Separation (MDS) formulae.
- b. MDS will be applied in all areas of the Municipality of Meaford, except for the Urban Area of Meaford, the Secondary Settlement Areas or in the Shoreline Designation.
- c. The municipal comprehensive zoning by-law shall incorporate the Minimum Distance Separation formulae.
- d. In the case of a catastrophe to a sensitive land use type on lots which exist prior to March 1, 2017 (as defined in the Provincial Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks) MDS setbacks for building reconstruction is not required provided all of the following conditions are met:
 - i. the building which existed before the application was habitable;
 - ii. the proposed building is for the same or less sensitive land use type than the former building; and
 - iii. the proposed building is built no closer to the surrounding livestock facilities or anaerobic digestors than the former building.
- e. MDS II setbacks are not required for livestock facility reconstruction provided the resulting livestock facility is built no closer to the surrounding existing or approved development or dwelling than the livestock facility which existed before the building permit application.
- f. Notwithstanding section D6.1(e), MDS II setbacks shall be required if the proposed reconstruction includes an anaerobic digester or a livestock facility that meets at least one of the following conditions:
 - i. will house a different livestock type(s) which is more odorous than existed before reconstruction; or
 - ii. will house a greater number or area of livestock or store a greater volume of imported manure than existed before reconstruction;); or
 - iii. will change from a solid to a liquid manure system; or
 - iv. will have a new manure storage with an increased relative odour potential than existed before reconstruction (e.g., going from a 'Very Low' to a 'Low' odour potential).

- g. For the purposes of MDS, cemeteries should be considered a Type B land use when performing MDS calculations. However, cemeteries may be treated as a Type A land use when the cemetery is closed and receives low levels of visitation. All cemeteries within the Municipality of Meaford, with the exception of the Lakeview Cemetery shall be considered Type A land uses.
- h. Where the existing dwelling to be severed and the nearby livestock facility or anaerobic digester are located on separate lots prior to the consent, an MDS I setback is not required.
- i. An MDS I setback shall be required for a proposed lot with an existing dwelling when prior to the consent, that dwelling is located on the same lot as an existing livestock facility or anaerobic digester and after the consent, the dwelling would be on a lot separate from that same existing livestock facility or anaerobic digester.

D6.2 Residential Development on Existing Lots of Record

The Municipality considers the continuation of the rural way-of-life to be of primary importance to protect existing livestock farms and allowing for potential expansion. The Municipality also recognizes the existing investment of landowners holding title to vacant lots of record throughout the Municipality.

Where a new dwelling is permitted, Provincial Minimum Distance Separation Formulae is applied to the new house. If there is no building area available which meets MDS I setbacks, then the house will be as far from the neighbouring livestock facility or manure storage facility as possible. In the case of lots created after March 1, 2017, MDS I shall be met to the proposed house.

A landowner may apply for a minor variance to allow for construction of a new dwelling within an MDS I setback on a lot of record where it can be demonstrated that building outside of the setback on the lot is unreasonable or will result in significant hardship for the owner.

D7 Technical Studies and Peer Reviews

- a. For an application for Official Plan Amendment, Zoning By-law Amendment, Site Plan Control, Plan of Subdivision/Condo, Minor Variance or Consent, Council may require the provision of additional supporting information or material required to allow full consideration of the application. The scope of the information or material required for each application shall be determined by the Municipality of Meaford and the County of Grey as part of the pre-consultation process. This information may include, but shall not be limited to the following:
 - i. Planning Justification Report;
 - ii. conceptual site plan layout;
 - iii. stormwater / functional drainage report or storm services plan and flood plain delineation;
 - iv. water and wastewater service report;
 - v. tree inventory and preservation study;
 - vi. traffic/transportation impact and/or parking study;
 - vii. water resource management report/hydrogeology study/water budget & hydrology study;
 - viii. an agricultural impact assessment report in areas designated Agricultural and Specialty Agricultural indicating the potential effect any new uses may have upon the continuation of agricultural uses in the general area;
 - ix. market impact study;
 - x. studies or information to determine the potential impacts on the growth or fiscal position of the municipality;
 - xi. top of bank demarcation/geotechnical report to identify stable top-of-bank;
 - xii. environmental impact statement/study;
 - xiii. noise and vibration study;
 - xiv. shadow analysis plan;
 - xv. minimum distance separation (MDS) calculations and/or a Nutrient Management Plan
 - xvi. Phase I Environmental Site Assessment;
 - xvii. Phase II Environmental Site Assessment/Record of Site Condition;

- xviii. height survey of adjacent buildings;
 - xix. Landfill adjacent lands assessment report addressing matters identified in Section C10 of this Plan and other items outlined in the Province's Guideline D-4, April 1994 or its successor;
 - xx. archaeological assessment;
 - xxi. heritage impact assessment;
 - xxii. health impact study; and
 - xxiii. conservation plan for heritage resources
- b. All required reports and technical studies shall be carried out by Qualified Persons retained by and at the expense of the applicant. The Municipality may require a peer review of any report or study by an appropriate public agency or a professional consultant retained by the Municipality at the applicant's expense. In addition to the Municipal requirements, the applicant shall ensure that all additional requirements of the County of Grey Official Plan are addressed.
- c. An application for an Official Plan Amendment, Zoning By-law Amendment, Site Plan Control, Plan of Subdivision/Condo, Minor Variance or Consent will be considered complete under the *Planning Act*, only when the items as determined by the Municipality, as established by paragraph (a) have been provided.
- d. In the absence of pre-submission consultation between an applicant and the Municipality, and the submission of adequate supporting information or material with an application, Council may deem an application incomplete and may refuse the application.

D8 Special Events

Seasonal or one time events and similar uses may be permitted in all designations subject to satisfying the provisions of a special events licensing by-law passed pursuant to the *Municipal Act*.

D9 Sustainable Community Development

The following sustainable development policies are intended to recognize the importance of, and to support, sustainable site and building design in both the public and private realms and development. These policies will also aid in the mitigation of climate change and subsequently help the Municipality of Meaford move towards an emerging green economy. The emerging green economy will provide significant opportunities for creative solutions, innovation, and job growth.

D9.1 Sustainable Development Standards

Sustainable Development Standards, created in consultation with the development industry, are used to identify municipal standards in a wide range of areas for the promotion of sustainable development. Such standards are generally implemented through the review of development applications using a 'development checklist'.

Council may adopt such standards, in the form of a sustainable development policy or checklist and upon adoption of such standards, all development, including all new municipal buildings and projects, may be required to meet the minimum standards necessary to satisfy the applicable required elements outlined in the sustainable development standards.

Such policy or checklist may include, but is not limited to, standards which address the following:

- i. minimum standards for energy efficient building design to achieve reduced energy consumption and demand;
- ii. minimum standards for water conservation in all buildings, and landscaping and maintenance;
- iii. sustainable building material requirements to promote durability and reduce the heat island effect;
- iv. requirements for waste reduction, reuse and recycling in the construction process;
- v. requirements for the application of stormwater management at the site level to maximize infiltration and reduce phosphorus loading;
- vi. recommendations and standards for the installation of on-site renewable energy generation and energy recovery, where practicable;
- vii. Requirements for on-site landscaping and the use of native species; and,

- viii. Limitation of impervious surfaces including asphalt parking areas.

D9.2 Sustainable Development Policies

The following policies are intended to further support the vision, goals and strategic objectives relating to sustainable development in the Municipality of Meaford.

D9.2.1 Energy Conservation and Efficiency Measures

It is a policy of the Municipality to:

- a. support initiatives and educational programs that promote energy conservation and efficiency measures;
- b. Promote and development programs to reduce energy consumption in all Municipally owned, maintained and operated facilities and equipment in a cost-effective manner, including upgrading and retrofitting of existing buildings where practical;
- c. ensure that all new Municipal facilities are designed to incorporate energy conservation measures;
- d. require, where appropriate, new commercial and industrial development to use light-coloured roofing material and low-emitting materials such as paints and coating.
- e. seek to minimize energy consumption by:
 - i. Promoting mixed use development, compact urban form and complete communities where housing is located within proximity to jobs opportunities, civic and public spaces, recreation facilities;
 - ii. optimizing existing infrastructure;
 - iii. supporting the adaptive reuse, conversion and retrofitting of existing buildings;
 - iv. promoting building designs and orientations that incorporate energy conservation features and address factors such as prevailing winds, landscape, sun-screens and sun-shade patterns.
 - v. Promoting active transportation including walking and cycling, encouraging the implementation of Transportation Demand Management strategies and providing for bicycle parking and secure bicycle storage facilities;

- vi. Promoting design and construction of buildings that are energy-efficient and reduce indoor and outdoor water consumption;
 - vii. Providing recycled and reused material where practical; and,
 - viii. Promoting street patterns that improves walkability and connectivity;
- f. support the use of renewable energy systems:
- i. The Municipality is committed to early and meaningful engagement with Council and residents on alternative and renewable energy projects. This shall be achieved through the rezoning process.
 - ii. All alternative and renewable energy projects shall only be permitted by a rezoning approved by Council. Projects approved by a rezoning shall also be subject to Site Plan Control.
 - iii. Ground mounted solar renewable energy generating facilities in excess of 100kW name plate capacity will not be permitted in areas of the municipality, on Class 1 and 2 Agricultural Lands under the Canada Land Inventory.
 - iv. Small scale solar panels that provide electricity for use on the same property will be considered accessory uses.
 - v. Roof mounted solar generating facilities of all sizes will be encouraged subject to confirmation that the supporting structure is capable of bearing the weight.
- g. encourage new development to be designed to maximize solar gains and encourage building design that allows for future solar installations;
- h. encourage innovative development that incorporates energy conserving principles into building design;
- i. encourage the application of energy conservation measures in the rehabilitation and upgrading of existing buildings;
- j. promote increased use of solar energy systems to heat water, air and/or generate electricity; and,
- k. Encourage development that respects natural topography, minimizes site disturbance, preserves and restores open space.

D9.2.2 Air Quality

It is a policy of the Municipality to:

- a. ensure that municipal operations and facilities meet or exceed applicable Provincial regulations with respect to air quality and support incremental reduction of greenhouse gas emissions and air pollutants;
- b. reduce reliance on private automobiles through the development of compact, mixed use, and pedestrian friendly communities to minimize contributions to air pollution;
- c. support initiatives to reduce and/or eliminate idling times;
- d. promote tree planting and innovative green spaces, such as green roofs on new and existing development, to reduce energy use through shading and sheltering;
- e. encourage the provision of renewable energy sources (i.e., other than fossil fuels) to facilitate the use of alternate modes of travel, such as by providing pay-as-you-go electrical outlets for electric-powered bicycles, scooters and vehicles;
- f. Employ strategies to improve air quality related to buildings, transportation, and industry including construction and waste management to reduce overall contributions to air pollution; and,
- g. limit the size of parking facilities to meet, but not exceed, the zoning requirements where practicable.

D9.2.3 Water Conservation

Water conservation can help reduce water and wastewater infrastructure costs and protect these resources for future generations. Moreover, the conservation of water has benefits from environmental, social and economic perspectives. It is a policy of the Municipality to:

- a. encourage the reduction of water consumption levels through the promotion of the efficient use of water and the implementation of water saving technologies;
- b. encourage the use of alternative water supply and demand management systems such as, rainwater harvesting and grey water reuse in all new development and/or redevelopment;
- c. encourage property owners to utilize low water use/drought-tolerant landscaping alternatives to minimize water consumption;
- d. support water efficiency measures that reduce the demand for energy to pump and treat water resources;
- e. supporting reductions in stormwater flows to stormwater and sanitary sewer systems by using approaches such as the use of pervious and

natural surfaces, and diverting surface runoff to pervious and natural areas;

- f. encourage educational initiatives and awareness programs to educate the public on methods of water conservation;
- g. monitor, analyze and report on water usage and conservation at municipal facilities regularly;
- h. encourage use of rainwater cisterns and barrels, in a manner that would not allow stagnant water to become a breeding ground for mosquitoes, to collect water from rooftops to irrigate lawns and gardens;
- i. promote the responsible disconnection of rooftop downspouts on lots where water can be directed to pervious or grassy areas and gardens provided the water is capable of being absorbed within a couple of days to prevent stagnant water;
- j. Design new communities to manage stormwater at the pre-development state to ensure the continued health of nearby water resources;
- k. promote planting of drought-resistant species, perennials and ground covers that do not require irrigation; and,
- l. work with other government agencies, municipalities and others on integrated and coordinated water conservation initiatives.

D9.2.4 Tree Canopy

In urban areas, trees can change the scale of a street corridor to a more human dimension and create a street's sense of place. It is a policy of the Municipality to:

- a. encourage the planting of native or non-native non-invasive tree species and vegetation that are resilient to climate change and provide high levels of carbon sequestration, particularly through new development and on municipally owned land;
- b. implement measures to protect, enhance, and expand the tree canopy, including but not limited to:
 - i. requiring tree planting in areas of extensive surface parking;
 - ii. promoting development that maximizes areas for tree planting; and,
 - iii. Encouraging natural infrastructure and enhanced landscaping in the built environment. Natural infrastructure includes natural green elements such as trees, wetlands and parks as

well as engineered green elements such as green buildings, green roadways, green alleys, and bridges.

- c. require mitigation, in the form of new trees or financial compensation, for all healthy trees proposed to be removed in development applications; and,
- d. encourage tree planting by local residents and organizations, and educate residents about the benefits of planting trees on their property and the environmental impact of removing trees.

D9.2.5 Community & Urban Agriculture

It is an objective of this plan to support residents in efforts towards food sovereignty and the creation of a sustainable local food economy. In support of this objective, Community Gardens and the keeping of Backyard Poultry shall be permitted in all designations of this plan.

D9.2.5.1 Community Gardens

A Community Garden refers to any planter, bed (raised or otherwise), or piece of land that is used to produce flowers, fruits, and/or vegetables as a community, neighbourhood or group initiative.

- i. Location and Siting Considerations:
 - a. Community gardens may be located on Municipally owned lands subject to a written request for consideration by Council;
 - b. Private lands may be used for community gardens, subject to the landowner's authorization;
 - c. Community gardens proposed within the Environmental Protection zone of the implementing zoning by-law shall be subject of approval by the Grey Sauble Conservation Authority;
 - d. No community garden shall be placed on any site that is known or suspected to have contaminated soils. In accordance with O.Reg. 153/04 of the *Environmental Protection Act*, only lands where the current or last known use was residential, parkland or agricultural will be considered for a community garden unless a Record of Site Condition has been filed for the lands indicating suitability for garden use;
 - e. Where possible, community gardens should be located on lands in close proximity to existing community amenities such as trails, parkland and public washrooms;
 - f. All community gardens shall be located such that easy access by pedestrians, cyclists, and persons with disabilities is facilitated.

Where a community garden project is located on Municipally owned or managed lands, an extended license agreement will be required. The extended license agreement shall generally include, but is not limited to:

- i. the specific details of operation, management, administration, and maintenance of the community garden project;
- ii. the responsibilities of each stakeholder to one another;
- iii. details of the Public Liability Insurance obtained by the Community Garden Executive to indemnify the property owner and/or Municipality against any loss or injury of persons or property.

D9.2.5.2 Backyard Poultry

Backyard poultry may be permitted accessory to a residential use on small rural/agricultural lots or within urban or settlement designations of this plan, subject to the following:

- a. The implementing zoning by-law shall establish provisions relating to:
 - i. The as-of-right permission for poultry accessory to a single detached dwelling, townhouse, semi-detached dwelling or duplex dwelling; and,
 - ii. The placement of a building or other enclosure for the keeping of one or more animals, said building and/or enclosure not to exceed a combined floor area of 10 sq. m.
- b. Where poultry are proposed accessory to a multiple residential use, such use must be authorized in writing by the Registered Property Owner and shall be subject to Site Plan Control.
- c. All persons keeping poultry shall be required to obtain a license from the Municipality and shall agree to the terms of a municipal license agreement addressing matters relating to proper housing & care, public health considerations and related maintenance requirements.

Part E – Plan Implementation and Administration

E1 Plan Implementation and Administration

E1.1 Zoning By-laws

The basic purpose of a Zoning By-law is to regulate all matters as set out in Section 34 of the *Planning Act* and shall include but not be limited to the construction, height, mass, location, size, floor area, character, and use of buildings and structures.

As per Section 26(9) of the *Planning Act*, within a three-year timeframe of the approval of a revision to the Official Plan or a new Plan, the Municipality shall review and amend or prepare a new Zoning By-law to be approved in order to conform with the policies of the Official Plan.

As per Section 34 (9) of the *Planning Act*, any new Zoning By-law prepared in accordance with and notwithstanding anything to the contrary in this Plan may carry forward site-specific zoning and variances that existed on the day before the date that the new Zoning By-law came into effect.

No Zoning By-law or amendment to the Zoning By-law shall be considered without adhering to the public consultation and notification policies that are in this Plan and those of the *Planning Act*.

A review of the Municipality's comprehensive zoning by-law shall be undertaken to ensure that they properly implement the policies of this Plan.

E1.2 Temporary Use By-laws

As per Section 39 of the *Planning Act*, the Municipality may pass temporary use by-laws applying to any land permitting:

- temporary housing;
- temporary tourist uses and facilities;
- garden suites;
- parking lots for a specific one-time event;
- industrial uses related to the resource and agricultural base of the area and other similar uses; and,
- Commercial uses or extension of commercial uses such as a patio and facilities such as food trucks or refreshment vehicles

These temporary uses may be authorized for a specific time period up to three years and should be applied where it is considered inappropriate by the municipality to permit the proposed use on a permanent or continuing basis and where alternatives such as relocation are not practical.

A garden suite may be permitted on a property for up to 20 years.

Subsequent by-laws granting extensions of up to three years may be passed. After 20 years, consideration by the Municipality can be given in making the use permanent.

However, once the by-law has lapsed, the use must cease or otherwise will be viewed as contravening the implementing zoning by-law.

Prior to the approval of a temporary use Zoning By-law, Council shall be satisfied that the following principles and criteria are met:

- a. The proposed use shall be of a temporary nature and shall not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use;
- b. The proposed use shall be compatible with adjacent land uses and the character of the surrounding neighbourhood;
- c. The proposed use shall not require the extension or expansion of existing municipal services;
- d. The proposed use shall not create any traffic circulation problems within the area, nor shall it adversely affect the volume and/or type of traffic serviced by the area's roads;
- e. Parking facilities required by the proposed use shall be provided entirely on-site;
- f. The proposed use shall generally be beneficial to the neighbourhood or the community as a whole;
- g. The owner has entered into an agreement with the Municipality and/or posted securities, if necessary, to ensure that structures associated with a temporary use provision can be removed upon expiry of the by-law; and,
- h. Where a garden suite is proposed, the criteria of Section B.1.1.4.2 shall be considered in addition to the foregoing. Garden suites should be located within the existing building cluster, where possible.

E1.3 Holding Provisions

In accordance with the *Planning Act*, Council may use a Holding (H) symbol in conjunction with the zoning of land to prohibit the use or development until specific conditions of the Municipality have been met. The objective of utilizing a Holding Provision is to ensure that:

- a. the appropriate phasing of development or redevelopment occurs;
- b. development does not proceed until services and utilities are available to service the development; and/or,
- c. agreements respecting the proposed land use or development are entered into;
- d. the completion of technical studies or peer reviews identified through mandatory pre-submission consultation as described in Sections E1.8 and D7 or through agency review or the public consultation process, to ensure land-use compatibility and appropriate mitigation measures prior to development;
- e. the consideration and completion of the appropriate studies and measures to protect and conserve cultural heritage and/or natural heritage features on-site;
- f. to demonstrate legal access to the lot in accordance with Section D2.5.
- g. the use and development of any lands conforms with and implements the intent of this Plan, including but not limited to, those sections of this plan which reference the use of Holding provisions.

Any zoning by-law implementing a Holding (H) symbol shall identify the lands that are under the holding provisions and shall specify the land-uses to be permitted in the interim while the holding symbol is in effect, as well as any regulations applying to the lands under the holding provisions.

Implementing Zoning By-laws approved under Section 36 of the *Planning Act* shall provide information on the following:

- a. The nature of the condition(s) and/or requirement(s) responsible for the application of the holding symbol;
- b. The action(s) that must be taken in relation to the condition(s) and/or requirement(s) for the removal of the holding symbol to be considered by the Municipality;
- c. The level of government or agency responsible for providing clearance of the fulfillment of the condition(s) and/or requirement(s).

E1.4 Site Plan Control

All lands within the limits of the Municipality are designated as Site Plan Control Area in accordance with the provisions of the *Planning Act*. The Municipality may, through by-law designate a site plan control area by reference to one or more land use designations or exempt certain areas or land uses from Site Plan Control.

The Municipality may apply conditions as provided for in the *Planning Act* to the approval of a site plan and may require the owner of the land to enter into one or more agreements to ensure the fulfillment of such conditions and the provision and maintenance of facilities, works or matters described therein.

However, the Municipality may, through by-law, exempt certain areas or land-uses from Site Plan Control.

Specific uses subject to site plan control shall be identified in the Municipality's Site Plan Control By-law passed under the provisions of the *Planning Act*.

E1.4.1

The intent of a Site Plan Agreement is to ensure that any proposed development is designed to be compatible with adjacent development, appropriately serviced and accessed and otherwise in conformity with the goals and strategic objectives of this Plan. Any required site plan agreement shall deal with the following, as appropriate, subject to any specified exclusions of the *Planning Act*:

- a. road widenings;
- b. location of vehicular access points;
- c. loading, parking and driveway locations;
- d. the surfacing of loading, parking and driveway areas;
- e. the location and design of walkways and walkway ramps,
- f. the location, massing and conceptual design of any buildings and structures;
- g. the location and type of lighting and landscaping;
- h. the location and type of garbage storage and recycling facilities;
- i. the location and nature of easements;
- j. the grade and elevation of the land;

- k. the type and location storm, surface and wastewater disposal facilities;
- l. the location and type of snow removal facilities;
- m. matters relating to exterior design, including the character, scale, appearance and design features of buildings, and their sustainable design, within the Urban Area;
- n. the sustainable design elements on any adjoining highway under a municipal jurisdiction, including trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities, within the Urban Area;
- o. in site plan agreements for lands located within the Urban Area, drawings may be required for a building to be used for residential purposes containing less than twenty-five (25) dwelling units;
- p. facilities designed to have regard for accessibility for persons with disabilities.
- q. building design;
- r. landscape design;
- s. the type and location of water service, for both potable and fire protection purposes; and,
- t. type and location of existing and proposed utilities on or intended to be installed to service the lands.

E1.4.2

It is the intent of the Municipality to promote “good” urban design which contributes to overall community; health and well-being; equity and accessibility; function; aesthetic quality and beauty; placemaking characteristics; streetscape character; public realm; active transportation; adaptability to climate change impacts; all-ages friendliness; and sustainability. As such, the following standards will apply to new development in the Urban and Secondary Settlement Areas:

- a. New public and private sector development shall incorporate high-quality landscaping including native or non-invasive, non-native trees and other vegetative plantings, to enhance the site, the streetscape, and surrounding area, with consideration for stormwater management functions and the potential to foster pollinator habitats through urban gardens.
- b. New development shall provide amenity for the adjacent public realm to make these areas attractive, interesting, comfortable and

functional for pedestrians through consideration of measures such as, but not limited to pedestrian markings, walkways, seating areas, plantings, and lighting.

- c. Where practical and appropriate, publicly accessible spaces such as parking areas, public transport facilities and transit stops shall be located near barrier-free paths of travel to public roads, municipal buildings, public recreational facilities and other public spaces to enable public surveillance and ease of access for persons with disabilities;
- d. Lighting shall be appropriate to enhance public safety and security while adding to the aesthetic and functional quality of public places.
- e. Consideration and implementation of transit-supportive design elements such as bicycle parking, sidewalk networks, and multi-use trail connections to public spaces, wherever possible and appropriate.

Community Design Standards and guidelines shall be developed by Council for the community that are contextual to the various land uses and areas of the Municipality. Through the site plan, subdivision, and condominium approval process, applicants are required to demonstrate how they are meeting the Standards.

Site Plan Control shall not apply to lands licensed under the *Aggregate Resources Act*.

E1.5 Maintenance and Occupancy By-laws (Property Standards)

The Municipality supports the maintenance and upkeep of existing buildings and property in order to extend the life of the individual property and to enhance the quality of the neighborhood.

The by-law may be applied to:

- a. Any defined area or areas within the Municipality;
- b. To commercial, employment, residential, institutional, vacant, or open space properties.

The enforcement of this by-law will generally be undertaken on a by-law complaint basis. However, the Municipality may systematically enforce the by-law for certain land-uses, properties, or within certain areas.

E1.5.1 Minimum Standards

Council shall update or enact a Property Standards By-law in accordance with the *Ontario Building Code Act, 1992*, regarding minimum standards for the following:

- a. the physical condition of buildings and structures;
- b. the physical condition of lands;
- c. the adequacy of sanitation;
- d. the fitness of buildings and structures for occupancy.; and,
- e. the minimum standards for maintaining the heritage attributes of a designated property and, should it not comply with those standards, requiring such property to be repaired and maintained to conform with the standards.

E1.6 Community Improvement Plans

In developing Community Improvement Plans, the Municipality shall ensure that the public is notified and has the opportunity to be involved in the planning process.

E1.6.1 Purpose of Community Improvement Plans

Community Improvement Plans identify the specific projects that need to be carried out in a particular area of the Municipality and are intended to encourage public and private sector investment to maintain, rehabilitate, and redevelop targeted areas to improve the quality of life, living and working conditions, and built environment in an area.

Community Improvement Areas may be established by Council and designated by by-law, in accordance with the provisions of the *Planning Act* if:

- a. a number of the non-residential land uses conflict with residential uses in a predominantly residential area;
- b. a number of incompatible land uses conflict with commercial or industrial uses in a commercial or industrial area;
- c. the area contains a number of buildings in need of maintenance, repair or rehabilitation;
- d. there are deficiencies in the sanitary sewer, water or stormwater systems in the area;
- e. there are deficiencies in the road network and associated infrastructure in the area;

- f. there is a lack of appropriate parkland and other recreational facilities within the area;
- g. the potential exists to achieve economic growth in an area as a result of building improvement, repair and/or replacement;
- h. a number of environmental problems such as soil contamination exist in the area; or,
- i. there are a number of screening, buffering or landscaping deficiencies in the area.
- j. The objectives of the Community Improvement Plan may include but are not limited to the following:
 - k. Supporting intensification, affordable housing, transit-oriented development, and/or complete communities;
 - l. Supporting brownfield development;
 - m. Facilitating and encouraging private sector investment in renovation, rehabilitation, and redevelopment;
 - n. Implementing improvements to the streetscape and built form;
 - o. Improving environmental, social, cultural, economic development, or safety conditions; and,
 - p. Participating, wherever possible, in Federal and/or Provincial programs that facilitate community improvement.

Lands within the Downtown Core Commercial, Downtown Core Transition, and Harbour Open Space designations and lands that are designated Major Open Space, Environmental Protection and Institutional that abut the Downtown Core Commercial, Downtown Core Transition and Harbour Open Space designations are a potential community improvement project area.

E1.7 Niagara Escarpment Development Control

Land use policies within those portions of the Meaford Official Plan that are located within the area of the Niagara Escarpment Plan are implemented through Niagara Escarpment Development Control regulations administered by the Niagara Escarpment Commission. The policies of the Meaford Official Plan should be read in conjunction with the policies of the Niagara Escarpment Plan in this area, with the more restrictive policies of the two documents taking precedence. Niagara Escarpment Development Permits are generally required for the development of lands or changes of use to land, buildings, or structures within the Niagara Escarpment Plan Area.

E1.8 Mandatory Pre-Submission Consultation

The Municipality shall, by by-law, require an applicant to consult with the Municipality prior to submitting an application under Sections 22 (Official Plan Amendments); 34 (Zoning Amendments); 41 (Site Plan Approvals); 51 (Plan of Subdivision Approvals), and Section 53 (Consents) of the *Planning Act*, as amended.

This process is intended to help streamline the development review process and ensure a complete application with the relevant planning policies to be addressed.

E1.9 Community Design Standards and Engineering Standards

The Municipality of Meaford may adopt Community Design and/or Engineering Standards for new development, redevelopment, significant alteration or expansion. The purpose of these standards is to provide increased clarity with respect to Official Plan policies pertaining to compatibility and urban design and to identify the Municipality's design preferences and expectations for site development including both above and below grade infrastructure and facilities.

E2 Non-Conforming Uses

E2.1 Intent of Official Plan

Existing uses that do not conform with the policies of this Plan are intended to evolve or redevelop over time, so that the affected land use may change to a use which is in conformity with the goals of the Official Plan and the intent of the implementing zoning by-law.

In some instances, it may be necessary and practical to allow the replacement, extension or enlargement of non-conforming uses through the granting of a minor variance or by placing the use in an appropriate zone through a site-specific Zoning By-law amendment, consistent with the policies of this Plan.

In such instances, Council shall have regard for the following principles:

- a. The feasibility of acquiring the property for holding, sale, lease or development by the Municipality for a more appropriate permitted use in accordance with the provisions of the *Planning Act*; and,
- b. The possibility of relocating the non-conforming use to another site.

E2.2 Role of Council/The Committee of Adjustment

If the property cannot be acquired or a building relocated, the Council/Committee of Adjustment may, without an amendment to this Plan, allow extensions to a nonconforming use through a site-specific Zoning By-law Amendment application or a minor variance application, whichever is the most applicable. Prior to such approval, the Council/Committee shall consider the following:

- a. The size of the extension in relation to the existing operation;
- b. Whether the proposed extension is compatible with the character of the surrounding area;
- c. The characteristics of the existing use in relation to noise, vibration, fumes, dust, smoke, odours, lighting and traffic generation, risk to life and property and the degree to which any of these factors may be increased or decreased by the extension;
- d. The possibilities of reducing these nuisances through buffering, building setbacks, landscaping, Site Plan Control and other means to improve the existing situation, as well as minimize the problems from extension; and,
- e. The provision of adequate municipal and/or private services to support the continuation and/or extension of the use.

E2.3 Similar Uses

Council may permit the use of the property that is similar to the previous use or a use that is more compatible with the uses of the current by-law.

In permitting the non-conforming use, Council shall consider:

- a. Whether the use will be an improvement in terms of appearance and function in relation to the surrounding area;
- b. The alignment with the intent and policies of the Official Plan and Zoning By-law; and,
- c. The possibility of being an interim use.

E2.4 Role of the Implementing Zoning By-law

Existing uses which do not conform with the policies of this Official Plan may be zoned in the implementing zoning by-law in accordance with their present use, provided that:

- a. the zoning will not permit any change of use or performance standard that may negatively impact adjoining uses;
- b. the uses do not constitute a danger to surrounding land uses, humans or animals by virtue of their hazardous nature;
- c. the uses do not interfere with the appropriate development of the surrounding lands; and,
- d. when the use is discontinued, re-zoning may only take place in accordance with the policies and intent of this Plan.

E3 Non-Complying Buildings, Structures or Lots

A non-complying building, structure or lot is such that it does not comply with the regulations of the implementing zoning by-law.

A non-complying building or structure may be enlarged, repaired or renovated provided that the enlargement, repair or renovation:

- a. does not further increase a situation of non-compliance;
- b. complies with all other applicable provisions of this Plan and the implementing zoning by-law;
- c. does not increase the amount of floor area in a required yard or setback area; and,
- d. will not pose a threat to public health or safety.

A non-complying lot in existence prior to the effective date of the implementing zoning by-law that does not meet the lot area and/or lot frontage requirements contained within the implementing zoning by-law, may be used and buildings thereon may be erected, enlarged, repaired or renovated provided the use conforms with the applicable policies of this Plan and the implementing zoning by-law, and the buildings or structures comply with all of the other provisions of the implementing zoning by-law through a site-specific Zoning By-law Amendment or a minor variance application, whichever is most applicable.

E4 Amendments to the Plan

- a. It is the intent of this plan to serve as the basis for managing change in the Municipality for the next 25 years. As a result, this Plan identifies enough land for residential, commercial and industrial uses to last until the year 2046.
- b. It is the intent that this Plan should only be amended when there is not a corresponding policy for a land use issue or alternatively, when issues have been identified with respect to site-specific proposals that must be addressed in a comprehensive manner. Where Amendments are contemplated by this Plan, they shall be considered by Council. This does not apply to Official Plan Comprehensive Reviews.
- c. In addition to the relevant amendment policies of any land use designations, the following shall be considered for any Plan amendment:
 - i. the rationale and basis of the change from a planning perspective;
 - ii. consistency with the Provincial Policy Statement;
 - iii. the direction provided by the goals and objectives to this Plan and if the proposed amendment meets the overall intent of the Official Plan;
 - iv. the desirability and appropriateness of the proposed amendment to accommodate the proposed use or action;
 - v. assessment of any potential impacts the proposed amendment will have on the character of the area;
 - vi. conformity with the Grey County Official Plan; and,
 - vii. that sufficient analysis has been provided to support the proposed amendment (if applicable) with respect to:
 - Impacts on the physical growth of the Municipality;
 - Impacts on the economy;
 - Impacts the environment;
 - Impacts on agriculture;
 - Impacts on social well-being of the community.
- d. An Official Plan Amendment shall meet the requirements outlined in the Ontario *Planning Act* and may be subject to further studies and reports requested by Council and Municipal Planning Staff in Section D7 of this Plan to ensure all policies are addressed through the planning application.

- e. Council may eliminate the requirements for public notice and public meetings for a minor Official Plan Amendment which serves the following purposes:
- i. Changes to the numbering, lettering and/or order of policy sections, but does not add or delete sections;
 - ii. Consolidates previously approved Official Plan Amendments in a new document without altering any approved policies or maps;
 - iii. Corrects grammatical or typographical errors in the Plan which do not affect the intent or affect the policies or maps;
 - iv. Minor rewording of policies or minor edits to mapping to provide further clarity on the originally established intent and purpose of the policy or schedule in the Official Plan; and,
 - v. Translates measurements to different units of measure or changes reference to legislation or changes to legislation where the legislation has changed.

All other Official Plan Amendments shall provide public notice and hold public meetings in accordance with the procedures in the *Ontario Planning Act*.

E5 Interpretation of Land Use Designation Boundaries

The boundaries between land uses designated on the Schedules to this Plan are approximate except where they meet with roads, railway lines, rivers, pipeline routes, transmission lines, hydro corridors, lot lines or other clearly defined physical features and the centreline of the applicable feature shall be interpreted as the boundary of the zone unless the feature itself is within a unique designation category. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan and the corresponding By-law.

Where the detailed resource mapping becomes available after the passing of this Plan and corresponding Zoning By-law, the boundaries of the Environmental Protection designation may be refined without an Amendment to this Plan or Zoning By-law.

It is recognized that the boundaries of the Environmental Protection designation may be imprecise and subject to change. The Municipality shall determine the extent of the environmental areas on a site-by-site basis when considering development proposals, in consultation with the appropriate agencies. Any minor refinement to the Environmental Protection designation shall not require an Amendment to this Plan.

Where a lot is within more than one designation on the Schedules to this Plan, each portion of the lot shall be used in accordance with the applicable policies of that designation.

E6 Official Plan Review Process

The Official Plan is a key policy document that guides the vision and development of the Municipality. As Meaford undergoes growth, it is imperative to ensure that the policies of this Plan remain current with emerging socioeconomic, environmental, demographic, transportation, and fiscal trends to properly serve the needs of current and future residents.

As such, the assumptions, objectives and policies of this Plan shall be reviewed at least once every five years at a meeting of Council, which shall be advertised in accordance with the *Planning Act*, as amended.

Advertisement methods may include public notices, notices in the mail, social media posts, digital marketing, and website updates to encourage transparency and citizen engagement.

The review is also intended to ensure conformity with provincial policies as well as to incorporate new changes and guidance from the Province, whichever comes first.

The five-year review shall consist of an assessment of:

- a. the effectiveness of the Plan in protecting water quality, heritage resources, natural resources and habitat and the general environment within the Municipality with the consideration of climate change impacts, sustainability principles, and impacts on livability;
- b. the continuing relevance of the vision that forms the basis of all policies found in this Plan which should be assessed through resident and stakeholder feedback that evaluates demographic trends and the needs of current and future residents;
- c. the degree to which the objectives of this Plan have been met;
- d. the amount and location of lands available for urban development which may be undertaken through a land supply inventory taking into account the projected growth of the Municipality, employment lands, the urban growth boundary, and other relevant factors;
- e. whether the Municipality has realized a desirable balance of commercial and industrial assessment in relation to residential assessment through the consideration of the Municipality's demographic and socioeconomic factors, land supply, and land-use planning vision;
- f. the Municipality's role within the Region and its relationship with other municipalities along with opportunities for further collaboration and partnership;

- g. development trends in the Region and their effect on development in Meaford as well as opportunities for placemaking, walkability and complete communities; and,
- h. the nature of any Province - wide planning initiatives and their implications on Meaford along with applicable matters of provincial interest.

In addition to this, the Official Plan review shall strive to consider other factors for a fulsome assessment. This may include the following:

- a. Fostering a close partnership with other municipalities in the County to create a strong identity and deliver coordinated and effective public services;
- b. The consideration of affordable housing, access to greenspace, and active transportation opportunities in contributing to the quality of life of Meaford residents;
- c. The role of Meaford's economy and job retention;
- d. Place-making and urban design principles for a vibrant and healthy community;
- e. Creating a robust public engagement strategy to encourage public participation, with the consideration of various demographic groups;

It shall be the policy of this Plan that, while maintaining the intent and purpose of the Official Plan, an Official Plan Amendment is not required to make technical revisions to the text of the Plan. These revisions may include but are not limited to labeling, numbering, cross-referencing, arranging text, tables and schedules, revising mapping information, correcting punctuation, revising wording for consistency, grammar, and correcting mathematical calculations, re-ordering text, typographical, dimensional, and boundary errors.

E7 Municipal Land Use Proposals

Public Participation Program

A public participation program will be undertaken in conjunction with the preparation of any major municipal land-use proposal. The purpose of this program will be to increase transparency and accountability around planning processes and encourage citizen participation and involvement in shaping their communities, where feasible. The public will be encouraged to ask questions and to provide input and feedback on municipal proposals. Public participation shall occur prior to Council decisions. This policy is not intended to apply to municipal servicing, road construction or other routine maintenance or improvement projects.

Where another notification protocol is in place under any Act, Regulation, Agency or By-law (i.e. related *Planning Act* Approval) the requirements of this protocol shall be applied in addition to such requirements.

Major municipal land-use development proposals that are large in scale and are anticipated to generate high public use and activity may proceed to Council for introduction and information purposes prior to public engagement however at the earliest opportunity following public discussion or presentation of the proposal, Staff will prepare a project page on the Municipal Website explaining the proposal, providing relevant information/links/reports and providing staff contact information for the project. This page is to be updated throughout the life of the review and decision-making process.

At such time that a land-use proposal is determined to be a/the viable option for a particular property(ies), with sizeable impacts on the surrounding community and environment, including but not limited to introducing new permitted uses in the area or proposing substantial changes to the neighborhood which shall be distinguished from major municipal land-use development proposals, Staff will:

- Schedule an opportunity for public input on the land-use proposal;
- Advertise this input opportunity (at least 14 days prior) via:
 - Individual mailed notice to all persons shown on the most recent assessment roll who are within 120 metres of the property on which the proposal is made; and,
 - on the Municipal calendar & website.
- Should consult with Grey County Planning Staff and Indigenous Communities for initial feedback;

- Shall prepare preliminary plans, documentation and rationale to present at a public notice meeting for public commenting and feedback;
- Shall schedule an opportunity for a public input session on the development proposal;
- Shall advertise this public input opportunity (at least 14 days prior) via:
 - On the Municipality of Meaford website and meeting calendar;
- Provide roadside notice on the subject property outlining the date, time and location of the initial public input meeting;

The same procedures will be repeated to re-notify the public in the event meetings are adjourned, or if the proposal is substantially revised.

This procedure will not generally apply where the land use proposal is small in scale or is anticipated to have minimal impact on the environment, infrastructure and adjacent land uses. Such exempted proposals may include those that:

- a. Add a use permitted by the existing zoning on the lands;
- b. Create a temporary use;
- c. Result in a minor expansion to an existing building;
- d. Do not require other agency permits or authorizations; or,
- e. Do not require the installation of off-site infrastructure.

If the Municipality of Meaford chooses to pursue a viable land use proposal, Staff:

1. May consult with Grey County Planning Staff, Indigenous Communities and other relevant agencies or stakeholders for initial feedback;
2. Shall prepare preliminary plans, documentation and rationale to present at a public notice meeting for public commenting and feedback;
3. Shall schedule an opportunity for a public input session on the proposal;
4. Shall advertise this public input opportunity (at least 14 days prior) via:

- Individual mailed notice to all persons shown on the most recent assessment roll who are within 120 metres of the property on which the proposal is made; and,
- On the Municipality of Meaford website;
- Roadside notice on the subject property outlining the date, time and location of the initial public input meeting.