



# Municipality of Meaford Official Plan Update

## Policy Direction Overview



# Advisory Committees

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**Municipality of Meaford Official  
Plan Discussions**

# Overview

***At each of the initial discussion sessions of the Advisory Committees staff provided an overview of the Official Plan update process and purpose.***

# Overview

***Committees were also given a matrix of all the Official Plan sections that are applicable to the work of each of the Advisory Committees for their consideration and comments.***

# Overview

***Two months after the initial discussions a second set of meetings was held with the Committees.***

# Overview

***The following slides provide a brief overview of the main points relating to potential changes to the Official Plan that were discussed at these second sessions.***

# Heritage Advisory Committee

**The following is an overview of the items discussed at the Heritage Advisory Committee.**

# Heritage Advisory Committee

Q: Urban Character A2.3.2

“Keep points regarding protection of area and standard of design”

***A: Also adding provisions relating to; all-ages friendly design; community design standards; design of streetscapes and public realm; and references to being accessible and equitable***



# Heritage Advisory Committee

Q: Cultural Heritage A2.8.2

“Development adjacent to significant cultural heritage to be appropriate scale and character”

***A: There are a number of policy directives throughout the OP that are being updated to better speak to scale and character of new development (this will be particularly addressed with the development of Community Design Standards that the OP will “require”).***

***Note that the process to update to the Heritage Plan that is currently underway, may also provide greater clarity on this.***

# Heritage Advisory Committee

Q: Downtown Core Transitional Area B1.4

“Protect residential character and new buildings at compatible scale etc.”

***A: Policy direction will be refined to direct a contextually appropriate evolution of the Downtown Core Transitional Area, and numerous references to the Community Design Standards are also applicable here.***

***The policy will be refined to focus on directing the evolution of these lands in a fitting way.***

# Heritage Advisory Committee

Q: Heritage and Archaeological Resources D3

“this area needs to be revamped to incorporate the HCDCP and MHAC.

Would like to have a good definition of "cultural heritage" as understood by Municipality”

***A: Based on the work the Consultant is doing on the Heritage Plan, appropriate updates will be incorporated***

# Heritage Advisory Committee

Q: D3.2.3.3 Retention/Relocation of Heritage Buildings  
Concerns about the use of “encourage”

***A: The entire Official Plan is being reviewed for instances where the direction can be clearer (shall vs can or encourage)***

# Heritage Advisory Committee

Q: D5 Height

“This is major and should not be watered down even more”

***A: The design elements associated with buildings, particularly height impacts, will be addressed in the new Community Design Standards.***

***Given the specific built form characteristics of different streets within the District, and the large number of vacant (re)development sites, a single “blanket” height restriction is not appropriate.***

***Mapped view corridors from specific vantage points, streetscape characteristics, etc. will be part of the Community Design Standards and the policy in the Official Plan will direct that.***

# BIA Board

**The following is an overview of the items discussed at the BIA Board.**

# **BIA Board OP Sections of Particular Importance**

**Looked at four sections of the OP, with suggested questions outlined in the next slides.**

- A2.5 Economic Development**
- B1.3 Downtown Core Commercial**
- B1.4 Downtown Core Transitional Area**
- B1.5 Urban Area Waterfront**

**BIA Board for consideration:  
A2.5 Economic Development  
A2.5.2 Strategic Objectives**

**The discussion was prompted with the following:**

***Do the objectives provide a framework with enough for potential creativity and action?***



BIA Board for consideration:  
B1.3 Downtown Core Commercial  
B1.3.1 Objectives  
B1.3.4 Vision

**The discussion was prompted with the following:**

***Do the Objectives and Vision describe a successful future downtown?***

BIA Board for consideration:  
B1.4 Downtown Core Transitional Area  
B1.4.1 Objectives  
B1.4.3 Vision

**The discussion was prompted with the following:**

***Do the Objectives and Vision support this area evolving so that it acts as a “transition” and “support” for a successful future downtown?***

BIA Board for consideration:  
B1.5 Urban Area Waterfront  
B1.5.3 Vision  
B1.5.4 Permitted Uses

**The discussion was prompted with the following:**

***Do the Permitted Uses create the necessary framework for creative and effective placemaking to support the Vision for a successful future waterfront?***

*Municipality of Meaford – Advisory Committees Official Plan discussions*

# BIA Board Discussion

**Through discussion it was confirmed that the best approach would be to ensure that the Official Plan update for these Sections was clear and provided for creativity and flexibility.**

# BIA Board Discussion

**The overall goal was to ensure that the OP would help reinforce economic development objectives and assist with implementation in the future without creating unnecessary procedural / regulatory challenges.**

# Accessibility Advisory Committee

**The following is an overview of the items discussed at the Accessibility Advisory Committee.**

**Theme identified in  
Accessibility Advisory  
Committee comments**

**Make accessibility and inclusion more  
explicit throughout the Official Plan.**

# Accessibility Advisory Committee Discussion

Q: A2.1 Strategic objective No. 8 – include accessible linkages

***A: Add a reference relating to accessibility in this section.***



# Accessibility Advisory Committee Discussion

Q: A2.6 – Strengthen accessibility component

***A: Add language to broaden the focus***

# Accessibility Advisory Committee Discussion

Q: B1.2 – B1.4 – no mention of accessibility; pedestrian areas mentioned but I think again accessibility needs to be explicit or it will be forgotten.

***A: Under Development Policies we can provide language relating to accessibility.***

***There will also be references to accessibility within the policies being developed for Community Design Standards.***

# Accessibility Advisory Committee Discussion

Q: B1.7- There should be description of safe pedestrian entrances which are accessible when being developed

***A: Under Development Policies we can provide language relating to accessibility.***

***There will also be references to accessibility within the policies being developed for Community Design Standards.***

# Accessibility Advisory Committee Discussion

Q: B1.8 – Public access and pedestrian -strengthen accessibility requirements

***A: Under Development Policies we can provide language relating to accessibility.***

***There will also be references to accessibility within the policies being developed for Community Design Standards.***

# Accessibility Advisory Committee Discussion

Q: B1.8.1.3 – This would be a perfect place for an accessibility report concerning the new development

***A: There will be language addressing this in the refinement of this Section (essentially a better set of references to the urban design of these Special Policy Areas)***

# Accessibility Advisory Committee Discussion

Q: D 7 – Accessibility Review should be added when needed

***A: We can look at how best to integrate this.***

# Accessibility Advisory Committee Discussion

Q: D9.2.1 To be more inclusive instead of walking and cycling could we say active transportation or some more inclusive term

***A: We are reviewing this language throughout.***

# Accessibility Advisory Committee Discussion

Q: D9.2.5 Lighting has been mentioned as a problem for some individuals because it is too dark. Wondering this section could include use of appropriate lighting or alternatives for safety at night.

***A: Lighting issues will be addressed in the Community Design Standards***



# Wellbeing Advisory Committee

**The following is an overview of the items discussed at the Wellbeing Advisory Committee.**

# Wellbeing Advisory Committee Open Discussion on OP Policies

**As noted at the first meeting, given the Committee's recent launch and "newness" of the Wellbeing Plan, it was identified that many of its directives are already integrated into the current Official Plan.**

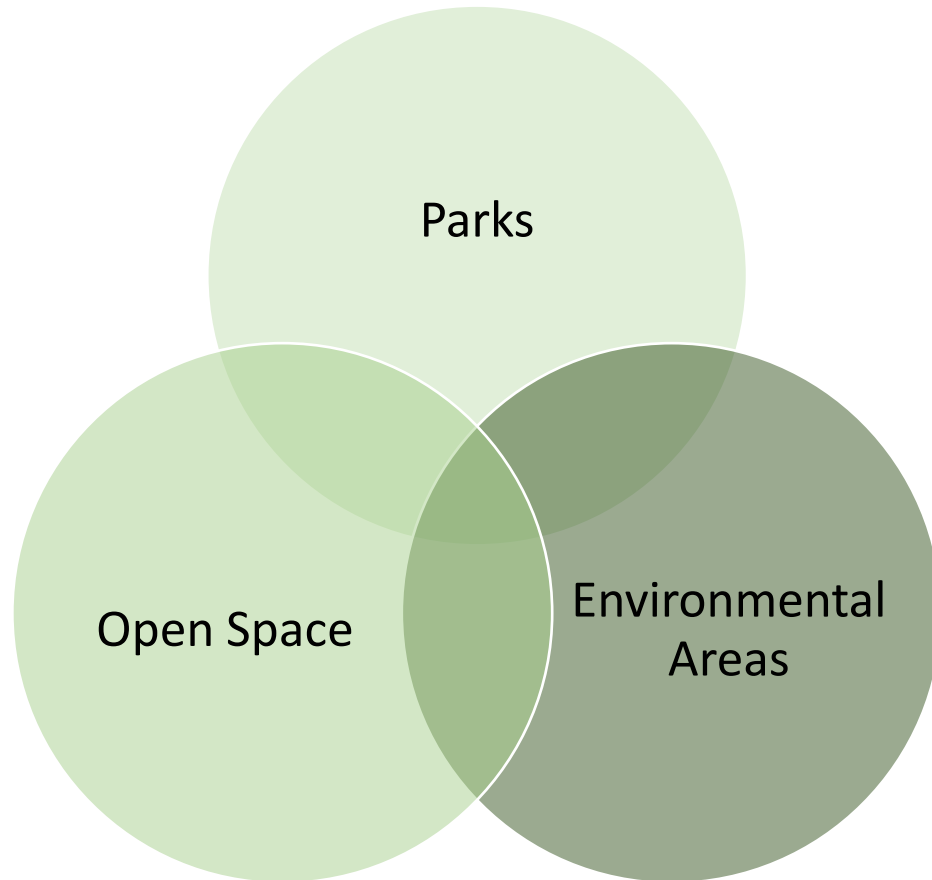
# Wellbeing Advisory Committee Open Discussion on OP Policies

**Through discussion it was confirmed that the best approach would be to ensure that the intent of the Wellbeing Plan, and appropriate elements within the Plan, be specifically identified in the OP where appropriate if it would help reinforce their direction and assist with implementation in the future.**

# Parks Advisory Committee

**The following is an overview of the items discussed at the Parks Advisory Committee.**

# Parks Advisory Committee Discussion Focus



**Provide clarity on parks and the parks system within the OP, as there is some confusion caused by the way the OP discusses Open Space, Environmental Areas, and Parks. While they can overlap, they are in fact different land use categories with different purposes.**

**Parks Advisory  
Committee  
Theme: Connectivity**

***Connectivity is about accessibility and equity and healthy community design.***

**Parks Advisory  
Committee  
Theme: Parks as a system**

***Parks as integrated features and places in the community.***

***Understanding the different roles parks play in our lives and having a broader view of what parks mean.***

# Parks Advisory Committee

Theme: Parks as a system

***Add policies relating to how Meaford might address “blue spaces” (our waterfront and major waterways).***

***Such as a policy to develop a non-motorized water trail system across our shoreline and working in collaboration with neighbouring communities and land owners along Georgian Bay.***



**Parks Advisory  
Committee  
Theme: Access to nature**

***Creating opportunities for access to nature, naturoscapes, and nature play throughout our parks system for all ages.***

# **Parks Advisory Committee Theme: Design**

***The importance of design in creating parks that are successful.***

***This relates to: accessibility; purpose; sense of place; safety and security; functionality; all-ages; all seasons; environmental impacts; relationship to neighbouring uses, etc.***

***This will be a requirement of the Community Design Standards and the OP policy should reflect this.***

# Parks Advisory Committee Recommendation

***Add language that speaks to “the equitable distribution of parks throughout the community through park land acquisition, location, design and development”***

# Parks Advisory Committee Recommendation

***A2.6 Infrastructure, A2.6.2 Strategic Objectives, 3: add  
“and, developing standards and building networks that  
prioritize safe, efficient, effective, and enjoyable  
pedestrian and cycling to parks throughout the  
community”***

# Parks Advisory Committee Recommendation

**Amend language relating to “climate adaptation” as well as sustainability.**

# Parks Advisory Committee Recommendation

Q: D9 - Question – can community garden details form a policy separate from the OP?

***A: The Community Garden section is too detailed about the Operations and Licensing. This is too prescriptive and describes items that would be addressed in any agreement for which due diligence has been completed.***

# Parks Advisory Committee Recommendation

Q: RE: Commercial use of parklands - Commercial use should only be permitted in such a way as to enhance the park experience (i.e. forest school, equipment rentals, sailing lessons, food vendors, etc).

Commercial use by private corporations which would inhibit the enjoyment of the park (i.e. St. Vincent Pumphouse Proposal) should not be permitted.

***A: Add language about “allowing additional uses that support activity, and/or enhance the sense of place, and accessibility, of parks and their specific contexts and intended use and design”.***

# Parks Advisory Committee Recommendation

Q: RE: Natural Playgrounds - The homeschooling club and other parenting groups would like to see the incorporation of more environmentally mindful playground equipment become a priority with future developments. Natural playgrounds are low maintenance, cost effective, and enhance the beauty of their natural landscape. This sets a precedent for preserving our environment for younger generations, too.

***A: Add language such as: “ The Municipality shall create appropriate design standards, development requirements, and a strategic plan to integrate nature play, naturoscapes, and natural playgrounds into the park system etc.”***



# Parks Advisory Committee Recommendation

**Q:** In terms of pedestrian infrastructure, with the possibility of increasing Meaford's population in the future, it's important to improve and promote pedestrian/ bicycle infrastructure for current and future use. This includes promoting walkability from public park space to local businesses and attractions.

***A: Improved policies that relate to developing a transportation network connecting parks.***

# Parks Advisory Committee Recommendation

Q: Regarding accessibility, Meaford should set the example as an inclusive and accessible tourist area. Many cities are incorporating more accessible playground equipment and beach space for people with disabilities.

***A: Enhance existing design & siting policies for parks; also there will be an additional section on developing Community Design Standards***

# Economic Development Advisory Committee

**The following is an overview of the items discussed at the Economic Development Advisory Committee.**

**Economic Development  
Advisory Committee  
OP Sections of  
Particular Importance**

**Four sections of the OP were discussed during this meeting, with suggested questions on the following slides:**

- **A2.5 Economic Development**
- **B1.3 Downtown Core Commercial**
- **B1.4 Downtown Core Transitional Area**
- **B1.5 Urban Area Waterfront**

**The discussion was prompted with the following:**

***Do the objectives provide a framework with enough for potential creativity and action?***

Economic Development Advisory Committee  
For consideration:  
B1.3 Downtown Core Commercial  
B1.3.1 Objectives  
B1.3.4 Vision

**The discussion was prompted with the following:**

***Do the Objectives and Vision describe a successful future downtown?***

**The discussion was prompted with the following:**

***Do the Objectives and Vision support this area evolving so that it acts as a “transition” and “support” for a successful future downtown?***

**The discussion was prompted with the following:**

***Do the Permitted Uses create the necessary framework for creative and effective placemaking to support the Vision for a successful future waterfront?***



# Economic Development Advisory Committee Discussion

**Through discussion it was confirmed that the best approach would be to ensure that the direction provided in the updated Official Plan on these noted Sections was clear and provided for creativity and flexibility.**

# Economic Development Advisory Committee Discussion

**The goal was to ensure that the OP would help reinforce economic development objectives and assist with implementation in the future without creating unnecessary procedural / regulatory challenges.**



# General Policy Updates

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Municipality of Meaford Official Plan

# Integrating Community Insights

**Updating the Official Plan involved reviewing the existing document for appropriate opportunities to amend policies so that they are more effective and can also align with the insights shared by local citizens.**

# Examples of Policy Refinements

**With this perspective, the following is a set of examples describing the types of policy updates that are being developed.**

# Examples of Policy Refinements

**Amend language to create policy direction / goals that support community health, well-being, accessibility and equity.**

# Examples of Policy Refinements

**Enhance references to urban design and the public realm; as well as, defining requirements to provide *Urban Design Briefs* or *Master Plans* to support future development.**

## Examples of Policy Refinements

**Policy that the Municipality shall develop  
Community Design Standards that are  
applicable to new developments.**



# Examples of Policy Refinements

**Amend policies that suggest action with “should” or “encourage” to be more directive with “shall”, or actionable with examples.**

# Examples of Policy Refinements

**Integrate language about climate  
adaptability / sustainability throughout the  
Plan.**

## Examples of Policy Refinements

**Enhance provisions for Special Policy Areas to clarify goals and require more attention to community design, function, connectivity, and site activation for new developments in these areas.**

# Examples of Policy Refinements

**Policies that are supportive of providing housing for all persons across their life courses and circumstances.**

## Examples of Policy Refinements

**Provide policies to make the community more all-ages friendly, more equitable, and improve accessibility for all.**

# Examples of Policy Refinements

**Policies that build more support for the  
Downtown with good stewardship of our  
Heritage District.**

# Examples of Policy Refinements

**Policies that provide opportunities for innovation in rural and agricultural areas, while also supporting their needs and unique character.**

## Examples of Policy Refinements

**Policies that support the characteristics of 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.**



# Examples of Policy Refinements

**Improve clarity of policies so that the Zoning Bylaw will more clearly align with the Official Plan and implement its goals.**

# Examples of Policy Refinements

**Describing the intent to work collaboratively with all levels of government to recognize the value of, and support for 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 new contemporary advances.**

## Examples of Policy Refinements

**Improve direction to protect and promote the specialty croplands through Municipal partnerships and collaboration with all levels of government, and community, business, and service organizations.**

# Examples of Policy Refinements

**Better descriptions of land use categories and characteristics in the policies, instead of having lists of specific uses.**

A scenic view of a large body of water, likely a lake or ocean, with several sailboats and a rocky shoreline in the foreground. The water is a vibrant blue-green color, and the sky is a pale blue with light clouds. The word "END" is overlaid in large white letters in the center of the image. The foreground shows large, dark rocks with some green moss or algae, and a small stream of water flowing over them.

# END