



Municipality of Meaford

Official Plan

Office Consolidation – November 2014 (Post OPA #16)

Original Plan Prepared By Meridian Planning Consultants Inc.
Updated by the Municipality of Meaford via OPA #14, in force and effect on
May 12th, 2014, as modified by the County of Grey on September 12th, 2013 &
further updated via OPA #16, in force and effect October 2nd, 2014.

Contents

Introduction..... 6

The Structure of the Plan..... 7

Part A – The Vision and Land Use Concept 8

A1 The Community Vision 8

A2 Goals and Strategic Objectives..... 10

 A2.1 The Natural Environment..... 10

 A2.2 Growth and Settlement..... 11

 A2.3 Urban Character..... 16

 A2.4 Rural Character 17

 A2.5 Economic Development..... 18

 A2.6 Infrastructure 19

 A2.7 Natural Resources..... 20

 A2.8 Cultural Heritage 21

 A2.9 Sustainable Development 22

A3 The Land Use Concept..... 23

 A3.1 Urban Area Designations 24

 A3.2 Rural Area Designations..... 25

 A3.3 Environmental and Open Space Designations 26

A4 Niagara Escarpment Plan 27

Part B – Land Use Designations 28

B1 Urban..... 28

 B1.1 Urban Living Area 28

 B1.2 Urban Employment Area..... 33

 B1.3 Downtown Core Commercial 35

 B1.4 Downtown Core Transitional Area 39

 B1.5 Urban Area Waterfront..... 42

 B1.6 Institutional 45

 B1.7 Urban Highway Commercial..... 47

 B1.8 Urban Special Policy Areas..... 50

B2 Rural Area Designations 55

 B2.1 Agricultural 55

 B2.2 Specialty Agricultural 65

B2.3 Rural	68
B2.4 Shoreline	75
B2.5 Rural Settlement Area	79
B2.6 Rural Highway Commercial	83
B2.7 Mineral Resource Extraction Area	87
B2.8 Federal Lands.....	94
B3 Environmental and Open Space.....	95
B3.1 Environmental Protection & Natural Function.....	95
B3.2 Major Open Space.....	102
B4 Niagara Escarpment Plan Area	104
Part C – Environmental and Groundwater Management Policies.....	105
C1 Objectives.....	105
C2 Rivers and Streams.....	106
C2.1 Function of Rivers and Streams.....	106
C2.2 Implementation.....	106
C3 Floodplain Planning	107
C3.1 Two-Zone Floodway – Flood Fringe Concept	107
C4 Water Resource Management.....	108
C5 Stormwater Management.....	110
C6 Requirements for an Environmental Impact Study.....	111
C6.1 Purpose of an EIS.....	111
C6.2 Contents of an EIS.....	112
C6.3 What an EIS Should Demonstrate.....	113
C7 Hazardous Slopes	114
C8 Woodland Areas	115
C8.1 General.....	115
C8.2 Significant Woodlands.....	115
C9 Water Taking	117
C10 Solid Waste Disposal Areas	118
C11 Shoreline of Georgian Bay.....	119
C12 Land Use Compatibility.....	120
C13 Contaminated Sites.....	121
C14 Karst Topography	122

Part D – General Development Policies	123
D1 Water and Sewer Servicing Strategy	123
D1.1 Objectives	123
D1.2 Preferred Means of Servicing in Meaford Urban Area.....	123
D1.3 Preferred Means of Servicing in Settlement Areas.....	124
D1.4 Preferred Means of Servicing in the Shoreline Area.....	125
D1.5 The Servicing of Development Outside of the Settlement Area and the Shoreline Area.....	125
D1.6 Communal Services and Responsibility Agreements.....	125
D1.7 Sewage System Re-Inspection	125
D1.8 Comprehensive Servicing Analysis.....	126
D1.9 Municipal Servicing.....	126
D2 Transportation.....	131
D2.1 Objectives	131
D2.2 Access to the Roads in the Municipality	131
D2.3 Right of Way Widths	132
D2.4 Traffic Impact Studies	132
D2.5 Other Types of Roads	132
D2.6 Active & Alternative Transportation.....	134
D3 Heritage and Archaeological Resources.....	136
D3.1 Objectives	136
D3.2 General Policies.....	136
D3.3 Archaeological Resources.....	140
D4 Subdivision of Land	142
D4.1 Preferred Means of Land Division.....	142
D4.2 New Lots By Consent.....	142
D4.3 Subdivision Development Policies.....	144
D4.4 Public Parkland.....	145
D5 Height	148
D6 Minimum Distance Separation Formulae.....	149
D6.1 General Application.....	149
D6.2 Residential Development on Existing Lots of Record.....	149
D7 Technical Studies and Peer Reviews	151
D8 Special Events	153

D9 Sustainable Community Development	154
D9.1 Green Development Standards.....	154
D9.2 Sustainable Development Policies:.....	154
D9.2.1 Energy Conservation and Efficiency Measures	154
Part E – Plan Implementation and Administration	161
E1 Plan Implementation and Administration.....	161
E1.1 Zoning By-laws	161
E1.2 Temporary Use By-laws.....	162
E1.3 Holding Provisions.....	163
E1.4 Site Plan Control.....	163
E1.5 Maintenance and Occupancy By-laws (Property Standards).....	165
E1.6 Community Improvement Plans	165
E1.7 Niagara Escarpment Development Control.....	166
E1.8 Mandatory Pre-Submission Consultation	166
E2 Non-Conforming Uses	167
E2.1 Intent of Official Plan.....	167
E2.2 Role of Council/ The Committee of Adjustment	167
E2.3 Role of the Implementing Zoning By-law	167
E3 Non-Complying Buildings, Structures or Lots.....	169
E4 Amendments to the Plan.....	170
E5 Interpretation of Land Use Designation Boundaries	172
E6 Official Plan Review Process	173
E7 Municipal Land Use Proposals.....	174

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 20 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 20 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 by between 2,000 and 4,000 people by 2026. 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. 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 air-borne contaminants.

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.

A2.2.2 Strategic Objectives

1. To direct the majority of new residential and employment growth to the urban area, 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 rural settlement areas through the process of infilling and subdivision, as appropriate.
5. To not permit the further expansion of the rural settlement areas beyond the boundaries established by this Plan.
6. To reinforce the function of the downtown area as the primary cultural, business, entertainment and commercial focal point of the community.
7. To encourage the further intensification of the urban area and the redevelopment of certain waterfront areas into a viable mixed-use area in such a way that it becomes a major tourism attraction in the area.
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 and enhances active and alternative modes of transportation.
10. To encourage the maintenance of integrated affordable housing in the Municipality, ensuring there are a range of alternative locations, forms and densities of housing and price ranges for all residents.

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 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 targets for the Municipality of Meaford. It is recognized that there are sufficient existing designated lands to accommodate greater growth than provided for by the minimum targets identified below.

Year	Permanent Population Growth	Employment Growth	Household Growth	Additional Seasonal Growth
2006	11,400	3,100	4,400	
2011	12,000	3,300	4,700	
2016	12,500	3,500	5,000	
2021	13,100	3,600	5,300	
2026	13,300	3,600	5,500	
Total Increase	1,900	500	1,100	105

Recognizing both the efficiencies and environmental benefits of compact development, urban growth is encouraged to locate in existing settlement areas. It is recognized that the abundant supply of rural lots of record and the historic trend for residential growth to locate primarily in the Municipality’s rural areas creates challenges for achieving more efficient development patterns.

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:

Permanent Population Household Growth Projection	Settlement Area Target	Number of Settlement Area Units	Number of Non-Settlement Area Units
1,100	90%	990	110

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, nine hundred and ninety (990) new units are anticipated in the Settlement Areas by 2026.

The five Rural 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 of 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, an overall average development density of 20 units per hectare shall be achieved for new development within the Urban Area.

Based on the existing form of the Urban area, opportunities for intensification vary.

In the Downtown Core Commercial Area it is anticipated that infill and redevelopment will provide for medium to high density residential intensification by way of mixed-use proposals.

In the Urban Special Policy Areas it is anticipated that intensification will occur by way of comprehensive redevelopment of the lands in accordance with Section B1.8 of this Plan.

Existing built-up residential areas in the Urban Living Area provide an opportunity for minor infilling by way of lot creation and intensification via the creation of new accessory apartments. Council may additionally permit higher density intensification via approval of re-zoning applications which satisfy the criteria of Section B1.1.5 of this Plan.

Existing lower density areas at the periphery of the Urban Living Area provide an opportunity for new mixed density development. Intensification of these existing lower-density areas should be encouraged at a sufficient density to promote the efficient use of existing and planned infrastructure.

A2.2.5 Housing

It is a policy of the Municipality of Meaford to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the Municipality.

The Municipality generally supports:

- Intensification and redevelopment, primarily within Settlement Areas, and within other areas where an appropriate level of physical and social services are available.

- The provision of alternative forms of housing for special needs groups, where possible. Special needs groups may include, but are not limited to, seniors, physically or mentally challenged and low income earners.
- The maintenance and improvement of the existing housing stock. This will be encouraged through local maintenance and occupancy standards by-laws.
- The utilization of available programs and/or funding, if any, from applicable levels of government for assisted housing for households, including those with special needs, as well as programs to rehabilitate older residential areas.
- Housing accessible to lower and moderate income households provided by a variety of unit types and sizes and which is well mixed and integrated into the existing community. In this regard, accessory apartments, semi-detached, duplex, townhouse and low rise apartment units will provide the bulk of affordable housing opportunities and will likely be provided within settlement areas with appropriate levels of servicing being available. Outside of the settlement areas accessory apartments will be the most likely means of increasing housing affordability.
- A 'housing-first' approach to the disposal of surplus municipal lands whereby the suitability, desirability and potential for affordable housing development on the lands will be considered prior to disposal for another use or purpose.
- The use of bonus zoning provisions established by Section E1.1.1 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 encourages the building and development industry to develop innovative housing designs that stress flexibility in use, mix of compatible land uses, good environmental practices, and public safety to maintain a mix of housing by both type and tenure.

The character and quality of existing and historic residential areas is to be maintained in accordance with policies of the applicable designations and via Site Plan Control 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 Rural Settlement Areas .

Monitoring of Housing:

In conjunction with the County, the municipality will monitor and maintain a data base indicating consumption rates of residential lands and residential growth.

A monitoring program shall be established by the Municipality to:

- a) review historic housing production levels by location, type and tenure in the Urban Living Area;
- b) identify the location and spatial distribution of the supply of vacant designated residential land within the Official Plan;
- c) identify the number of draft approved and vacant registered residential lots;
- d) identify the price of rental and ownership housing available on the market;
- e) describe the location, spatial distribution, the amount and pricing of rental and ownership housing available ;
- f) describe the type, location and spatial distribution of infill housing development that has occurred; and,
- g) 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.

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.

A2.3.2 Strategic Objectives

1. To maintain and enhance the urban area as a diverse, livable, 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 of existing development and ensure that all applications for development are compatible, in terms of built form, with the character, size and massing of adjacent buildings and the adjacent neighbourhood.
4. To encourage the intensification and use of the lands within the downtown core and to make every effort to improve the economic health of the core by encouraging redevelopment and the broadest mix of compatible uses.
5. To maintain 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 ensure that all urban streets in the Downtown area are defined by buildings and public spaces wherever possible and appropriate.
7. To ensure that new development areas are integrated into the fabric of the existing community.
8. To encourage the development of neighbourhoods which are compact, pedestrian-friendly and provide a mix of housing types, community facilities, small-scale commercial centres and open spaces.
9. To provide community facilities that are safe, visible and accessible to residents in each neighbourhood.
10. To foster a sense of civic identity through a high standard of urban design in all future 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, including an interconnected open space network;
 - the sensitive integration of new development with existing development; and,
 - a pedestrian oriented development pattern.
11. To properly plan the entrances along Highway 26 into the Meaford urban area to ensure that they serve as desirable gateways into the urban area.

A2.4 Rural Character

A2.4.1 Goal

It is a goal of this Plan to maintain and enhance the open space character of the rural area.

A2.4.2 Strategic Objectives

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. 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 are 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.

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.
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.

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 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.

A2.8 Cultural Heritage

A2.8.1 Goal

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

A2.8.2 Strategic Objectives

1. To enhance the character of the Municipality by protecting and maintaining the Municipality's cultural heritage resources.
2. To encourage the retention of cultural heritage resources wherever practical to provide continuity between the past and the present.
3. To foster civic pride by recognizing the contribution that cultural heritage resources make to the rural and urban fabric of the Municipality.
4. To use cultural heritage resources as a tool to attract additional economic development, increase tourism opportunities and enhance the character and vitality of neighbourhoods and districts.
5. To ensure that the nature and location of cultural heritage and archaeological resources are known and considered before land use decisions are made.
6. To prevent the demolition, destruction, inappropriate alteration or use of cultural heritage resources.
7. To encourage development that is adjacent to significant cultural heritage resources to be of an appropriate scale and character.
8. To complete and maintain a comprehensive inventory of the Municipality's built heritage and cultural heritage landscape resources.
9. To consult and seek the advice of established heritage organizations when making decisions regarding the conservation of cultural heritage resources in the Municipality.
10. To consult with and foster the participation of the First Nations and Métis in the review of development applications and large scale planning initiatives.

A2.9 Sustainable Development

A2.9.1 Goal

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

A2.9.2 Strategic Objectives

1. To minimize Meaford's ecological footprint and the impacts of growth by ensuring that all new development is based on the principles of sustainable development.
2. To promote the use of 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 can meet their needs throughout the various stages of their lives.
4. To reduce the per-capita consumption of energy, water, land and other non-renewable resources.
5. To promote practices which conserve water, and protect or enhance water quality.
6. To promote a compact urban form and develop an energy-efficient mix of land uses, where appropriate, to provide liveable, healthy communities.
7. To encourage reductions in the use of private automobiles by promoting active transportation and the use of Transportation Demand Management measures, such as public transit, cycling and walking.
8. 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.
9. To support land use and development patterns that minimize adverse impacts on air quality.
10. To reduce the occurrence of excessive light emissions while still ensuring that adequate levels are maintained for public safety.
11. To support residents in efforts towards food sovereignty and the creation of a sustainable local food economy.

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 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 commercial and service uses in existing buildings.

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, 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 major roads leading into the Meaford urban area and they are the site or are planned to be the site of commercial and service uses on full municipal services that are intended to 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 development.

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 Rural Settlement Area

The Rural 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.

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) accessory apartments in single-detached dwellings 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 B1.1.8.

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 Accessory Apartments

One accessory apartment may be permitted in a single, semi-detached or townhouse dwelling or within a detached building in the Urban Living Area designation where:

- a) the accessory apartment meets the relevant requirements of the Ontario Building Code and Fire Code;
- b) there is sufficient space on the lot to provide one additional parking space for the use;
- c) The accessory apartment 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.
- d) The existing residential nature of the dwelling is maintained;
- e) The minimum area of the accessory unit does not reduce the area of the primary living area below that is required by the Zoning By-law;
- f) In no case shall the floor area of an accessory unit exceed 50% of the total floor area of the detached or semi-detached dwelling; and,
- g) In no case shall the accessory apartment have more than two bedrooms.
- h) Where an accessory apartment is proposed in a detached building, site plan control shall apply.

B1.1.5 Townhouse, Multiple and Apartment Dwellings

In considering a zoning by-law amendment and 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;
- 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 or Custom Workshop shall be permitted on a lot, provided:

- a) it is wholly located within a dwelling unit or attached garage;
- 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 antique 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;
- 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 by-law as amended;
- d) adequate parking facilities are provided on the lot for the proposed use;
- e) no more than three bedrooms are available for guests;
- f) the proposed use is serviced with municipal water and sewer or it is demonstrated that water can be provided of an adequate quality and quantity and that the site is suitable to accommodate an approved sewage disposal system to service the use privately. 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. This may be addressed as a requirement under the Municipal Lodging and Bed and Breakfast By-law.
- g) signage advertising the use is to be designed and located in accordance with the Municipality's sign by-law.

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 Complementary Uses

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

- a) residential care facilities in accordance with Section B1.1.8.1; and
- b) daycare centres and small-scale institutional uses in accordance with Section B1.1.8.2.

B1.1.8.1 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 may also be 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.

B1.1.8.2 Daycare Centres and Small-Scale Institutional Uses

Daycare centres and small-scale institutional uses which serve adjacent residential uses, may be permitted by amendment to the implementing Zoning By-law 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 Day Nursery shall be permitted as an accessory use to an approved institutional use.

B1.1.9 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.

In order to ensure an ongoing adequate supply of Urban Employment Area lands, the municipality will monitor and maintain a data base indicating consumption rates. The results of this monitoring will be reported to Council on an annual basis and will be analyzed at the time of a five-year Official Plan review.

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) wholesaling establishments; and,
- h) similar uses.

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

All new uses shall be subject to an amendment to the implementing zoning bylaw and may be subject to Site Plan Control. Any redevelopment or expansion of existing industrial uses may also 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) The proposed buildings are designed in accordance with applicable Design 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 with water supply and means of sewage disposal 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, berming or a combination of these features are utilized to ensure that there is adequate screening between the uses.

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.

B1.3 Downtown Core Commercial

B1.3.1 Objectives

It is the intent of this Plan to:

- maintain and promote Downtown Meaford as the focal point for commerce 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 of the Downtown;
- encourage streetscape and façade improvements that revitalize the cultural and historic character of the Downtown;
- further enhance the Downtown so it continues to be a source of pride in the region;
- establish a definitive boundary for the Downtown, within which a mixed use, pedestrian-oriented environment can be fostered;
- improve visual, economic and pedestrian connections between the Downtown and the Meaford Harbour to create a unified central area; and,
- promote new uses along Bayfield Street that support viability, connection and synergy between the Waterfront and Downtown.

B1.3.2 Location

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

B1.3.3 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.

B1.3.4 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 and hospitality in the Municipality, accommodating a diverse mix of commercial, residential, cultural and social 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 character 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 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 service delivery groups such as the Downtown BIA, the Chamber of Commerce and/or a Local Architectural Conservation Advisory Committee.

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). The fourth storey shall be accommodated by stepping back the fourth floor exterior wall or

sloping the roof with dormers. Developments that propose an additional fourth storey shall be reviewed on a case by case basis subject to compatibility and the bonus zoning provisions of Section E1.1.1.

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 is 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 guidelines for the downtown area may be prepared by Council to assist in the review of development in Downtown Meaford.

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 smallscale 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 meters 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 free-standing multiple unit buildings, apartments as well as small-scale inns and bed and breakfast establishments are permitted at street level on side streets within the Downtown Core Commercial designation, however, ground floor commercial uses are strongly encouraged along Nelson Street east of Sykes Street and along Bayfield Street between Trowbridge and Parker Streets. Such uses are permitted, subject to a rezoning and 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.

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 partner with the Downtown BIA and/or other stakeholders to maintain 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 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; or,
- c) Renovations and/or façade improvements to existing public buildings.

B1.3.7 Implementing Zoning By-law

Lands to be used for commercial purposes shall be placed in a Downtown Commercial Zone in the implementing zoning by-law.

B1.4 Downtown Core Transitional Area

B1.4.1 Objectives

It is the intent of this Plan to

- To reinforce the importance of the Downtown Core Commercial area by identifying a complementary area for transitional commercial growth and development related to the Downtown;
- To protect the residential character of the area adjacent to the Downtown;
- To establish a definitive boundary for the Downtown Core Transitional Area, within which small scale commercial uses will be permitted; and,
- To ensure that all new development in the Downtown Core Transitional Area contributes to the character and identity of the Downtown.

B1.4.2 Location

The Downtown Core Transitional Area designation as shown on Schedule A-1 applies to lands on the fringe of the Downtown Commercial Core designation

B1.4.3 The Vision for the 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.

The intent is that this area be designated for small-scale business, commercial and residential uses that can utilize existing buildings and be complementary to the mixed-use, pedestrian oriented focus of the Downtown.

B1.4.4 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; and,
- small-scale restaurants, retail uses and personal service shops

B1.4.5 Development Policies

B1.4.5.1 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 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).

B1.4.5.2 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.

B1.4.5.3 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

B1.4.5.4 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 a 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

B1.5.1 Objectives

It is the intent of this Plan to:

- Recognize the Waterfront for its tourism and recreation opportunities;
- Develop a balanced mix of uses, including recreation, harbour, commercial, natural heritage, open space 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; 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 Vision for the Urban Area Waterfront

The Municipality of Meaford takes pride in its Urban Waterfront for the exemplary approach and design that encompass the 'Environment First' philosophy through sustainable design elements and ecological features, becoming one of the most frequently visited locations on the Georgian Bay.

The modest intervention in the Old Harbour acknowledges the decreasing water-level trends, and embraces the existing location of the boat service and fuel operations while providing boat dockage for small boats along designated areas of the east and west harbour walls. The Old Harbour also features reclaimed lands, where feasible, in the Bighead River mouth with fish habitat enhancement measures and fishing piers, as well as the Harbour Village.

The New Harbour is improved with additional mooring spines and reconfiguration of the docks to expand the number of berths, providing excellent facilities for the boating community of Meaford and beyond. The Coast Guard Search and Rescue Station's presence is of great value and pride to Meaford's waterfront lands.

The Harbour Village attracts local residents and tourists alike with its shops and restaurants along the west wall overlooking the Bighead River mouth that is animated with anglers and water-based activities on kayaks, canoes and small sailboats. Community fairs and events spill over from the Harbour Village to the extended sidewalks on Bayview Street that are enhanced with street trees, lighting, benches and decorative paving.

Nelson Street, is animated with ground level commercial activity and is a key pedestrian corridor from the Downtown to the waterfront and the pedestrian bridge across the river. The Rotary Harbour Pavilion, with striking views to both harbours and the bay, shines as the gathering place for small and large community events.

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.

B1.5.4 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.

B1.5.5 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 minimize community impacts.
- 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.

B1.5.6 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.

B1.5.7 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 schools, hospitals, cemeteries, government buildings, places of worship and similar uses.

A Day Nursery shall be permitted as an accessory use to an approved institutional use.

B1.6.4 Development Policies

B1.6.4.1 New Uses and Expansions to Existing Uses

The development of any new major Institutional use shall require an Amendment to the Official Plan and Zoning By-law and shall be subject to Site Plan Control.

Expansions to existing uses on lands that are already within the Institutional designation and on full municipal services shall be subject to Site Plan Control.

Before considering an amendment to the Official Plan (if required) and Zoning By-law, 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.

B1.6.5 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 primarily serve the traveling public and which complement the Downtown Core Commercial and Downtown Core Transitional Area and uses which by their nature cannot reasonably be located in the Downtown Core Commercial or Downtown Core Transitional Area designations;
- 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 auto service and sales, restaurants, accommodation facilities, retail uses, department stores, supermarkets, wholesale establishments, storage and/or warehousing establishments, space extensive retail uses, institutional uses and other similar uses. Space extensive retail uses shall be limited to automotive related products, large and bulky goods such as furniture and appliances, home improvement materials, hardware and nursery or garden supply products.

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 an amendment to the implementing zoning bylaw and will 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 municipal design 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.

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 HighwayCommercial 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. Vacant lands will be placed in a Development Zone where only existing uses are permitted.

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 change is anticipated or development is encouraged.

B1.8.1 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.

B1.8.1.1 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.

B1.8.1.2 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.
- 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 space and access to the waterfront and will minimize the amount of 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.

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.

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, have good potential to accommodate open space and small-scale seasonal commercial uses which complement the harbour area. The general open space

nature of these lands is intended to act as a buffer to adjacent residential uses, while small-scale seasonal commercial development in this area retains the opportunity for use of these lands in a manner that supports the Meaford Harbour and will assist in making this area an attraction for tourism.

In addition to the above uses, low-rise residential uses may be permitted in this area, however the consideration of residential uses on these lands should only occur where all lands within the Special Policy Area are to be planned comprehensively, and where to permit residential development would clearly uphold and support the general objectives of the Waterfront Strategy and Master Plan.

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 planned as a primarily open space extension to the Meaford Harbour, providing a definitive boundary to the harbour and acting as a buffer to surrounding residential uses;
- b) The lands will be used for 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 to an enhanced standard to further the buffering capacity of these lands to adjacent uses;
- d) Development will provide pedestrian space and access to the waterfront and will minimize the amount of space used for parking cars; and,
- e) Any proposed residential use on these lands is to be planned comprehensively and should only be considered where such development would clearly uphold the objectives of the Waterfront Strategy and Master Plan.

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 meters 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 meters. 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.

In addition to the above noted permitted uses, it is recognized that this site, with its existing industrial buildings/infrastructure, may be attractive and suitable for re-establishment of/ re-development for light-industrial uses. While ongoing light-industrial uses may not be the ideal sole use of the lands, if comprehensively planned alongside more desirable permitted uses, a mixed-use scheme incorporating compatible light-industrial uses could be of benefit to the surrounding neighbourhood and the broader community.

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 light-industrial or 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.

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;
- protect land suitable for agricultural production from development and land uses unrelated to agriculture;
- permit uses which support the agricultural industry; and,
- protect and promote the agricultural character of the Municipality and to encourage 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.

On this basis, it is the intent of this Plan to encourage all levels of government to collectively recognize the value of both protecting farmland and assisting farmers to ensure that farming remains viable in Meaford. This is intended to be accomplished through the land use planning system by protecting land suitable for farming and by allowing farmers to realize other economic development opportunities on their lands.

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

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.

Additional permitted uses include:

- a) The following secondary uses:
 - i) single detached dwellings;
 - ii) accessory residential uses on farm properties subject to Section B2.1.4.4 of this Plan;
 - iii) bed and breakfast establishments subject to Section B2.1.4.5 of this Plan;
 - iv) home occupations, and custom workshops subject to Section B2.1.4.6 of this Plan;
 - v) forestry and other resource management uses;

- vi) passive recreational uses, such as walking trails and nature interpretation centres; and,
 - vii) wineries subject to Section B2.1.4.9 of this Plan
- b) The following agriculture-related uses:
- i) small scale commercial and industrial uses on farm properties subject to Section B2.1.4.7 of this Plan;
 - ii) farm-related exhibitions and agricultural tourism establishments subject to Section B2.1.4.8 of this Plan;
- c) Sand and/or gravel operations proposed within Potential Aggregate Resource Areas identified on Schedule B and wayside pits and quarries in accordance with Section B2.7.4.3 of this Plan.
- d) Airports, utilities, transmission towers, designated historic sites and other infrastructure shall be permitted on existing lots of record or new lots in accordance with Section B2.1.4.2 of this Plan.

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 (98.84 acres).

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 created to accommodate a surplus dwelling that is not required for the long term needs of the farm operation

ii) No lot creation will be permitted if the farm parcel is less than 40 hectares and/or if a non-farm lot(s) has already been severed from the original township parcel. The creation or acquisition of a lot by a public authority will not be considered as a previous severance providing this does not result in another remnant lot

iii) Non-farm lot creation within 500 meters 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) Except for severances for conservation purposes by an approved conservation organization, 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.

(d) Severances for conservation purposes by an approved conservation organization in the Agricultural designation need to satisfy the policies of this Plan and shall not result in the creation of a new building lot.

B2.1.4.2 Other Types of Consents

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.

Justification shall be provided to demonstrate the appropriateness of the land area to be severed (i.e. land need, servicing, parking, etc.).

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 be limited in area and shall only be of sufficient size to accommodate the residence surplus to the farming operation, accessory buildings (where including accessory buildings does not render the lot excessively large), 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.

B2.1.4.4 Accessory Residential Uses on Farm Properties

The establishment of accessory residential uses on parcels within the Agricultural, Rural or Specialty Agricultural designations is permitted in accordance with the following provisions.

a) Accessory Apartments

One accessory apartment may be permitted in a single detached dwelling or detached building in the Agricultural, Rural or Specialty Agricultural designations where:

- a) the accessory apartment meets the relevant requirements of the Ontario Building Code and Fire Code;
- b) there is sufficient space on the lot to provide one additional parking space for the use;
- c) The existing residential nature of the dwelling is maintained;
- d) The minimum area of the accessory unit does not reduce the area of the primary living area below that required by the Zoning By-law;
- e) In no case shall the floor area of an accessory unit exceed 50% of the total floor area of the detached dwelling; and,
- f) In no case shall the accessory apartment have more than two bedrooms;

g) Where an accessory apartment is proposed in a detached building, site plan control shall apply. The structure shall be located within the existing building cluster and be serviced by a shared septic system, where feasible; and,

i) An accessory unit in a detached building shall only be permitted where the lot is of sufficient size to accommodate a full septic failure bed for both units.

b) 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.

c) 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 generally permit temporary farm help accommodations.

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

i) 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;

ii) the use shall be suitably screened from neighbouring properties;

iii) farm help must be necessary on a seasonal basis on the farm;

iv) the farmer shall live in the principal farm residence, if any, with farming as his/her principle occupation, and in the case of seasonal farming, work part-time on the farm; and,

v) 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 Bed and Breakfast Establishments

New bed and breakfast establishments are permitted in a single detached dwelling in the Agricultural Rural or Specialty Agricultural designations.

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;
- 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 by-law as amended; and,
- d) adequate parking facilities are provided on the lot for the proposed use;
- e) the proposed use can be serviced with an appropriate water supply and an appropriate means of sewage disposal; and,
- f) the signage advertising the use is to be designed and located in accordance with the Municipality's sign by-law.

B2.1.4.6 Home Occupations and 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 Agricultural designation and not have an adverse impact on agricultural uses.

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, upholstery, 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 antique automobiles, and further does not include any factory production or any shop or factory otherwise classified or defined in the implementing Zoning By-law.

Custom Workshops shall be permitted as-of-right in the implementing zoning by-law, subject to certain criteria. Such uses generally occupy an area 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).

B2.1.4.7 Small Scale Commercial and Industrial Uses:

Small Scale Commercial and Industrial Uses in the Rural, Agricultural and Specialty Agricultural Designations shall be permitted subject to the following provisions:

B2.1.4.7.1 General:

- a) the use is clearly associated with and located on a farm property;
- b) for a retail commercial use, the majority of products offered for sale, in terms of monetary value, are produced or manufactured on the farm property
- c) Any proposed motor vehicle repair use shall require an amendment to this Plan. In considering such an amendment, Council shall be satisfied that the applicant has demonstrated compatibility with surrounding uses and has provided adequate justification as to why the use is more appropriate/necessary in the rural area than in a supporting urban or settlement area.
- d) Uses other than a Home Industry or Farm Produce Outlet in accordance with Sections B2.1.4.7.4 and B2.1.4.7.5, will be subject to implementing Zoning By-law Amendment.

B2.1.4.7.2 Parcels 20 Hectares and Greater

For parcels of 20 hectares or larger in the Agricultural, Specialty Agricultural and Rural Designations the commercial/industrial use shall occupy combined building(s) not exceeding 750 square meters; and outdoor storage and display shall be limited to an area not greater than 500 square meters. If the building(s) is less than 750 square meters, the outside storage/display area may be increased to a maximum combined outside storage/display area and building area that does not exceed 1250 square meters.

B2.1.4.7.3 Parcels Less than 20 Hectares

No small scale commercial or industrial uses, including Home Industries and Farm Produce Outlets, shall be permitted on a lot less than 20 hectares in the Agricultural Designation. Accessory sales of agricultural products produced on the farm shall be permitted subject to certain criteria established via the implementing Zoning By-law.

For parcels of less than 20 hectares in the Specialty Agricultural and Rural Designations a maximum combined building area of 250 square meters and a maximum outdoor storage/display area of 750 square meters will be permitted.

B2.1.4.7.4 Home Industries

Home 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. These uses should not detract from the primary use of the property for agricultural or residential purposes.

Home 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 industries will be not be permitted on properties less than 20 hectares in size in the Agricultural Designation. They will otherwise be permitted as-of-right in the implementing zoning by-law in the Rural, Agricultural and Specialty Agricultural Designations, provided:

- a) the building housing the home industry is located within the existing farm-building cluster, if located on a farm property;
- b) the home industry does not have a combined floor area in excess of 250 square metres (2,691 square feet);
- c) the home industry is located on a lot that has a minimum area of 4.0 hectares (9.88 acres) and is generally set back from all lot lines by at least 30 metres (98.5 square feet). 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.
- d) any open storage associated with the home industry is screened from view, located within a fenced compound and does not occupy more than 750 square metres (8,073 square feet);
- e) the home industry has no more than five employees in addition to the owner; and,
- f) the retail component is clearly accessory to the use and does not detract from the primary use of the property.

B2.1.4.7.5 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 a use may be permitted as-of-right in the zoning by-law on lots greater than 2 ha in the Rural and Specialty Agricultural Designations and on lots greater than 20 hectares in the Agricultural Designation.

For parcels of less than 20 hectares in the Specialty Agricultural and Rural Designations a maximum combined building area of 250 square meters and a maximum outdoor storage/display area of 750 square meters will be permitted. For lots greater than 20ha, the provisions of Section B2.1.4.7.2 shall apply. Site Plan Control shall apply.

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.

B2.1.4.8 Farm Related Exhibitions and Agricultural Tourism Establishments

Given the location of the Municipality, 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 shall generally be permitted.

Agricultural Tourism ('Agri-tourism') generally 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 the 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 certain minor exhibition and agri-tourism uses to occur on an as-of-right basis. Other such uses will require a zoning amendment. Site plan control may apply.

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

- a) the use will be compatible with existing uses and maintains the rural character of the area;
- b) the use will have safe ingress and egress from a year round maintained public road;
- c) adequate services are available on-site to service the use including parking, water and sewage disposal; and,
- d) the use will be located so as to have minimal impact on the principle farm operation and on surrounding farm operations.

B2.1.4.9 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 15.8 square meters (200 square feet) provided it does not conflict with any minimum floor area for licensing approval.

iv) An accessory hospitality/tasting room shall be permitted on lots greater than 2 hectares in the Rural and Specialty Agricultural Designations 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 meters (800 square feet). Site Plan Control shall apply.

v) A farm winery may exist in combination with other uses such as agricultural tourism uses or small scale commercial or industrial uses where permitted by this plan. In determining compliance with Section B2.1.4.7 of this Plan for small scale commercial / industrial uses, the floor area of any accessory retail wine sales and hospitality / tasting room shall be included in the calculation of total floor area permitted.

vi) 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.

B2.1.5 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; and,
- maintain the character of the Municipality created by the presence of orchard lands

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

The principle use of land in the Specialty Agricultural designation is apple and/or tender fruit production and storage facilities. Agricultural uses are permitted.

Additional permitted uses include:

a) The following secondary uses:

- i) single detached dwellings;
- ii) accessory residential uses on farm properties subject to Section B2.1.4.4 of this Plan;
- iii) bed and breakfast establishments subject to Section B2.1.4.5 of this Plan;
- iv) home occupations, and custom workshops subject to Section B2.1.4.6 of this Plan;
- v) forestry and other resource management uses;
- vi) passive recreational uses, such as walking trails and nature interpretation centres; and,
- vii) wineries subject to Section B2.1.4.9 of this Plan

b) The following agriculture-related uses:

- i) small scale commercial and industrial uses on farm properties subject to Section B2.1.4.7 of this Plan;
- ii) farm-related exhibitions and agricultural tourism establishments subject to Section B2.1.4.8 of this Plan;

- iii) Small scale industrial or commercial uses that are directly supportive and related to agricultural operations in the area and required in close proximity to the farm operations in the area, such as warehousing, cold storage, packaging or processing plants.
- c) Sand and/or gravel operations proposed within Potential Aggregate Resource Areas identified on Schedule B and wayside pits and quarries in accordance with Section B2.7.4.3 of this Plan.
- d) Airports, utilities, transmission towers, designated historic sites and other infrastructure shall be permitted on existing lots of record or new lots in accordance with Section B2.1.4.2 of this Plan.

The relevant Development Policies set out in Section B2.1 also apply.

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.

B2.2.4 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;
- provide for the development of recreational 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.

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) agricultural uses;
- b) single detached dwellings;
- c) bed and breakfast establishments subject to the policies of Section B2.1.4.5 of this Plan;
- d) home occupations, and custom workshops subject to the provisions of Section B2.1.4.6 of this Plan;
- e) accessory residential uses on farm properties subject to Section B2.1.4.4 of this Plan;
- f) veterinary clinics;
- g) commercial dog kennels subject to Section B2.3.4.3 of this Plan;
- h) passive recreational uses, such as walking trails and nature interpretation centres ;
- i) institutional uses;
- j) forestry and resource management uses;
- k) cemeteries subject to Section B2.3.4.4 of this Plan;

- l) small scale commercial and industrial uses on farm properties subject to Section B2.1.4.7 of this Plan;
- m) accommodation uses such as private campgrounds, rental cabin establishments and trailer parks subject to Section B2.3.4.6 of this Plan;
- n) open air recreational uses such as golf courses, conservation clubs, cross country ski facilities and mountain bike facilities subject to Section B2.3.4.6 of this Plan;
- o) sand and/or gravel operations proposed within Potential Aggregate Resource Areas identified on Schedule B and wayside pits and quarries in accordance with Section B2.7.4.3 of this Plan
- p) Garden Suites, subject to the temporary use provisions of Section E1.2 of this Plan
- q) Farm related exhibitions and agricultural tourism establishments in accordance with B2.1.4.8 of this Plan; and,
- r) Wineries subject to Section B2.1.4.9 of this Plan.

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

Within the Rural designation farm lots shall generally be 20 hectares or greater. Lots less than 20 hectares in size may be created and 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.

This plan acknowledges that there may be site specific circumstances where a 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:

- The suitability of the parcel for the proposed use;
- Compatibility with adjacent uses;
- Compliance with the Minimum Distance Separation Formulae I and II, as applicable.

B2.3.4.1. Creation of New Lots

Except for development associated with resource based recreational uses (which shall require an amendment to this plan), new lot creation in the rural designation shall be permitted only via the consent process.

In accordance with the intent of this Plan to maintain the rural character of the Municipality, the majority of the new residential development is directed to settlement areas and vacant building lots. However, a limited number of new lots for residential purposes may be created in the Rural designation.

In this regard, no more than two lots (plus the retained) can be created from an original 40 hectare Township Lot (i.e. as determined by the original crown survey). The lot density shall be pro-rated up or down based upon the size of the original Township lot, for example, in cases where the original Township Lot is 80 hectares, a maximum of four lots may be created (plus the retained). In cases where one lot has already been created for a school, place of worship, community centre, cemetery or other public use, such uses shall not be included in the calculation of Rural lot density from an original Township lot.

In considering the creation of a new lot, it shall be ensured that:

- a) the severed lot will not remove good agricultural land from production and is located where it would have the least impact on existing and future agricultural operations. Where development is proposed on improved agricultural land (i.e. land that is currently or has been previously used for farm purposes) it must be demonstrated that no reasonable alternative exists. The investigation for a reasonable alternative shall be limited to the lot to be developed;
- b) the proposed lot is generally no smaller than 0.8 hectares (1.97 acres);
- c) the lot will conform to the minimum distance required by the Minimum Separation Distance Formula;
- d) the proposed lot complies with the applicable criteria set out in Section D4.2.1 (New Lots by Consent General Criteria).
- e) Non-farm lot creation within 500 meters of the Urban Area of Meaford shall not be considered.
- f) no ribbon development along roadways will result from the development. Ribbon development shall mean a strip of four (4) or more contiguous non-farm lots, less than 20 hectares in area, along an existing road.
- g) In order to avoid narrow linear parcels of land, the frontage-to-depth ratio for non-farm lots shall be a maximum of 1:3. Justification to go beyond the 1:3 frontage-to-depth ratio shall be provided via any development application.

The above noted lot density, lot size and lot frontage-to-depth policies would not apply where a lot is being created for conservation purposes by an approved conservation organization.

B2.3.4.1.1 Other Types of Consent

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.

B2.3.4.1.2 Farm Consolidations

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 meets the rural lot density in accordance with Section B2.3.4.1.

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. Before considering such an amendment, Council shall be satisfied that:

- a) the size of the proposed dog kennel is appropriate for the area;
- b) the building housing the dog kennel and the associated dog runs is set back at least 100 metres (328 feet) from lot lines;
- c) the use is located at least 500 metres (1640 feet) from lands within the Rural 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) the cemetery will not create the need to develop other uses, such as a place of worship, on the site in the future;
- c) 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,
- d) the use can be accessed by roads which are designed to accommodate high volumes of traffic in short periods of time.

B2.3.4.6 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 development can be designed and sited to blend in with surrounding land uses;
- c) the proposed use or expansion is located where it will not impact existing agricultural operations on adjacent lands;
- 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;
- h) the proposed use is to be accessed by municipal roads that can accommodate the increased traffic generated by the proposed use;
- i) the proposed use can be appropriately buffered from adjacent residential uses; and,
- j) an appropriate monitoring program, administered by the landowner and reviewed by the Municipality, which serves to monitor the impact of the use on the quality and quantity of the groundwater, surface waters and the environment in general is developed.

Residential Development associated with resource-based recreational uses, shall require an amendment to this plan 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 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 will be phased to ensure the establishment of the resource based recreational use either in advance of, or in concert with, the residential component.

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

B2.3.6.1 Part of Lot 10, Concession 4 (St. Vincent)

The following provisions shall apply to those lands shown on Schedule A-1 as being subject to this Section:

- a) Multiple residential development and related facilities and structures, consisting of a maximum of eighty-one (81) dwelling units is permitted.
- b) Development shall proceed by Plan of Condominium.
- c) Development shall proceed based on the provision of municipal sewer and water facilities, to the satisfaction of the Municipality and the Ministry of the Environment.
- d) The Minimum Separation Distance Formulae shall be used to determine the appropriate setback requirement(s) of this development from the surrounding livestock operations. Further, an agricultural assessment will be completed and implemented to Municipal and County satisfaction, at the expense of the Developer, to review the compatibility of the new residential use and the ongoing agricultural operations adjacent to the property. The agricultural assessment may be implemented by:
 - including appropriate setbacks from livestock operations in the zoning by-law;
 - the provision of fencing and landscaping; or
 - the registration of easements, of notices on title regarding the effects of the farm uses on new residents.
- e) Development shall proceed based on a Site Plan and Agreement, under Section 41 of the Planning Act, R.S.O. 1990, as amended, which shall include amongst other matters, a

“landscaping plan” to ensure the development is adequately screened from the surrounding areas and an environmental impact study that deals with stormwater management, flooding and erosion prevention, water quality and fish habitat protection.

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.

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.

For clarity of interpretation, 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

Permitted uses in the Shoreline designation include single detached dwellings, small scale convenience commercial uses, personal service establishments, bed and breakfasts , custom workshops and home occupations as well as public and private neighbourhood parks, trails and beaches.

A residential accessory apartment may also be permitted in accordance with Section B2.4.4.2 of this Plan.

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 (1.48 acres). 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 will only be considered to a maximum of five lots at one time.

Boundary adjustments to existing lots that have the effect of increasing the size of an existing lot are encouraged. A lot 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 Accessory Apartments

One accessory apartment may be permitted in a single detached , semi-detached, or detached building in the Shoreline designation where:

- a) the accessory apartment meets the relevant requirements of the Ontario Building Code and Fire Code;
- b) there is sufficient space on the lot to provide one additional parking space for the use;
- c) The existing residential nature of the dwelling is maintained;
- d) The minimum area of the accessory unit does not reduce the area of the primary living area below that is required by the Zoning By-law;
- e) In no case shall the floor area of an accessory unit exceed 50% of the total floor area of the detached dwelling;
- g) In no case shall the accessory apartment have more than two bedrooms;
- f) An accessory unit in a detached building shall only be permitted where the lot is of sufficient size to accommodate a full septic failure bed for both units; and,

g) Where an accessory unit is proposed in a detached building, Site Plan Control shall apply. The structure shall be located within the existing building cluster and shall be serviced by a shared septic, where feasible.

B2.4.4.3 Special Policies

i) 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 Rural 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/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 Rural 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; and,
- ensure that all new development contributes to the character of the settlement and the Municipality.

The Rural 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 Rural 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 (eg., an expansion) of these Rural 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 Rural Settlement Area designation include:

- residential uses;
- commercial uses that serve the needs of the settlement area and the surrounding rural area;
- service commercial uses that serve the traveling public;
- dry industrial development in the form of repair garages, warehouses, workshops or manufacturing and/or fabrication plants;
- dry manufacturing operations with a retail component;
- institutional uses such as schools, places of worship, day care centres, community centres, libraries, cemeteries and similar uses;
- small scale accommodation facilities such as inns and bed and breakfast establishments;
- public parks and trails;
- retirement homes, nursing homes and medical care facilities; and,
- home occupations and custom workshops.

B2.5.4 The Role of the Settlement Areas

It is the intent of this Plan that the settlement areas continue to function as small central places in the Municipality. 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 encouraging:

- a) the development of diverse and, compatible land uses in close proximity to each other which enhance the character of the settlements; and,
- b) The preservation and enhancement of the natural and historic features that exist in each settlement.

B2.5.5 Development Policies

B2.5.5.1 Preferred Means of Servicing

All development in a Rural 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 a Rural 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 Accessory Apartments

One accessory apartment may be permitted in a single detached or semidetached dwelling in the Rural Settlement Area designation where:

- a) the accessory apartment meets the relevant requirements of the Ontario Building Code and Fire Code;
- b) there is sufficient space on the lot to provide one additional parking space for the use;
- c) Where partial services exist, it is demonstrated that the use can be accommodated within the reserve capacity of the system;
- d) The existing residential nature of the dwelling is maintained;

- e) The minimum area of the accessory unit does not reduce the area of the primary living area below that is required by the Zoning By-law;
- f) In no case shall the floor area of an accessory unit exceed 50% of the total floor area of the detached or semi-detached dwelling; and,
- g) In no case shall the accessory apartment have more than two bedrooms.
- h) Where an accessory unit is proposed in a detached building, Site Plan Control shall apply. The structure shall be located within the existing building cluster and shall be serviced by a shared septic, where feasible
- i) An accessory unit in a detached building shall only be permitted where the lot is of sufficient size to accommodate a full septic failure bed for both units; and,

B2.5.5. 3 New Non-Residential Uses

New non-residential uses may be permitted in the Rural 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 Rural 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;
- d) the use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
- e) adequate parking and loading facilities and landscaping can be provided on the site; and,
- f) where a proposed use abuts or is in close proximity to an existing residential use, fencing, landscaping, berming or a combination of these features shall be utilized to ensure that there is adequate screening between the uses.

In the case of Rockford, any application to develop a commercial or industrial use in excess of 2,300 square metres (24,757.8 square feet) shall be supported by:

- a) Justification why the proposed development cannot be accommodated in the Space Extensive Commercial designation; and,
- 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.
- c) Confirmation that the Ministry of Transportation permits, and in particular entrance permits, are available for lots fronting on Provincial Highway 6 & Highway 10.

B2.5.6 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

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) adequate parking and loading facilities are provided on the site;
- b) new or redeveloping uses incorporate landscaping to enhance the site and surrounding area and buildings are designed, and any lighting or signs are arranged as to blend in with and be compatible with surrounding uses.
- c) outdoor storage areas are substantially screened from view from passing traffic;
- d) the proposed use will be serviced with an adequate and potable supply of water and the soils are suitable to support an individual sewage system.
- e) where the proposed use abuts or is in close proximity to an existing residential , open space, recreational or institutional use , fencing, landscaping, berming or a culmination of these features are utilized to ensure that there is adequate screening between the uses;
- f) the uses require accessible sites to serve their market area;
- g) the uses serve demands from highway traffic ;
- h) the use is dry in nature. A dry use is one which could exist without the necessity of a municipal piped water and municipal sewage system to accommodate it, and is one where only waste water discharges are from employee washrooms;
- i) adequate drainage and outlets are provided for stormwater run-off;
- j) generally, entrances will be limited in number and typically only one entrance will be allowed. Continuous access across the lot frontage is discouraged. Common or shared entrances, rather than separate entrances for each establishment are strongly encouraged and applications for new development who propose individual entrances will be required to justify why common entrances cannot be used. 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.
- k) Site Plan control, as exercised under Section 41 of the Planning Act, R.S.O, 1990, as amended, shall be utilized for all development.

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 B2.6.5.6 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 A-1 to this Plan applies to mineral aggregate operations that are licensed in accordance with the Aggregate Resources Act.

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

Permitted uses on lands designated Mineral Resource Extraction Area are limited to:

- a) the extraction of stone, gravel, sand and other aggregates and associated operations and associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate or the production of secondary related products, provided all such uses are accessory to the principle use of the land for extraction purposes;
- b) agricultural and nursery uses;
- c) transportation and utility facilities;
- d) passive non-motorized recreational uses, such as walking trails, nature interpretation centers;
- e) forestry and resource management uses;
- f) small-scale public uses; and,
- g) wayside pits and quarries and portable asphalt plants for road works in the area.

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's 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 the Ministry of Natural Resources

It is recognized that the Ministry of Natural Resources 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 proponent 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 (984.25 feet) of a pit or 500 metres (1,640.42 feet) 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 Potential 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 Rural 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) the extraction is at a depth which would make restoration of pre-extraction agricultural capability unfeasible; and
- (c) 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 as required for licensing, pursuant to the Aggregate Resources Act;

(b) A Planning Report prepared by a qualified individual 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's 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.

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 Areas of Potential Mineral Aggregate Extraction

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.

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. Uses permitted by the Plan on lands so designated or on lands within 300 metres of a Potential Aggregate Resource Area may be permitted, if it can be shown to the satisfaction of Council that:

- a) the land use pattern in the area has reduced the feasibility of extraction; or,
- b) the extraction would have a negative impact on the natural heritage features and functions on the site and in the area; or,
- c) the aggregate is low in quality; or,
- d) there is not enough aggregate in the area to justify its economical extraction; and,
- e) issues of public health, public safety and environmental impact are addressed.

For the purposes of the above evaluation, the quality and quantity of the material will be determined by having a qualified individual dig test pits within the area proposed for the non-farm development as well as the adjacent lands within 300 meters of the non-farm development.

Non-farm lot creation shall not be permitted within lands identified as Potential Mineral Aggregate Extraction.

Sand and/or gravel operations are permitted within the areas of Potential Mineral Aggregate Extraction without amendment to this plan.

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 resource is either substantially depleted or it is shown to Council's satisfaction that it is not feasible to extract. In such cases, a Zoning By-law Amendment will be required for any use not permitted in Section B2.7.3.

In passing the Zoning By-law Amendment, the policies of the applicable underlying land use designation for the subject property shall apply. The applicable underlying land use designation will be determined with reference to Schedule A of the County of Grey Official Plan.

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 work with pit and quarry operators and the Ministry of Natural Resources 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 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 right-of-ways 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; and,
- To maintain, restore and improve natural features and functions by recognizing linkages among natural heritage features and areas, surface water and groundwater features.

B3.1.2 Location

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.

Lands designated Environmental Protection are shown on Schedules A and A-1 to this 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, however accurate, should be confirmed on site with the Conservation Authority or the Ministry of Natural Resources. 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.

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 significant habitat of threatened and endangered species as identified by the Ministry of Natural Resources;
- Areas of Natural and Scientific Interest;

and their adjacent lands unless it has been demonstrated through an acceptable EIS 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.

b) Permitted uses on lands designated Environmental Protection are limited to forestry, conservation and passive recreational uses. For the purposes of this section, a golf course or similar land use is not a passive recreational use.

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.

Additionally, certain public or private works which, by their nature, must be located within the Environmental Protection Designation, shall be permitted to do so. 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.

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 (393.7 feet) of the boundary of a Wetland
- 30 meters (98.4 feet) of the boundary of an Other Identified Wetland;
- 50 metres (164 feet) from the boundary of a Provincially Significant Earth Science Area of Natural and Scientific Interest;
- 120 metres (393.7 feet) of a significant habitat of an endangered or threatened species;
- 120 metres (393.7 feet) from the boundary of a significant woodland;
- 120 metres (393.7 feet) from a significant wildlife habitat area;
- 120 metres (393.7 feet) from the boundary of a significant valleyland; and,

- 120 metres (393.7 feet) from the boundary of a significant fish habitat area
- 120 meters (393.7 feet) 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.

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.

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 are identified on Schedule B to this Plan.

B3.1.5.3 Significant Portions of Habitat of Endangered, Threatened or Vulnerable 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 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, threatened or vulnerable 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.

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. The identification of new such areas would only occur through the review of a major development application requiring an amendment to this Plan.

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 or municipal studies 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 conceptual 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 the impacts of the use of the open space lands on adjacent land uses are minimized; and,
- ensure that the residents of the Municipality have access to a properly planned and accessible parkland system.

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 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 by a wide variety of nonmotorized uses, such as hiking, walking, cycling and cross-country skiing.

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 tourist and related economic development opportunities. 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.

B3.2.4.2 Major Community Parks in the Urban Area and the 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 continue to provide a wide range of recreational opportunities for the Municipality's residents.

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

In addition to the major community parks there are a number of other Municipality-owned lands that are used for recreational purposes. These include the smaller park areas and road allowances accessing Georgian Bay. Although these areas are considered to be 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

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 to encourage 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.

As of 2005, the Niagara Escarpment Plan lands are included as part of the Greenbelt Plan 2005. The Greenbelt Area, as defined by Ontario Regulation 59/05, is governed by the Greenbelt Plan, which includes lands within the Niagara Escarpment Plan Area. The Niagara Escarpment Plan policies shall continue to apply.

The land use designations and policies of the Niagara Escarpment Plan generally take precedence over local planning documents.

The Niagara Escarpment Plan (as amended) must be referred to for policies relating to the use of land within the Niagara Escarpment Plan area of the Municipality. The area of the Niagara Escarpment Plan within the Municipality is outlined on Schedule A.

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.

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 an 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 are maintained or enhanced;
- identify what is required to support an application for development in an area that is considered to be environmentally sensitive; and,
- identify what information is required to support an application that may have an impact on the hydrogeological resources of the Municipality.

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 meters 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 by the Grey Sauble Conservation Authority, these setbacks may be reduced.

Landowners are encouraged to forest the area within 30 meters of any stream to maintain and improve fish habitat, ecological function of the stream and to increase natural 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

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. Most floodplains are contained within an Environmental Protection Zone in the implementing Zoning By-law. The intent of this policy is to minimize and eliminate any risks to life and property resulting from flooding.

New development on vacant lots within the floodplain will not generally be permitted.

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, 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 however the reconstruction of buildings or structures in areas of significant risk within a floodplain is not permitted; and,
- 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.

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.

C3.1 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 – 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.

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.

C5 Stormwater Management

All major commercial, industrial, institutional and residential development (five units or more) 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.

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; and,
- e) determine and describe the necessary measures required to be undertaken during construction to mitigate the potential negative impact of development.

Upon construction, all stormwater management facilities in a Plan of Subdivision shall be placed in the Environmental Protection Zone in the implementing zoning by-law to reflect the potential for these lands to be flooded and to ensure that their intended use is recognized. 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 for their continued maintenance.

C6 Requirements for an Environmental Impact Study

Where the policies of this Plan require that an Environmental Impact Study (EIS) be prepared, such an EIS shall be prepared in accordance with the requirements of this section.

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); and,
- b) to assess whether or not the development as proposed can integrate into the natural environment and if not, whether or how it can be modified, or where necessary, mitigated to better fit into the natural environment.

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 give consideration to 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.

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

A site scoped Environmental Impact Study format may be used where buildings and structures are to be replaced or expanded, accessory buildings, structures and site modification are proposed and where a single dwelling on a vacant lot is proposed and for new development applications. A full scale Environmental Impact Study will be required for all other applications, except for the creation of a single lot where a site scoped Environmental Impact Study will be sufficient.

Site scoped and full scale Environmental Impact Studies shall be prepared by a qualified professional.

C6.2 Contents of an EIS

The EIS should include a description of:

- 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; and,
- 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 environmental features and functions will be enhanced where appropriate 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.
- 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

The EIS should demonstrate, where applicable, that the proposed use 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, threatened or vulnerable species and/or their habitat.

In addition, the EIS shall demonstrate that there will be no negative impacts resulting from the proposed use on the natural features that are identified on Schedule B to this Plan or the ecological functions for which the area is identified.

C7 Hazardous Slopes

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

- a) Development will not be permitted on slopes that are subject to active erosion or historic slope failure.
- b) 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.
- c) In some instances, where a sufficient development setback cannot be achieved, the proponent 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 Woodland 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.

Particular attention will be paid to surface parking lots and the softening of their visual impact on adjacent lands and streets.

d) Council may undertake a tree-planting program along arterial and collector roads wherever possible to create, over time, a canopy of trees that will enhance the character of the community and contribute to the aesthetics of the area.

C8.2 Significant Woodlands

a) General

Significant Woodlands mapping has been included on Schedule B to this Plan. It is acknowledged that there may be inaccuracies in the mapping 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 is 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 their ecological functions. Fragmentation of the woodlands is generally discouraged.

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.

b) 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.

c) Not a Significant Woodland

Notwithstanding the above, where it can be proven that a woodland identified as significant has ceased to exist, or ceased to exhibit characteristics of significance, prior to November 1st, 2006, an Environmental Impact Study will 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 has long been Council's goal to 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. It is also Council's goal to 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, 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 (eg. 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.

As a condition of approval, Council may also require the proponent 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 the Schedules to the Plan.

The development of new uses or new or enlarged buildings or structures within an assessment area 500 metres (1,640 square feet) from the fill area of a closed site, may be permitted provided an assessment is 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; and,
- e) the impact of the proposed use on leachate migration from the landfill site.
- f) any necessary remedial measures or conditions required prior to development approval being granted.

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.

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 Councils' 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 (49.21 feet) setback but can vary depending on site specific features and conditions. The area within 30 metres (98.43 feet) 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.

Any alteration to the shoreline below the 100 year flood elevation should be completed with the appropriate approvals from the Ministry of Natural Resources; the Federal Department Fisheries and Oceans and/or Grey Sauble Conservation Authority.

C12 Land Use Compatibility

It is recognized that some uses may be sensitive to the odour, noise, vibration or other emissions associated with highways, and various type of industries.

It is a policy of this Plan that incompatible land uses be separated or otherwise buffered from each other. Where a proposed development is located adjacent to a potentially incompatible land use, 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 impacts can be mitigated. The approval of development proposals shall be based upon the achievement of adequate distances and 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 use is known or suspected to be contaminated, Council shall require the proponent to prepare a study prepared in accordance with the Ministry of Environment guidelines which determines the nature and extent of the contamination and the identification of a remedial plan if required.

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.

C14 Karst Topography

Areas shown on Schedule 'B' as being the site of potential Karst topography are considered to be development constraint areas. 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 proponent 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, a study by a qualified individual shall be prepared to assess the impacts and mitigation measures on the surface and groundwater supply of the planning application. This study will also address the potential hazard associated with unstable bedrock conditions as a result of karst features. The study shall be to the satisfaction of the Municipality of Meaford and the County of Grey as well as 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 constraint and related study requirements shall not apply for new fully serviced development.

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; and,
- ensure that appropriate agreements are in place before development on private communal services occurs.

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 usability 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 Guidelines (or a municipal procedure that achieves the same objective). In cases where new development is being proposed in proximity to existing development, the provision of neighbouring well water records may be sufficient to determine adequate water supply.

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 Environment 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.

2) Notwithstanding the provisions of paragraph 1:

a. Connection to municipal water and sewage services shall be encouraged where existing service lines are in the vicinity (i.e. in proximity to the lot frontage), or where service extensions are anticipated in the foreseeable future;

b. Development shall not be permitted on any existing lot which is zoned under a Holding (h) zoning category unless specifically provided otherwise;

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 one accessory apartment dwelling unit per lot, or 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 Settlement Areas

The preferred means of servicing a Rural 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 Rural 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 in excess of five lots/units shall not be permitted.

D1.4 Preferred Means of Servicing in the Shoreline Area

The preferred means of servicing lands in the shoreline area is by full municipal water and sewage services. However, 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 'stand-alone' communal water systems is generally 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 proponent 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 proponent 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:

- 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 Environment 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 residential 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. MOE 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 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. 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 be generally be restricted to development 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. Larger phases shall generally not be permitted, except as may be permitted under paragraph (5). In addition to development phasing, the commitment of plant capacity shall normally 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. 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 the development of 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 likely 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, or municipal servicing facilities, and could also qualify as bonus zoning provisions.
- i. Lands to be developed which are otherwise considered to be a public benefit.

3) Service allocation shall not necessarily be given on a first come basis. A higher priority should be given to lands which can satisfy several staging priority criteria.

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 are 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.

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, 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 movement of both people and goods to and from the 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 on services is registered on title.
- provide for facilities that support active transportation within the Municipality of Meaford

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.

D2.2.1 Access to Highway 26/6/10

Highways 26 and 6/10 is 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 5.2.2 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.

Special setbacks apply to development abutting a County Road. Generally no building or structure shall be located closer to any County Road than as set out by the County of Grey All development abutting County Roads are subject to the jurisdiction of Grey County.

D2.2.3 Local Roads

Local roads are those roads which carry traffic from the Provincial and County Road system and from the arterial roads to individual properties.

The Municipality has jurisdiction regarding provision of access/entrances along local roads. The location of access driveways should not create a traffic hazard because of their concealment by a curve, grade, or other visual obstruction. Access driveways may be limited in number and design so as to minimize the dangers to vehicular and pedestrian traffic. Access policies may be developed by the Transportation Services Department.

D2.3 Right of Way Widths

Determining the appropriate right-of-way widths for Provincial Highways and County Roads is the responsibility of either the Province or the County. The minimum right-of-way width for all new Municipal roads shall generally be 20 metres (65.62 feet). Every effort will be made to secure this right-of-way width as a condition of Planning Act approvals.

D2.4 Traffic Impact Studies

Traffic impact studies may be required by the Province, the County and/or the Municipality to support a development application. 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.

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 cross private property to access a lot;
- b) unopened road allowances;
- c) unassumed roads; and,
- d) 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.

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.

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 his 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 does not or is not required to maintain or snowplow 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.

D2.6 Active & Alternative Transportation

D2.6.1 Objectives

- a) To ensure a built environment that supports and encourages active transportation.
- b) To ensure that the design of new residential development provides convenient pedestrian access to schools, neighbourhood recreational facilities, shopping areas and employment areas.
- c) To recognize that public safety and security must be encouraged in the planning and design of sidewalks and walkways
- d) To ensure that that the design of transportation facilities considers the need to provide safe, convenient and attractive sidewalks and walkways.
- e) To design roads that ensure the safety of all users.
- f) To develop a connected system of regional trails and bike-friendly streets/lanes/paths to permit linkages between municipalities.

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 active transportation infrastructure. Where required as part of new/re-development, such facilities will generally 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 increase 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 are not generally encouraged in environmentally sensitive areas, however where proposed, shall be subject to approval by the Grey Sauble Conservation Authority.

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. On some low-volume roads, pedestrian facilities may not be needed.

b) The development of streetscapes that are safe, convenient and attractive for pedestrians shall be encouraged through measures such as providing wide sidewalks, locating retailing and personal service uses at street level, and by encouraging street furniture, trees and other amenities.

c) The connection of sidewalks, multi-use pathways, and walkways with recreational facilities and schools shall be encouraged.

d) The provision of direct, safe, convenient and attractive interior pedestrian access through developments will be encouraged.

D3 Heritage and Archaeological Resources

D3.1 Objectives

It is the intent of this Plan to:

- recognize that the maintenance of the Municipality's heritage resources will contribute to the preservation of the Municipality's character.
- consult and seek the advice of a Local Architectural Conservation Advisory Committee (LACAC), other established heritage organizations and the First Nations and Métis, as appropriate when making decisions regarding the conservation of cultural heritage resources in the Municipality.

D3.2 General Policies

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 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

Council may require the submission of a Cultural Heritage Impact Statement (CHIS) to support an application for development if the affected lands are the site of an identified cultural heritage resource or are located in close proximity to an identified cultural heritage resource. The intent of the CHIS is to determine what impacts the development will have on the resource and whether the application for development will conform to the goals, objectives and policies of this Plan and if applicable, the CHMP described in Section D3.2.1 of this Plan.

A CHIS will be mandatory for development within 50 meters of a protected heritage property.

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:

- a) the proposed development;
- b) the cultural heritage resource(s) to be affected by the development;

- c) the effects upon the cultural heritage resource(s) by the proposed development;
- 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.

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 and the CHMP.

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.

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 encourage the restoration or rehabilitation of identified cultural heritage resources by assisting with funding applications, establishing grant programs and creating special taxation districts. Council may also encourage the restoration and retention of heritage properties through the use of bonusing and density transfers and other means as permitted by the Planning Act. Council may lead by example by restoring, rehabilitating, enhancing and maintaining municipally owned cultural heritage resources, through appropriate heritage stewardship practices. Council may also develop more specific bonusing or density transfer policies to facilitate

the protection, maintenance or enhancement of cultural heritage resources. This can be examined through the CHMP.

D3.2.2 Built Heritage and Cultural Landscape Resources

D3.2.2.1 Cultural Heritage Resource Inventory

An inventory shall be maintained of properties situated in the municipality that are of cultural heritage value or interest. This 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 local First Nations and Métis.

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, and heritage roads will be identified in the inventory. A cultural heritage landscape is a defined geographical area of heritage significance that has been modified by human activities. Such an area is valued by a community and is of significance to the understanding of the history of a people or place.

D3.2.2.3 Designation under the Ontario Heritage Act

Council may be 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.

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.

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; 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 general principles pertaining to Heritage Conservation Districts will be outlined in a 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.

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 in an area where a concentration of significant cultural heritage resources in an area exists. The intent of the policies would be to conserve and enhance the cultural heritage of an area, in accordance with the goals and objectives of this Plan. These policies shall:

- a) describe the historical development context of the area;
- b) review the existence and significance of cultural heritage resources 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 in a defined area.

The policies may be implemented in the implementing zoning by-law through the creation of a heritage overlay zone or an area-specific heritage area zone, as appropriate.

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.

D3.3 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.

Council shall therefore require archaeological impact assessments and the preservation or excavation of significant archaeological resources in accordance with Provincial policies. Council would encourage consultation with the First Nations and Métis regarding archaeological sites and resources.

Archaeological assessment reports by licensed archaeologists are to be in compliance with guidelines set out by the Ministry of Tourism, Culture and Sport, as well as licensing requirements referenced under the Heritage Act.

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 Preferred Means of Land Division

Land division by Plan of Subdivision, rather than by consent, shall generally be deemed necessary if:

- a) the extension of an existing public road or the development of a new public road is required to access the proposed lots; or,
- b) the area that is proposed to be developed is not considered to be infilling; or,
- c) a Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner.

D4.2 New Lots By Consent

D4.2.1 General Criteria

Prior to considering an application to create a new lot for any purpose, the Committee of Adjustment shall be satisfied that the proposed lot:

- a) fronts on and will be directly accessed by a public road that is maintained on a year-round basis;
- b) will not cause a traffic hazard as a result of its location on a curve or a hill;
- c) 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 to accommodate a 100% contingency envelope on the lot ;
- d) will not have a negative impact on the drainage patterns in the area;
- e) will not affect the develop ability of the remainder of the lands, if they are designated for development by this Plan; and,
- f) 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 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.

4.2.3 Farm Consolidations

Farm consolidations may be considered where the effect of the boundary adjustment or consolidation is to improve the viability of a farm operation

provided:

- a) no new lot is created; and,
- b) the viability of using the lands affected by the application for agricultural uses is not adversely impacted if the application is approved.

D4.2.4 Lots for Utilities

Consents for new lots should not be generally granted for utility corridors. Easements to the utility companies should provide the necessary access and development rights, while retaining agricultural lands in their ownership pattern and use.

Lot creation for utility purposes will only be supported where it has first been demonstrated that a similar result cannot be achieved through easement of long term lease. In situations where lot creation is necessary it will be necessary for the applicant to demonstrate that the proposed lot will have minimal impact on agricultural, environmental, or aggregate lands contained within the Municipality.

Where a lot is to be created for utility purposes, Council shall ensure:

- a) the area of the proposed lot is minimized and reflects what is required for the use; and,
- b) the implementing zoning by-law, as a condition of Provisional Consent, only permits uses that are related to the utility on the 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 approval of the development is not premature and is in the public interest;
- b) the lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities, as required;
- c) the density of the development is appropriate for the area;
- d) the subdivision, when developed, will be easily integrated with other development in the area;
- e) the subdivision conforms with the environmental protection and management policies of this Plan;
- f) the proposal conforms to Section 51 (24) of the Planning Act, as amended.; and,
- g) the development will be serviced by a proper and orderly street pattern facilitating safe motor vehicle, bicycle and pedestrian travel. Consideration should be given to the orientation of streets and dwelling units in order to ensure energy efficiency.

Applicants are encouraged, and may 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.

Extension of draft plan approval may be recommended for one (1) year intervals, where the Municipality is satisfied that development will proceed.

The proponent shall be responsible to ensure that any matters are properly addressed to warrant any extension of draft plan approval. Draft plan approval may lapse without prior notice to the proponent.

Exceptions to the term of a draft approval may only be given to the satisfaction of the Municipality and County under the terms of a development agreement where other extenuating circumstances warrant an increase in time frame.

Any draft approval extension must be approved by the approval authority in consultation with the Municipality.

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 are acquired by the Municipality through the development process;
- d) encourage the dedication and donation of environmentally sensitive lands into public ownership to ensure their continued protection; and,
- e) manage the public open space and parkland areas in a manner that is consistent with the 'environment-first' objectives of this Official Plan

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 choose to 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 safety 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 negative impacts on adjacent residential areas through the use of such measures as planting, 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 fabric of the adjacent neighbourhood;
- g) be connected, wherever possible, to trail systems, cycling routes and natural heritage corridors; and,
- h) 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 eleven (11) meters, except for those structures which by their nature, such as barns, silos, antennae, water towers, require a greater height.
- b. Residential, commercial and industrial buildings shall generally not exceed three storeys.
- c. It is intended that a variety of building heights be encouraged in order to improve the visual effect, variety and community identify within the Urban Area. 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 based on the indeed principle of development for neighbourhoods, commercial districts and industrial areas.
- d. In some cases the bonus zoning provisions of Section E1.1.1 may be considered to permit increased building heights under strict control. These provisions shall generally be applied in the Urban Area where Council deems a greater height is necessary and appropriate to accommodate a proposed development which maintains the general intent of this Plan. Bonus height provisions shall generally be restricted to a maximum of 15.5 meters and/or five (5) storeys.
- e. 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 shall be accommodated by stepping back the fourth floor exterior wall or sloping the roof with dormers. Developments that propose an additional fourth storey shall be reviewed on a case by case basis subject to compatibility and the bonus zoning provisions of Section E1.1.1.

D6 Minimum Distance Separation Formulae

D6.1 General Application

New land uses, including the creation of lots and new or expanding livestock facilities shall comply with the Minimum Distance Separation (MDS) formulae.

MDS will not be applied within the Urban Area of Meaford, the Rural Settlement Areas or in the Shoreline Designation.

The municipal comprehensive zoning by-law shall incorporate the Minimum Distance Separation formulae.

In the case of a catastrophe (e.g. barn or non-farm structure destroyed in a fire), MDS shall not be applied provided that the building is proposed no closer to the livestock facility or non-farm structure than before the catastrophic event. However, should a landowner wish to expand the livestock facility beyond what had existed prior to the catastrophic event which results in higher values for Factor A, B and/or D as part of the MDS calculations, then MDS II shall be used.

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.

Where a lot is proposed to be severed with an existing house, MDS will not be required from barns on adjacent parcels, as any conflict between uses already exists. MDS should, however, be applied to any barn located on the retained lands.

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 farmers who may wish to expand. The Municipality also recognizes the existing investment of landowners holding title to vacant lots of record throughout the Municipality.

In an attempt to balance these interests, MDS will be applied to new residential development on existing lots of record on a 'best efforts' basis. MDS will not be applied to additions made to existing dwellings on lots of record.

For any new dwelling unit, where an adequate building envelope can be located outside of a required setback calculated via the Minimum Distance Separation I Formula, it shall be.

This shall not however be interpreted to render a lot unbuildable. Where no building envelope is available on a lot of record due to an MDS I setback, construction of a dwelling may occur in accordance with the provisions of applicable zone in the Zoning By-law. In this circumstance, residents are strongly encouraged to locate the dwelling so as to minimize conflicts with adjacent agricultural uses to the greatest extent possible.

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, 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 for Official Plan Amendment , rezoning and multiple-lot consent applications;
- ii. conceptual site plan layout;
- iii. stormwater / functional drainage report or storm services plan and flood plain delineation;
- iv. water and waste water 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 report;
- xxi. heritage impact study; and,
- xxii. health impact study.

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 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 concert 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.

D9.1 Green Development Standards

Green 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 green/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 green 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) green 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; and,
- vi) recommendations and standards for the installation of on-site renewable energy generation and energy recovery, where practicable.

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

Energy conservation and efficiency is an important component to achieve sustainability goals and objectives. Energy conservation and efficiency not only reduces environmental footprints, it helps

to reduce energy costs for individuals, businesses and organizations. It is a policy of the Municipality to:

- a) support initiatives and educational programs that promote energy conservation and efficiency measures;
- b) promote the reduction in 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;
- e) seek to minimize energy consumption by:
 - i) promoting mixed use development, compact urban form and complete communities;
 - ii) maximizing existing infrastructure;
 - iii) encouraging the adaptive reuse of existing buildings;
 - iv) promoting building designs and orientations that incorporate energy conservation features; and,
 - v) promoting walking and cycling, and providing for bicycle parking and secure bicycle storage facilities;
- f) support the use of renewable energy systems, such as geothermal systems (provided such systems do not negatively impact natural heritage features and areas, and hydrologic features and their functions) and solar photovoltaic, solar hot water, and solar air heating systems, in locations where they can operate in full sun year-round;
- g) require 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; and,
- j) promote increased use of solar energy systems to heat water, air and/or generate electricity;

D9.2.2 Air Quality

Air quality can impact us as individuals (health effects), as a society (health care costs) and on a global scale (climate change), but there are many ways to improve and maintain 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; and,
- 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;

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, rain water 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) promote planting of drought-resistant species, perennials and ground covers that do not require irrigation; and,
- k) work with other government agencies, municipalities and others on integrated and coordinated water conservation initiatives.

D9.2.4 Tree Canopy

Supporting the protection and enhancement of tree canopies can contribute to improvements to air and water quality, reductions in greenhouse gases, the support of biodiversity, and enhancement of natural features and systems. 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; and,
 - ii) promoting development that maximizes areas for tree planting.
- c) require reimbursement, 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 Outdoor Lighting

Appropriately placed and designed outdoor lighting can improve energy efficiency and reduce 'dark sky' and environmental impacts. It is a policy of the Municipality to:

- a) use and promote the use of responsible lighting practices that eliminate or reduce light pollution and glare, while maintaining sufficient light levels for a safe built environment;
- b) use energy efficient lighting fixtures in all new and retrofitted municipal facilities and properties, and in transportation corridors owned and/or maintained by the Municipality, such as roads, trails and parking lots;

D9.2.6 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.

D9.2.6.1 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. Participation in a community garden project is intended to be peaceful, cooperative and inclusive and to foster inter-generational interaction.

D9.1.2.6.1

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 landowners, including schools, churches, and other community groups are encouraged to initiate community garden projects;
- c) Private lands may be used for community gardens, subject to the land owner's explicit authorization;
- d) Community gardens shall not generally be encouraged within the Environmental Protection zone of the implementing zoning by-law, however where proposed shall be subject to approval by the Grey Sauble Conservation Authority;
- e) 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;
- f) Where possible, community gardens should be located on lands in close proximity to existing community amenities such as trails, parkland and public washrooms;
- g) All community gardens shall be located such that easy access by pedestrian, cyclists, and persons with disabilities is facilitated.

ii) Operations:

- a) Each community garden shall be operated under the supervision of a planning committee or 'Community Garden Executive' being a group of 2 or more individuals who agree to represent or administer the operations of the community garden project.
- b) The Community Garden Executive shall act responsibly and democratically, and are encouraged to establish and operate under rules, which govern the fair and inclusive operation and administration of the Garden Collective. The Community Garden Collective is defined as all gardeners who contribute to the productive operation of their respective community garden, and includes the 'Executive';
- c) Community garden projects located on Municipally owned lands must be not-for-profit operations;

- d) Subject to approval from the Municipality, the Collective may place small compost receptacles and water barrels on the garden site or may fence the garden area;
- e) A small accessory structure for implement storage may be permitted on the lands subject to criteria established via the implementing zoning by-law.
- f) While permission for the on-site sale of garden products may be considered by Council on a case-by-case basis via a Zoning By-law Amendment application, Community gardens are strongly encouraged to establish distribution partnerships with local food markets, local food banks or charitable meal programs.

iii) Licensing:

- a) All community garden projects must obtain a license from the Municipality.
- b) A standard term of the license is to be three (3) years, with an option to renew.
- c) Where a community garden project is located on municipally-owned or managed lands, an extended license agreement will be required. Associated costs are the responsibility of the Community Garden Executive.
- d) The purpose of the extended license agreement is threefold:
 - i. To outline the specific details of operation, management, administration, and maintenance of the community garden project;
 - ii. To outline the responsibilities of each stakeholder to one another;
 - iii. To detail 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.
- e) The members and contact information of the Community Garden Executive will be specified in each extended license agreement. At the end of a group’s license term, that same group shall have the right of first refusal to enter into a subsequent agreement with the Municipality for use of the same community garden where on Municipal lands. Prior to the end of the agreement, the Executive shall submit written request to the Director of Community Services if it wishes to enter into a new agreement.

D9.2.6.2 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 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

A review of the Municipality’s comprehensive zoning by-law shall be undertaken to ensure that they properly implement the policies of this Plan.

E1.1.1. Bonus Zoning

- a. Council may pass a by-law in accordance with Section 37 of the Planning Act to authorize increases in the height of development otherwise not permitted in return for the provision of facilities, services or matters of public benefit as are set out in the by-law. It is the intent of the Plan that such Bonus Zoning will enable Council to achieve objectives for development above and beyond those that would otherwise be required by providing incentives to the developer.
- b. The developer may either develop to the standard zoning provisions or receive the height bonus for providing the additional identified matters, facilities or services that represent enhanced public benefit as stated in this Plan.
- c. The extent of the increase permitted under Bonus Zoning should be compatible with the scale and general amenity of the surrounding area. Any Bonus Zoning increase shall not exceed the limits imposed under this Plan, except as may be provided under paragraph (e). Specific provisions for height increases shall be restricted to those situations described in Section D5.
- d. Further to the provisions of paragraph (c), Council shall encourage appropriate provisions and/or dedications for the following facilities, services or matters of public benefit when considering Bonus Zoning:
 - i. land or physical space to provide recreational or social services;
 - ii. restoration/preservation of buildings having historic or architectural value;
 - iii. land/or restoration of buildings related to municipal economic development initiatives such as municipal parking lots or revitalization of existing or abandoned buildings;
 - iv. public areas, parkland and walkways which are not otherwise required to be dedicated;
 - v. public institutional facilities;

- vi. heritage buildings and features;
 - vii. protection of significant vistas and views;
 - viii. provision of a wide range of housing types including special needs, assisted or other low-income housing;
 - ix. provision of affordable housing;
 - x. provision of green technology and sustainable architecture, such as green roofs;
 - xi. provision of streetscape improvements or other local improvements identified in community improvement plans, strategic plans, capital budgets or other implementing plans or studies.
- e. An agreement shall be required between the landowner and the Municipality of Meaford relating to the Bonus Zoning provisions.

E1.2 Temporary Use By-laws

The Municipality may pass temporary use by-laws apply to private land permitting:

- temporary housing;
- temporary tourist uses and facilities;
- garden suites;
- parking lots for a specific one-time event; and,
- industrial uses related to the resource and agricultural base of the area and other similar uses.

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.

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; and,
- 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.
- h) Where a garden suite is proposed, it 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 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.

E1.4 Site Plan Control

All areas of the Municipality are designated as proposed Site Plan Control areas under the provisions of the Planning Act. 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:

- 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; and,
- p) facilities designed to have regard for accessibility for persons with disabilities.

E1.4.2

It is the intent of the Municipality to promote “good” urban design which contributes to overall community sustainability. As such, the following standards will apply to new development in the Urban and Rural Settlement Areas:

- a) New public and private sector development shall incorporate high-quality landscaping including native or non-native, non-invasive trees and other vegetative plantings, to enhance the site, the streetscape and surrounding area;
- b) New development shall provide amenity for the adjacent public realm to make these areas attractive, interesting, comfortable and functional for pedestrians;
- 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.

Urban design guidelines will be developed by Council for various urban land uses and will provide detail in relation to how the above standards may be achieved in various contexts. Through the site plan approval process, developers will be expected to demonstrate how they are meeting the Guidelines and preferably, how they are exceeding the Guidelines.

Site Plan Control shall not apply to lands licensed under the Aggregate Resources Act.

E1.5 Maintenance and Occupancy By-laws (Property Standards)

E.1.5.1 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

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 to improve the quality of life and the 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.

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 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 may, 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); and, 41 (Site Plan Approvals); of the Planning Act, as amended.

E2 Non-Conforming Uses

E2.1 Intent of Official Plan

As a general rule, existing uses that do not conform with the policies of this Plan should gradually be phased out 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 in the implementing zoning by-law.

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; 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. 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 and the degree to which any of these factors may be increased or decreased by the extension; and,
- 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.

E2.3 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.

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 20 years. As a result, this Plan identifies enough land for residential, commercial and industrial uses to last until the year 2026.

b) It is the intent of this Plan that this Plan should only be amended when the policies of this Plan have been found not to address issues or alternatively, issues have been raised with respect to site-specific proposals that must be addressed in a comprehensive manner. However, where Amendments are contemplated by this Plan, they shall be considered by Council.

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 or the basis for the change;

ii) the direction provided by the Provincial Policy Statement;

iii) the direction provided by the goals and objectives to this Plan;

iv) the desirability and appropriateness of changing the plan to accommodate the proposed use or action;

v) the impacts the proposed change will have on the character of the area;

vi) conformity with the direction provided by the upper tier plan; and,

vii) that sufficient documentation has been provided to support the proposed amendment including information related to the physical growth of the Municipality, impacts on the economy, the environment, agriculture and social well being of the community.

d) An application to amend this plan shall be supported by the prescribed information required by the Planning Act as well as such other information as Council may request, including those items outlined under Section D7 of this plan, in order to address other policy issues within this plan.

e) Council may eliminate notice to the public and a public meeting for a minor Official Plan Amendment which does the following:

i) Changes the numbers of sections or the order of sections in the Plan, 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) Rewords policies or re-illustrates mapping to clarify the intent and purpose of the Plan or make it easier to understand without affecting the intent or purpose of the policies or maps; and,

v) Translates measurements to different units of measure or changes reference to legislation or changes to legislation where the legislation has changed.

In all other instances, notification to the residents of the Municipality of public meetings held by Council shall be given in accordance with the procedures of The 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, lot lines or other clearly defined physical features and in these cases are not open to flexible interpretation. Where the general intent of the document is maintained, minor adjustments to boundaries will not require amendment to this Plan.

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 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.

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;
- b) the continuing relevance of the vision that forms the basis of all policies found in this Plan;
- c) the degree to which the objectives of this Plan have been met;
- d) the amount and location of lands available for urban development;
- e) whether the Municipality has realized a desirable balance of commercial and industrial assessment in relation to residential assessment;
- f) the Municipality's role within the Region and its relationship with other municipalities;
- g) development trends in the Region and their effect on development in Meaford; and,
- h) the nature of any Province - wide planning initiatives and their implications on Meaford.

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 public knowledge and understanding of the proposed land-use and to provide an opportunity for the public to respond prior to a decision by Council. 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 proposals 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), 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 meters of the property on which the proposal is made; and,
 - on the Municipal calendar & website.

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.