

The Corporation of the Municipality of Meaford

By-law Number 2022-76

Being a by-law to adopt Official Plan Amendment No. 30 to the Official Plan for the Municipality of Meaford

Whereas, Section 5(3) of The Municipal Act S. O. 2001, C.25 as amended, provides that powers of every Council are to be exercised through by-law unless specifically authorized to do otherwise; and

Whereas, Council of the Municipality of Meaford has previously adopted an Official Plan for the Municipality; and

Whereas, pursuant to the provisions of Section 17 and 22 of the Planning Act, R.S.O. 1990, as amended, Official Plans may be amended by Councils of Municipalities; and,

Whereas, the Council of the Corporation of the Municipality of Meaford deems it in the public interest to adopt Official Plan Amendment No. 30.

The Council of The Corporation of the Municipality of Meaford enacts as follows:

1. Amendment No. 30 to the Municipality of Meaford Official Plan, attached hereto as Schedule A and forming part of this by-law, is hereby adopted.
2. That this by-law shall come into force and take effect only following the approval by the County of Grey pursuant to the Planning Act, R.S.O. 1990, as amended.

Read a first, second and third time and finally passed this 7th day of November, 2022.

Barb Clumpus, Mayor

**Margaret Wilton-Siegel,
Deputy Clerk**

**AMENDMENT No. 30
TO THE
MUNICIPALITY OF MEAFORD OFFICIAL PLAN**

Prepared by:
The Municipality of Meaford
October, 2022

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MUNICIPALITY OF MEAFORD OFFICIAL PLAN
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**AMENDMENT No. 30 TO THE
MUNICIPALITY OF MEAFORD OFFICIAL PLAN**

THE CONSTITUTIONAL STATEMENT

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

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

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

PART A – THE PREAMBLE

PURPOSE

The purpose of this amendment is to re-designate a portion of the subject lands from “Urban Highway Commercial” designation to “Urban Living Area”.

LOCATION

The lands subject to this amendment are a portion of the property described as Plan 309, Pt. Lot 1697 in the geographic Town of Meaford, now incorporated as part of the Municipality of Meaford. The lands are municipally known as 206080 Highway 26 (Sykes Street North). This amendment affects only the northeast portion of the property.

BASIS

The property is currently vacant and in the past a garden centre was located on the property. OPA 7 came into force and effect in 2012 to create a mixed use residential neighbourhood and commercial development on the lands. The ownership of the site has changed since then, and the new owner has undertaken detailed design and proposes to modify the block boundaries from the original proposal. The proposed Official Plan Amendment would reduce the size of the “Urban Highway Commercial” designated area by redesignating a portion of the lands to “Urban Living Area” which is the same designation that applies to adjacent residential lands.

These changes recognize the fact that a medical facility is no longer required on the subject lands as one has already been developed just east of the subject lands. The applicant also indicates that the stormwater management block can be reduced and a stormwater management report has been submitted by the applicant to support the reduction of the Open Space zone.

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

The Municipality of Meaford held a Public Meeting on May 2, 2022. The minutes of the meeting are attached as **Appendix B**. Comments received have been considered by and have influenced the recommendations within the Municipal Staff Report DEV2022-19. Matters of Provincial, County and Municipal interest have been outlined through the background reports.

On the basis of supporting material and in consideration of the policy framework and public and agency comments received, the Official Plan Amendment was recommended for approval to the Council of the Municipality of Meaford. The report of Planning Staff (*DEV2022-19*) is included as **Appendix C**.

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

PART B – THE AMENDMENT

INTRODUCTORY STATEMENT

All of this part of the document entitled “Part B – The Amendment” consisting of the following text and Schedule constitutes Amendment No. 30 to the Official Plan of the Municipality of Meaford.

DETAILS OF THE AMENDMENT

The Official Plan is hereby amended as follows:

Official Plan Schedule “A-1” Land Use is hereby amended by re-designating that portion of the subject lands in the “Urban Highway Commercial” designation to the “Urban Living Area” designation for those lands recognized as Plan 309, Pt. Lot 1697 in the Municipality of Meaford (in the geographic former Town of Meaford) as indicated on the attached Schedule A-1.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan, as well as through a Zoning Bylaw Amendment for the subject lands under Section 34 and 36 of the Planning Act R.S.O. 1990.

PART C – THE APPENDICES

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



Appendix A Planning Report, List Planning Ltd., July 24, 2020

Appendix B Public Meeting Minutes – October 26, 2020

Appendix C Staff Report DEV2022-19

Schedule 'A-1'
Official Plan Amendment
Municipality of Meaford
206080 Highway 26 (Sykes Street North)
Plan 309, Pt. Lot 1697



-  Lands to be redesignated from the Urban Highway Commercial designation to the Urban Living Area designation
-  Subject Lands Boundary