



## **DEV2026-21 – Technical Report for Zoning By-law Amendment Application Z03-2026 (077260 11th Line)**

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|                |                                            |
|----------------|--------------------------------------------|
| <b>Date:</b>   | Monday, September 21, 2026                 |
| <b>From:</b>   | Dave Aston and Aleah Clarke, MHBC Planning |
| <b>Roll Nº</b> | 421048000504200                            |

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### **Background**

A complete Zoning By-law Amendment (ZBA) application was submitted on behalf of the Owners (Ezra and Betsy Bauman) by Eli Sherk. The application proposes to rezone a portion of the subject lands located at 077260 11<sup>th</sup> Line, Meaford, to permit a Home Industry beyond the size and scale permitted as-of-right in the zoning by-law.

It is recommended that the proposal be subject to Site Plan Approval.

### **Property Description**

The lands subject to the ZBA application, referred to as the 'subject lands' throughout this report, are located at 077260 11<sup>th</sup> Line. The lands are approximately 60.85 ha in size, 1,381 m in depth, and maintain approximately 308 m of frontage onto 11<sup>th</sup> Line. The lands contain an existing single-detached dwelling and agricultural lands for cash crops.

The subject lands are located within the southern portion of the municipality. The following is an overview of the surrounding land uses:

|       |                                       |
|-------|---------------------------------------|
| North | Existing agricultural lands and uses. |
| East  | Existing agricultural lands and uses. |
| South | Existing agricultural lands and uses. |
| West  | Existing agricultural lands and uses. |

Please refer to Appendix A of this report for a visual description of the subject lands and surrounding land uses.

## Existing Policy Framework

The subject lands are designated as 'Rural' and 'Hazard Lands' in the Grey County Official Plan, 'Rural' and 'Environmental Protection' in the Meaford Official Plan, and zoned 'Rural (RU)' and 'Environmental Protection (EP)' in the Meaford Zoning By-law 60-2009. The subject lands are also partially within the limits of the Grey Sauble Conservation Authority (GSCA) regulatory area.

## Proposal

The applicant is requesting a site-specific amendment to rezone a portion of the subject lands from 'Rural (RU)' Zone to 'Rural (RU-XX)' zone with site-specific exemptions. The exception requested seeks to alter the following provisions of Zoning By-law 60-2009:

### 4.10.1 Home Industry

b) the gross floor area utilized by the home industry does not exceed a maximum of 250.0 square metres

f) Any accessory outdoor storage area is located in the rear yard and occupies no more than 750.0 square metres of lot area

### Altered Zone Provision

- The gross floor area utilized by the home industry does not exceed a maximum of 750.0 square metres
- Any accessory outdoor storage area is located in the rear yard and occupies no more than 1000 square metres of lot area

The purpose of the application is to rezone 7,820 m<sup>2</sup> of the subject lands to permit a 750 m<sup>2</sup> home industry and 1000 m<sup>2</sup> outdoor storage area, whereas Zoning By-law 60-2009 limits a home industry building to a maximum of 250 m<sup>2</sup> and associated outdoor storage to 1000 m<sup>2</sup> of lot area. The home industry is proposed to consist of a workshop used for dry manufacturing, which may include but is not limited to welding, metal fabrication shop including assembly and storage areas. The proposed workshop conforms to the definition of home industry in Zoning By-law 60-2009. A conceptual sketch of the subject lands and proposed workshop is contained in

**Appendix A** of this report. Although there are slight conceptual inconsistencies with the existing building and driveway placement on the site plan, the proposed area to be rezoned appears to be correct.

### Submission and Process Details

As part of a complete application, the applicant has submitted the following materials for consideration:

| <b>Submission Item Title</b> | <b>Submission Item Detail</b> |
|------------------------------|-------------------------------|
| Conceptual Site Plan         | Prepared by Applicant         |
| MDS Calculations             | Prepared by Applicant         |

The applicant did not engage the Municipality in the Pre-consultation process. The process relating to the formal application has proceeded as follows:

| <b>Date</b>     | <b>Step</b>                                                                                                                                                                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| July 22, 2026   | Submission of ZBA application package and fees                                                                                                                                                                                                              |
| August 31, 2026 | Notice of Complete Application and Public Meeting issued to the applicant                                                                                                                                                                                   |
| August 31, 2026 | Notice of Complete Application and Public Meeting date given to the public via the posting of a sign on the property, posting the information on the Municipality's website, and mailed courtesy notice to landowners within 120 m of the subject property. |
| August 31, 2026 | Request for comment to internal departments and external commenting agencies issued.                                                                                                                                                                        |

## Technical Review

The subject property is required to satisfy all development standards and policies applicable to projects within the Municipality of Meaford. The proposal is required to be consistent with the Provincial Planning Statement (2024) and in conformity with the Grey County Official Plan, Meaford Official Plan and Zoning By-law. The application is subject to review by Municipal staff as well as external commenting agencies.

All applicable policies, standards, and comments will be reviewed in a future Recommendation Report. The review below describes the proposal more completely and outlines the key considerations relevant to the subject application.

### Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) provides policy direction on matters of provincial interest related to land use and development and has been reviewed regarding the subject proposal. Municipal decisions on planning matters are required to be consistent with the PPS (2024).

The policies of the PPS (2024) promote the building of strong and competitive communities, the wise use and management of resources, and the protection of public health and safety. Section 2.6 speaks to rural lands in municipalities. Section 2.6.1 outlines permitted uses within rural lands, which, include, but are not limited to, on-farm diversified uses, home occupations and home industries. The PPS defines home industries as a form of on-farm diversified use, and defines on-farm diversified uses as “uses that are secondary to the principal agricultural use of the property, and are limited in area”. Section 2.6 of the PPS identifies that development should be sustained by local service levels and shall be appropriate for the infrastructure which is planned or available. Agricultural uses are to be protected, and new land uses shall comply with the minimum distance separation formulae.

Section 4.1.1 of the PPS identifies that natural features and areas shall be protected. Section 4.1.8 notes that development should not be permitted adjacent to natural heritage features and areas unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Section 5.2 of the PPS speaks to Natural Hazards and identifies that planning authorities shall manage development on hazardous lands and development shall generally be directed to areas outside of hazardous sites.

In addition to local approaches set out within municipal planning documents (i.e. County and Meaford Official Plan), provincial guidance is outlined in such documents as *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Publication 851)*, which provide further criteria for the establishment of on-farm diversified uses.

The future recommendation report will assess if the proposal is consistent with the PPS (2024).

### Grey County Official Plan

The subject lands are designated as 'Rural' and 'Hazard Lands' within the Grey County Official Plan. The portion of lands to be rezoned is located outside of the areas designated as 'Hazard Lands' on the subject property.

The Grey County Official Plan seeks to protect existing farming operations and to maintain the visual appearance of the rural landscape, while providing flexibility for economic development, tourism, residential and recreation forms of development. Section 5.4.1 of the Official Plan identifies permitted uses and development criteria for the Rural land use designation. Additional development policies for the Rural designation are provided in section 5.4.2 of the Official Plan. The permitted uses of the Agricultural land use type are permitted in the Rural designation and Table 7 of the County Official Plan permits home industries as an on-farm diversified use.

Section 5.2.2.5. of the County Official Plan provides requirements for the application of the Provincial Minimum Distance Separation formulae on new land uses in the Agricultural and Rural land use designations.

Section 7.2 of the County Official Plan seeks to generally direct development away from Natural Hazard lands and includes permitted use and development policies.

The future recommendation report will assess if the proposal conforms to the policies of the Grey County OP.

### Meaford Official Plan

The subject lands are designated as 'Rural' and 'Environmental Protection' on Schedule A of the Meaford Official Plan. A portion of the subject lands are designated 'River/Stream' and 'Grey County Hazard Lands' on Schedule B of the Meaford Official Plan. The lands designated as 'Environmental Protection', 'River/Stream' and 'Grey County Hazard Lands' are not impacted by the current proposal.

Section B2.3.1 of the Official Plan provides the objectives of the Rural designation. Section B2.3.1 states that it is the intent of this Official Plan to protect the rural and agricultural character of the Municipality while providing for compatible, appropriately scaled development that is supported by existing infrastructure and environmental resources.

Section B2.3.3 identifies permitted uses in the Rural designation. Agricultural-related and on-farm diversified uses are permitted within the Rural designation.

Section B2.1.4.6 provides development policies for On Farm Diversified Uses, and Section B2.1.4.6.3 includes policies specific to Home and Farm Industries as a permitted On Farm Diversified use. Section B2.1.4.6.3 identifies which uses constitute a Home/Farm Industry, the permitted size and scale of the use, and criteria to permit expansions beyond the size and scale of a Home/Farm Industry beyond as-of-right permissions. Where a proposal seeks to permit a Home/Farm Industry which exceeds the as-of-right permissions in the implementing zoning by-law, may be considered on a site-by-site basis and shall be evaluated against the provisions of Section B2.1.4.6 of the Meaford Official Plan and the Grey County Official Plan.

Section B3.1.1 of the Official Plan provides the objectives of the Environmental Protection designation, which include maintenance and protection of the natural heritage system and the provision of tools to assess development applications which are located in close proximity to environmentally sensitive lands. Section B3.1.3 identifies the permitted uses in the Environmental Protection designation and notes that development on adjacent lands to natural features shall only be permitted where an acceptable Environmental Impact Study is submitted. Further policy related to adjacent lands to natural heritage features is included in Section B3.1.4.3 of the Official Plan.

Section C2.1 of the Official Plan includes policies related to the function of Rivers and Streams. The Official Plan seeks to protect rivers and streams from incompatible development. The Official Plan states that no development shall be permitted within 30 metres of the banks of a stream or river, unless an Environmental Impact Study concludes that setbacks may be reduced, or approval for reduced setbacks is received from the Grey Sauble Conservation Authority and/or Municipality. Section C2.2 of the Official Plan provides implementation policies for rivers and streams and identifies that the lands below the top of bank of any river or stream shall be placed in an Environmental Protection Zone in the implementing zoning by-law.

Section C3 of the Official Plan provides the policy for Floodplain planning in the municipality of Meaford. The Official Plan seeks to minimize and eliminate risks resulting from flooding and no development is permitted in the floodplain of a river or stream system. Floodplains are directed to be zoned Environmental Protection through the implementing Zoning By-law.

Section D1.5 of the Official Plan includes land use policies for servicing outside of Settlement Areas and identifies that these lands shall be serviced by private wells and septic systems.

Section D6.1 of the Official Plan provides the general application requirements for the Minimum Distance Separation (MDS) Formulae. MDS is directed to be applied in all areas of the Municipality of Meaford, except for the Urban Area, Secondary Settlement Areas or in the Shoreline Designation.

The future recommendation report will assess if the proposal conforms to the Meaford OP.

### Meaford Zoning By-law

The subject lands are zoned 'Rural (RU)' and 'Environmental Protection (EP)' in the Meaford Zoning By-law 60-2009. The portion of lands zoned EP is not impacted by the current proposal.

The applicant is requesting a site-specific amendment to rezone a portion of the subject lands from 'Rural (RU)' Zone to 'Rural (RU-XX)' zone with site-specific exemptions. The proposed exceptions seeks to permit a Home Industry use with a gross floor area of 750 m<sup>2</sup> and accessory outdoor storage area of 1000m<sup>2</sup>. The total proposed area to be zoned RU-XX is 7,820 m<sup>2</sup>, whereas the Zoning By-law limits Home Industry buildings to a maximum of 250 m<sup>2</sup> and accessory outdoor storage to 750 m<sup>2</sup>.

The pending recommendation report will assess if the proposed amendment maintains the purpose and intent of the Municipality of Meaford's Zoning By-law, and if other site metrics are compliant.

### Site Plan Control Matters

The Municipality of Meaford Site Plan Control By-law identifies that Council may require site plan approval for a home industry established in a rural zone. It is recommended that the proposal be subject to Site Plan Approval.

## Next Steps

In accordance with the Planning Act and the Municipality's protocols for processing Planning Act Applications, the following outlines the next steps in the process:

| <b>Anticipated Date</b>           | <b>Step</b>                            |
|-----------------------------------|----------------------------------------|
| August 31, 2026                   | Notice of Public Meeting Given         |
| September 21 <sup>st</sup> , 2026 | Public Meeting                         |
| TBD                               | Recommendation Report to Council       |
| TBD                               | By-law brought to Council for Approval |

## Communication

The applications referenced herein were circulated in accordance with the Planning Act.

The public meeting is scheduled for September 21<sup>st</sup>, 2026. Members of the public are welcome to attend and make oral submissions at the public meeting or submit comments in writing prior to the public meeting. Comments received prior to the Public Meeting date will be included in the Public Meeting Council agenda package. In addition to the public notice, the Planning & Building Department also sent a request for comments to the Municipality's other internal departments and external commenting agencies, further detailing the nature of the applications. All comments will be considered as part of the Staff Recommendation Report.

## Attachments

Appendix A: Orthophoto

Appendix B: Official Plan and Zoning Map

Appendix C: Property Details

Appendix D: Conceptual Site Plan

Appendix E: Comments Received

## Approvals

Submitted by:

Dave Aston, MSc, MCIP, RPP, MHBC Planning (Consulting Planner for the Municipality of Meaford)

Aleah Clarke, BES, MCIP, RPP, MHBC Planning (Consulting Planner for the Municipality of Meaford)

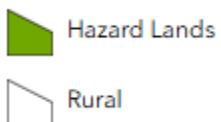
# Appendix A - Orthophoto

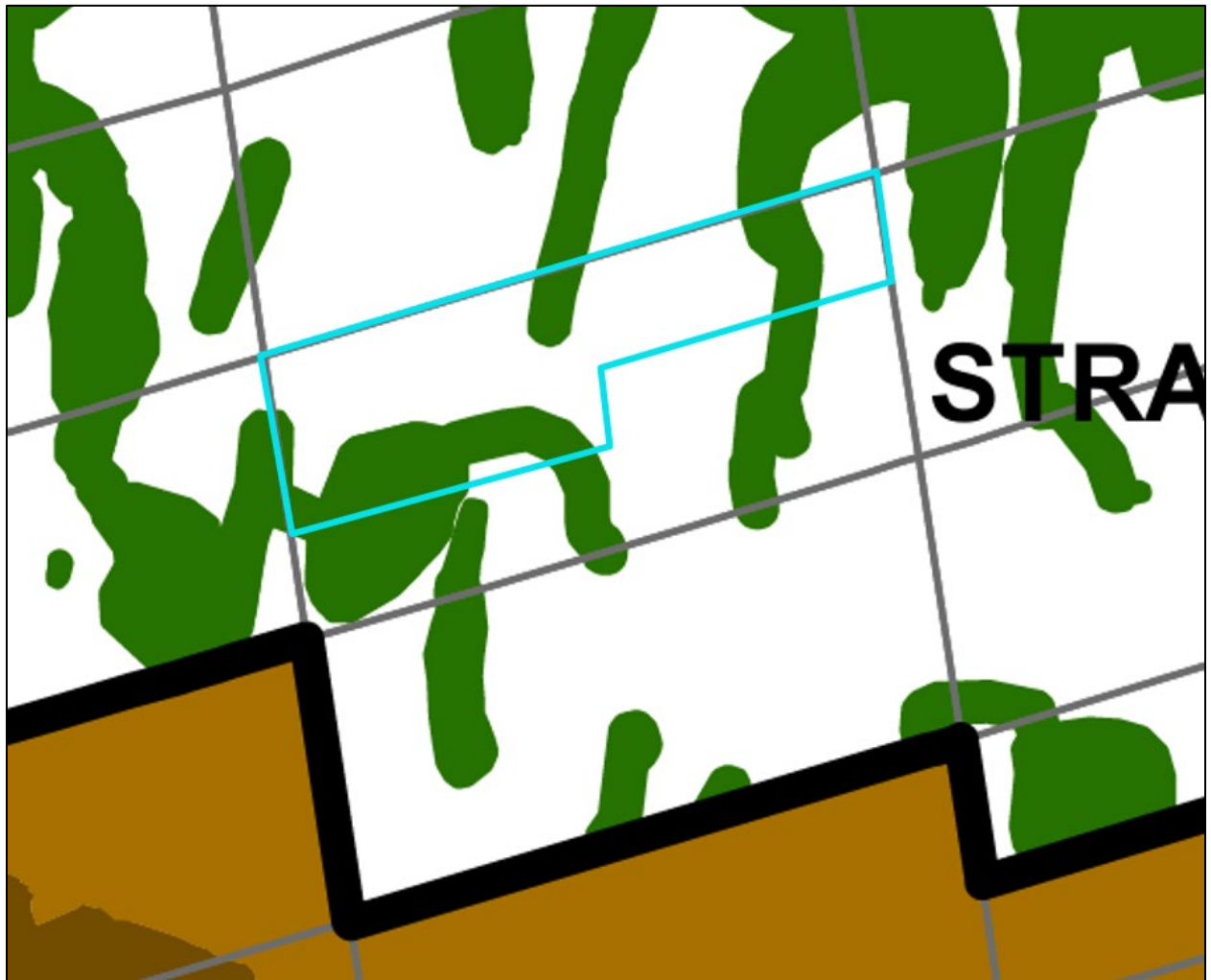


## Appendix B – OP & ZB Maps



### Grey County Official Plan Designation:





Meaford Official Plan Designation:

- Environmental Protection
- Rural



### Meaford Zoning By-law

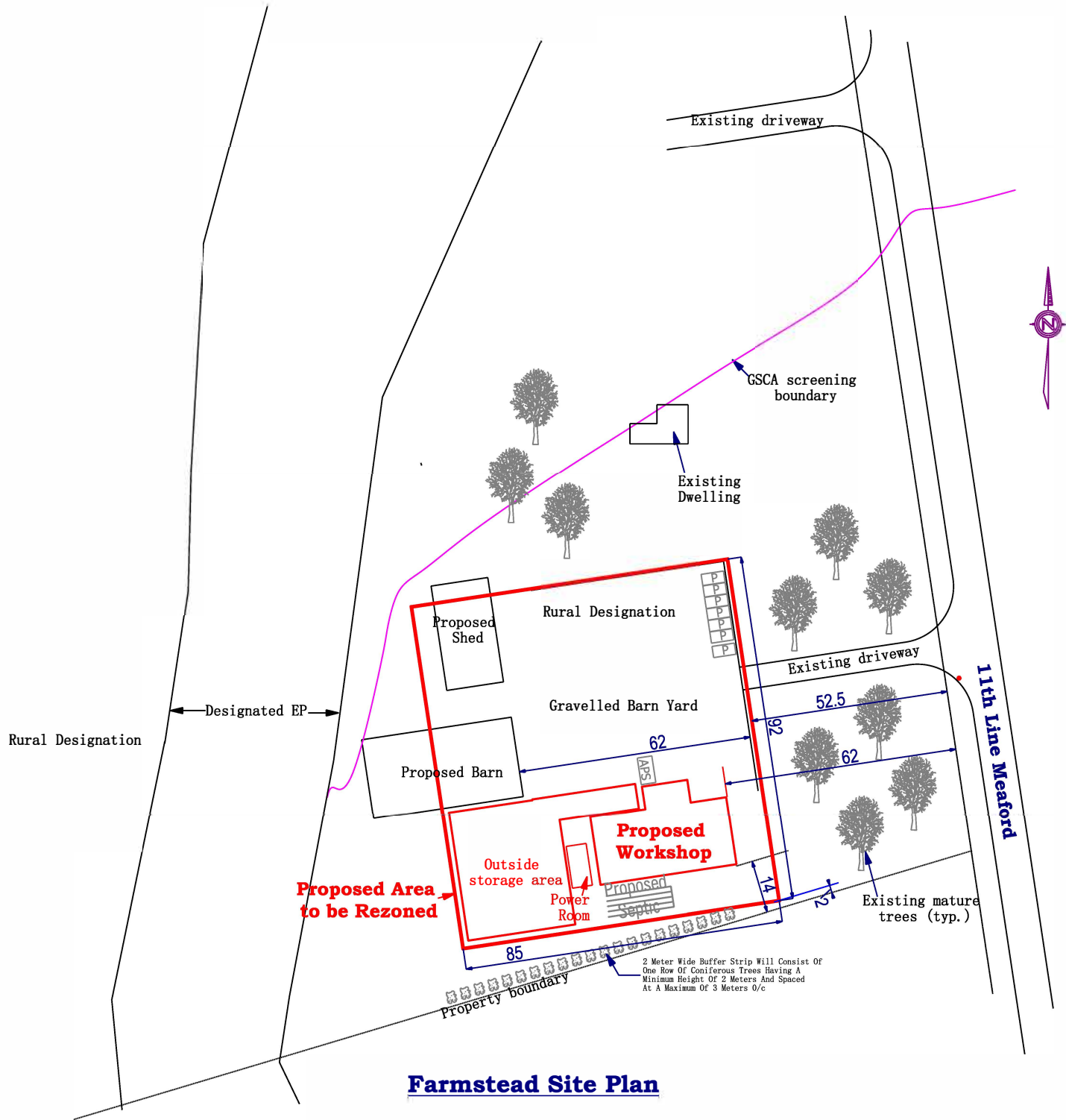
- Rural (RU)
- Environmental Protection (EP)

## PROPERTY DETAILS

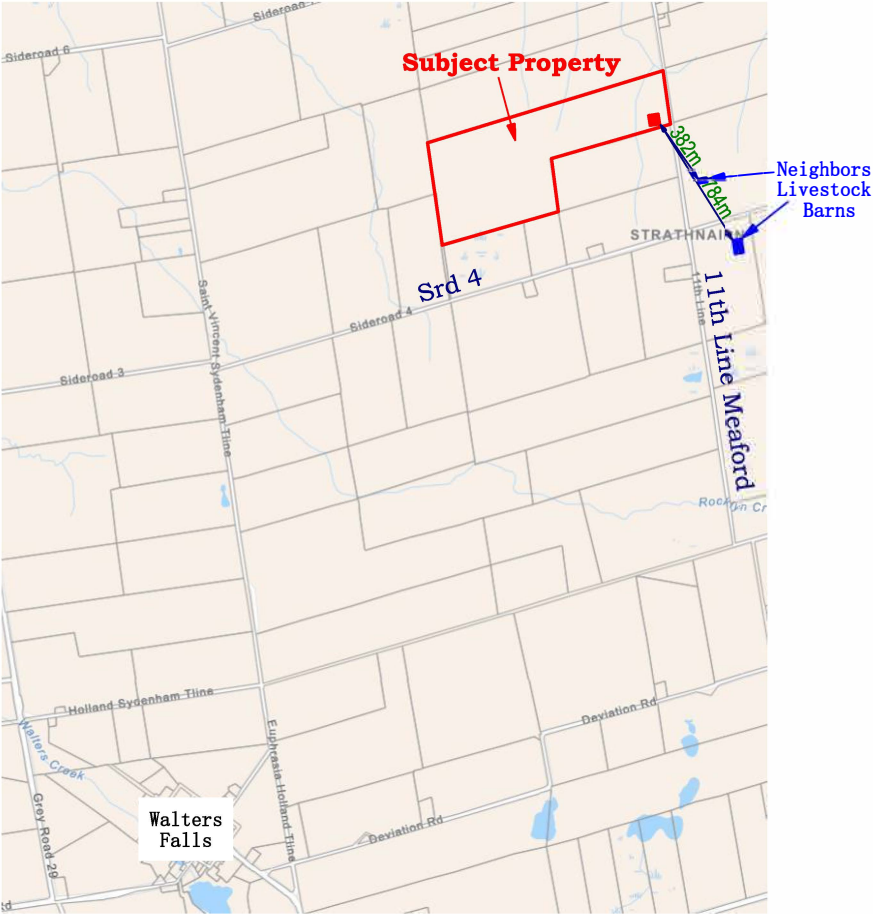
| Property Information  | Existing                                                                               |
|-----------------------|----------------------------------------------------------------------------------------|
| Civic Address         | 077260 11th Line                                                                       |
| Roll Number           | 421048000504200                                                                        |
| Legal Description     | CON 11 S PT LOT 5 CON 11 N;1/2 W 1/2 LOT 4                                             |
| Site Frontage         | 308 m (11 <sup>th</sup> Line)                                                          |
| Site Depth            | 1381 m                                                                                 |
| Site Area             | 60.85 ha (150.36 ac)                                                                   |
| Surrounding Land Uses | North: Agricultural<br>South: Agricultural<br>East: Agricultural<br>West: Agricultural |
| Existing Structures   | Single detached dwelling                                                               |
| Proposed Structures   | 750 m <sup>2</sup> Workshop (Home Industry)                                            |
| Road Access/Frontage  | 11 <sup>th</sup> Line                                                                  |

| Available Servicing | Detail          |
|---------------------|-----------------|
| Potable Water       | Private Well    |
| Wastewater          | Private Septic  |
| Stormwater          | Ditches, Swales |

| <b>Planning Policy</b>                    | <b>Detail</b>                                                                                                                                                  |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| County of Grey Official Plan              | Rural and Hazard Lands                                                                                                                                         |
| Meaford Official Plan                     | Land Use (Schedule A) – Rural and Environmental Protection<br><br>Environmental and Resource Features (Schedule B) – River/Stream and Grey County Hazard Lands |
| Meaford Zoning By-law 60-2009, as amended | Rural (RU), Environmental Protection (EP)                                                                                                                      |



Farmstead Site Plan



Key Map

| Proposed Zoning By-Law Amendment                                                                                                       |                      |
|----------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Total Farm lot area                                                                                                                    | 60.85-hectare        |
| Total area of proposed OFDU zoning (1.3% of lot area)                                                                                  | 7,820 m <sup>2</sup> |
| Ground Floor area of Workshop                                                                                                          | 750m <sup>2</sup>    |
| Height of building                                                                                                                     | 9 m                  |
| Outside Storage Area                                                                                                                   | 1000 m <sup>2</sup>  |
| The proposal meets MDS and setbacks                                                                                                    | yes                  |
| Total parking spaces provided (3mx6M)                                                                                                  | 8                    |
| The purpose of the zoning-by-law amendment is                                                                                          |                      |
| To create a site-specific zoning exception to increase size of the home industry including a reduced side yard setback from 20m to 14m |                      |

|                               |                          |
|-------------------------------|--------------------------|
| < Proposed Project >          |                          |
| Farm Homestead                |                          |
| < Drawing Title >             |                          |
| Site Plan                     |                          |
| < Property Owner >            |                          |
| Streamcrest Acres Inc.        |                          |
| Owner/phone:                  | Ezra Bauman 519-503-9235 |
| < Project Address >           |                          |
| 077260 11th Line Meaford Ont. |                          |
| St Vincent Con.11 S PT Lot.5  |                          |
| < Drawing Scale >             | Roll No.421048000504200  |
| 1:1500                        |                          |
| Drawn By E.M.S                | Revision#R1-031425       |
| Drawing Date                  | July 28, 2026            |



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**Fw: County comments for Z03-2026 Streamcrest Acres Inc.**

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**From:** planning@grey.ca <planning@grey.ca>  
**Sent:** Friday, September 11, 2026 9:58 AM  
**To:** Meaford Planning <planning@meaford.ca>  
**Subject:** County comments for Z03-2026 Streamcrest Acres Inc.

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

County comments for Z03-2026 Streamcrest Acres Inc.

## County comments for Z03-2026 Streamcrest Acres Inc.

Hello Meaford,

Please note that Grey County staff have reviewed Zoning application Z03-2026 - Streamcrest Acres Inc.(Ezra & Betsy Bauman). County staff would offer the following comments.

1. The proposed OFDU appears to conform to the permitted OFDU size criteria as defined within Table 8 of the County's Official Plan.
2. It is recommended that the OFDU conform to MDS setbacks, if required by the Meaford Official Plan or Zoning By-Law.
3. Given the 'Hazard Lands' on site, it is recommended that Grey Sauble Conservation Authority provide comments to ensure that Hazard boundaries are accurately represented and that development is directed outside of the Hazard Lands.
4. Appendix E of the County's Official Plan identifies 'Shale' resources on the rear portion of the property. It should be noted that the presence of this resource would not limit the development of an OFDU on the subject property.
5. Appendix B of the County's Official Plan identifies a 'water course' on the subject property. The appropriate setbacks appear to be achieved and Grey County Planning Ecology staff have no concerns in this regard.

In summary, Grey County has no concerns with the proposal and would defer to Meaford for a detailed planning review.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Becky Hillyer  
Senior Planner

County of Grey, Owen Sound, ON

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