

Public Meeting

Planning Application

077260 11th Line

Zoning By-law Amendment File #Z03-2026

Public Meeting Information

The purpose of this Public Meeting is to:

- Hear a presentation from Planning Staff with some of the details about the subject lands and the Planning application.
- Provide a forum for the Public to comment on this proposal.

Subject Lands - Location



Subject lands:

077260 11th Line, Meaford

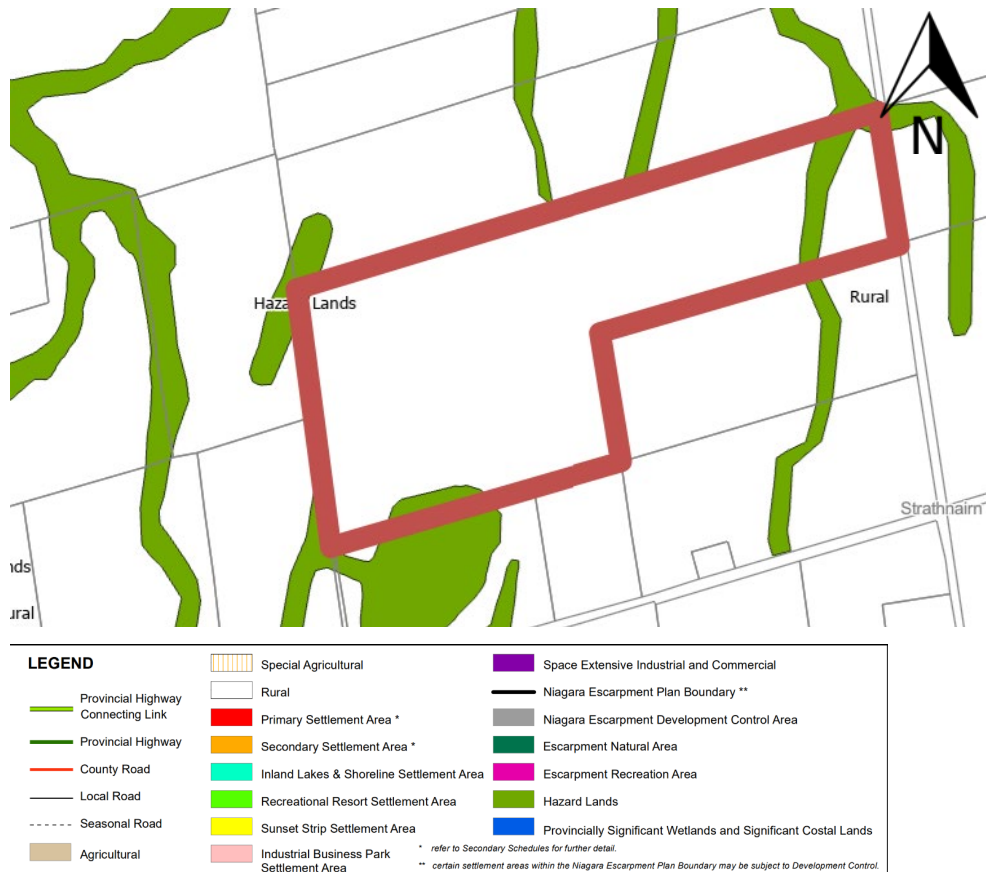
- Contains an existing single-detached dwelling and agricultural lands for cash crops
- Surrounding land uses include existing Rural and Agricultural lands.

Proposal Details

- The ZBA proposes to rezone a portion of the subject lands to permit a Home Industry beyond the size and scale permitted as-of-right in the zoning by-law. The ZBA proposes:
 - A 750 m² workshop, whereas the Zoning By-law maximum is 250 m².
- Based on a preliminary review of the site plan, staff have identified that the following amendment may also be required:
 - A 1000 m² outdoor storage area, whereas the Zoning By-law maximum is 750 m².

Policy Framework

County of Grey Official Plan

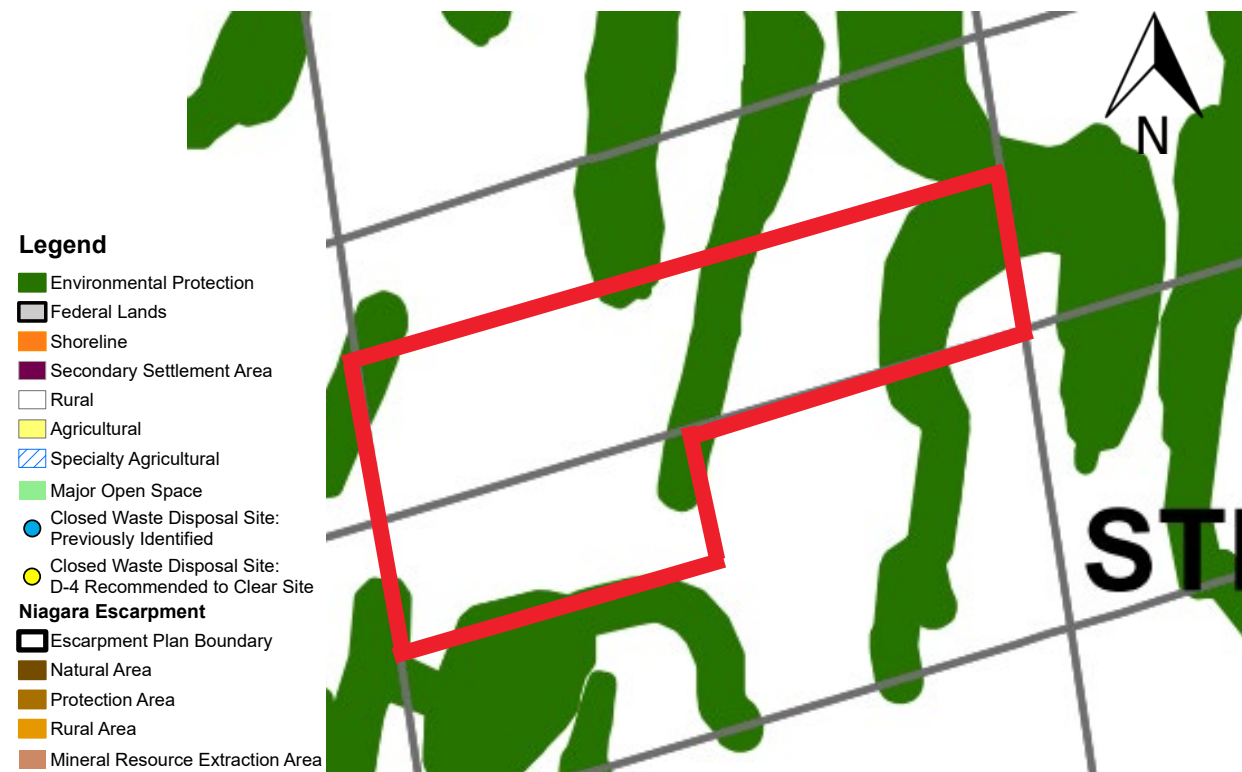


The County Official Plan designation is **Rural & Hazard Lands**

- Home Industries are permitted in the Rural Designation.
- Home Industries are limited in scale and size & must follow criteria outlined in the County of Grey Official Plan.
- The portion of lands proposed to be rezoned is located outside of the areas designated as 'Hazard Lands' on the subject property.

Policy Framework

Meaford Official Plan



The Meaford Official Plan designation is **Rural & Environmental Protection**

- Home Industries are permitted within the Rural designation and shall be limited in size and scale.
- The lands designated as Environmental Protection are not impacted by the current proposal.

Policy Framework

Meaford Zoning By-law 60-2009



The subject lands are zoned **Rural & Environmental Protection**.

The proposed workshop conforms to the definition of a home industry in the Zoning By-law.

Policy Framework

Meaford Zoning By-law 60-2009



The exemption requested seeks to alter the following provisions of the zoning by-law:

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*

Application Process and Next Steps

Application Received

Initial Review and Deemed Complete

Public Meeting 

Staff Complete Review

Recommendations to Council – Staff report

Council Decision – Pass or not pass a zoning by-law amendment

Appeal Period

Decision final (if no appeals)

Further Public Consultation

Wondering how to keep engaged in the process?

1. Submit comments on this proposal to: planning@meaford.ca
2. Make a request in writing to planning@meaford.ca to be notified of the decisions.