

AMENDMENT NO. 34
MUNICIPALITY OF MEAFORD
OFFICIAL PLAN

**AN AMENDMENT TO IMPLEMENT
THE TEN-YEAR REVIEW
OF THE OFFICIAL PLAN**

DECLARATION

IN THE MATTER OF OFFICIAL PLAN AMENDMENT 34

IN THE MUNICIPALITY OF MEAFORD

I, Matt Smith, in my capacity as Clerk for the Municipality of Meaford, hereby declare that the attached text and schedules constituting Official Plan Amendment No. 34 to the Municipality of Meaford Official Plan was adopted by Council for the Municipality of Meaford on October 31, 2022, as amended, in accordance with Section 17(22) of the *Planning Act*, R.S.O., 1990, c.P 13.

Matt Smith
Clerk for the Municipality of Meaford

Date

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THE CONSTITUTIONAL STATEMENT

Part A, The Preamble, does not constitute part of this Amendment.

Part B, The Amendment, consisting of 317 items, constitutes Amendment No. 34 to the Official Plan for the Municipality of Meaford. The title of Amendment No. 34 is “An Amendment to Complete the Ten-Year Review of the Official Plan”.

Part C, The Appendices, does not constitute part of this Amendment.

PART A THE PREAMBLE

Purpose

The purpose of this Official Plan Amendment is to complete the Ten-Year Review of the Official Plan for the Municipality of Meaford. In undertaking the Ten-Year Review, additional requirements for updates including conformity to the Provincial Policy Statement (2020) and a municipal comprehensive review was completed. As well, legislative changes in Ontario provided new opportunities and issues for Meaford, all of which have been incorporated into this Amendment.

Location

The area to which this Amendment applies is all lands within the Municipality of Meaford.

Basis

This Official Plan Update was developed based on the following:

- Information and feedback provided at the Special Council Meeting held on May 17, 2021;
- Written submissions received regarding the Official Plan;
- The research and review information in the reports prepared by NPG Planning Solutions Inc.;
- The community survey held in the fall of 2021 to identify community issues, concerns, and opportunities;
- Identification of emerging issues whether through Provincial legislation (additional dwelling units is an example) or planning practice in Ontario (green energy is an example);
- Numerous meetings with the Municipality's Advisory Committees and five public workshops available to the public to speak to specific issues; and,
- Conformity with the County of Grey Official Plan;
- Review of required policies and plans such as the Provincial Policy Statement (2020) and the Niagara Escarpment Plan to establish conformity.

This Official Plan Update confirmed that municipality's Official Plan provides a strong foundation for future planned growth and community development in Meaford. This

foundation will be enhanced and built upon through the following key components of this Amendment:

1. The Amendment creates a 25-year community plan for growth and community development founded on the community structure in Meaford;
2. The Amendment creates opportunities for new housing through updated policies for housing and the provision of policies supporting intensification, redevelopment, and additional residential units;
3. The Amendment confirms the importance of the commercial areas in the Meaford;
4. The Amendment reflects and incorporates feedback related to community growth, protection of agricultural land, supporting tourism including agri-tourism, reinforcing the commitment to downtown Meaford, and supporting all ages-friendly community development;
5. The Amendment updates the forecasted population, employment and household growth for the planning horizon;
6. The Amendment addresses community feedback; and
7. The Amendment achieves the following to assist in administering the Plan:
 - a. Flexibility in Application, Interpretation, and Updating of the Plan
 - b. Enhanced readability and understanding of the Plan.

PART B THE AMENDMENT

Introductory Statement

All of this part constitutes Amendment No. 34 to the Official Plan for the Municipality of Meaford.

Details of the Amendment

The Amendment consists of 317 items.

The Official Plan is amended as follows:

1. Items a) through f) are changes to text and tables.

Specified sections of the Plan are amended as per the following tables of this Amendment:

- a) TABLE A – General Wording Amendments to the Official Plan
 - b) TABLE B – Amendments to Section A of the Official Plan
 - c) TABLE C – Amendments to Section B of the Official Plan
 - d) TABLE D – Amendments to Section C of the Official Plan
 - e) TABLE E – Amendments to Section D of the Official Plan
 - f) TABLE F – Amendments to Section E of the Official Plan
 - g) TABLE G – Amendments to Schedules, Maps, and Appendices
2. Items 312 through 317 – changes to and addition of Schedules, Maps and Appendices – are found in Table G – Amendments to Schedules, Maps and Appendices of the Official Plan.

TABLE A – General Wording Amendments to the Official Plan

The following changes are made throughout the entire Official Plan.

Item No.	Policy Number	Details of the Amendment
1.	N/A	Change “20-year planning horizon” to “25-year planning horizon” in all instances.
2.	N/A	Change “Ministry of Environment” with “Ministry of the Environment, Conservation and Parks” in all instances.
3.	N/A	Change “Ministry of Natural Resources” to “Ministry of Natural Resources and Forestry” in all instances
4.	N/A	Change the year 2031 to 2046 in all instances to reflect the revised horizon of the Official Plan
5.	N/A	Change “Ministry of Tourism and Culture” to “Ministry of Tourism, Culture and Sport” in all instances
6.	N/A	Delete all references to imperial system of measurement.
7.	N/A	General renumbering of sub-policies as applicable
8.	N/A	Change “Rural Settlement Area” to “Secondary Settlement Area” in all instances.
9.	N/A	Delete “endangered, threatened or vulnerable species” and replace with “endangered or threatened species” in all instances.
10.	N/A	Change “proponent” to “applicant” in all instances.
11.	N/A	Change “Hydro One” to “Hydro One Networks Inc.” in all instances.

TABLE B – Amendments to the Section A of the Official Plan

Item No.	Policy Number	Details of the Amendment
12.	A1	<p>Delete:</p> <p>it is estimated that the population of the Municipality will increase by between 2,000 and 4,000 people by 2026.</p> <p>Replace with:</p> <p>it is estimated that the population of the Municipality will increase to 13,480 by the year 2046.</p>
13.	A.1	<p>Add in the last paragraph after “rural character is maintained and enhanced”:</p> <p>Quality of life is generally defined within this Official Plan as the factors that are important to people’s lives, such as health, social connections, housing, access to nature, and a healthy environment. Quality of life can be interpreted broadly to mean inclusive growth and sustainable development which are all important contributors to a healthy community.</p>
14.	A2.1.2	<p>Add new policy:</p> <p>10. To ensure that natural features and areas are protected for the long term.</p>
15.	A2.2.1	<p>Add at the end:</p> <p>Infrastructure to support the development of complete communities and to address sustainability and climate adaptation is a priority of this Plan.</p>
16.	A2.2.2(1)	<p>Delete:</p> <p>1. To direct the majority of new residential and employment growth to the urban area, where full municipal services and other community facilities exist.</p> <p>Replace with:</p> <p>1. To direct the majority of new residential and employment growth, as well as intensification and redevelopment, to the Urban Area of Meaford, where full municipal services and other community facilities exist.</p>
17.	A2.2.2(4)	<p>Delete:</p>

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		<p>4. To encourage the further development of the five rural settlement areas through the process of infilling and subdivision, as appropriate.</p> <p>Replace with:</p> <p>4. To encourage the further development of the five secondary settlement areas, being Leith, Annan, Woodford, Rockford and Bognor through the process of infilling and subdivision in accordance with the policies of this Plan.</p>
18.	A2.2.2(5)	<p>Delete:</p> <p>5. To not permit the further expansion of the rural settlement areas beyond the boundaries established by this Plan.</p> <p>Replace with:</p> <p>5. To not permit the further expansion of the secondary settlement areas beyond the boundaries established by this Plan, unless through a comprehensive review of the Grey County Official Plan.</p> <p>6. To permit adjustments of settlement area boundaries outside a comprehensive review that do not result in a net increase in land within the settlement area(s).</p>
19.	A2.2.2(7)	<p>Add at the end:</p> <p>by:</p> <ul style="list-style-type: none"> • permitting an appropriate diversity of urban land uses, intensity and scale of development; • facilitating mixed-use development through land use and community design regulations and guidelines; • adopting plans and processes for protecting and managing the built and cultural heritage of the downtown; • adopting appropriate plans, community design standards and developing infrastructure for the public realm; • facilitating increased residential population in and contiguous to the downtown with mixed-use and multi-unit residential uses.
20.	A2.2.2(8)	<p>Delete:</p> <p>7. To encourage the further intensification of the urban area and the redevelopment of certain waterfront areas into a viable mixed-</p>

Item No.	Policy Number	Details of the Amendment
		<p>use area in such a way that it becomes a major tourism attraction in the area.</p> <p>Replace with:</p> <p>7. To encourage the further intensification of the urban area and the redevelopment of certain waterfront areas into viable mixed-use areas such that they become a key location for local activity and a major tourism attraction in the region through:</p> <ul style="list-style-type: none"> • Land use designations; • Public realm plans and management; and • Master planning that addresses design, function, business plan(s), activation and capital expenditure strategies.
21.	A2.2.2(9)	<p>Delete:</p> <p>9. To encourage development having location, density and connectivity that supports and enhances active and alternative modes of transportation.</p> <p>Replace with:</p> <p>9. To encourage development having location, density and connectivity that supports multi-modal transportation and active modes of transportation through land use designations; adopting community design standards; and investing in appropriate infrastructure and end of trip facilities.</p>
22.	A2.2.2(10)	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>10. To encourage the maintenance of a diversity of housing tenures and forms, and integrated affordable housing in the Municipality, ensuring there are a range of housing and prices to support the needs of all persons across their life courses and circumstances.</p>
23.	A2.2.3	<p>After “assessing the need to designate additional lands to accommodate” add “, prepare for, and manage change and”</p>
24.	A2.2.3	<p>Delete:</p>

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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

Replace with:

Year	Permanent Population Growth	Employment Growth	Household Growth
2021	11,800	3,700	5,150
2026	12,200	3,840	5,440
2031	12,540	3,960	5,680
2036	12,880	4,080	5,910
2041	13,190	4,220	6,110
2046	13,480	4,350	6,270
Total Increase	1,680	650	1,120

Delete:

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

Replace with:

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		Permanent Household Growth Projection	Settlement Area Target	Number of Settlement Area Units	Number of Non-Settlement Area Units
		1,120	90%	1,008	112
25.	A2.2.3	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>The growth projections illustrated in the following table are to be considered minimum forecasts which are used as targets for the Municipality of Meaford to make appropriate preparations as well as investments and stewardship of infrastructure. It is recognized that there are sufficient existing designated lands to accommodate greater growth than provided for by the minimum targets identified below.</p> <p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>Recognizing both the efficiencies and environmental benefits of compact development, urban growth is planned to locate in existing settlement areas through the land use designations and policies of this Plan. It is recognized that the supply of rural lots of record and the historic trend for residential growth to locate primarily in the Municipality’s rural areas creates challenges into the future for achieving:</p> <ul style="list-style-type: none"> • More efficient development patterns; 			

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> • Providing cost effective and efficient services and infrastructure; • Addressing sustainability and climate change issues; and • Supporting housing diversity to meet the needs of all persons in the community.
26.	A2.2.4	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>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, 1,008 new units are anticipated in the Settlement Areas by 2046.</p> <p>Delete:</p> <p>Based on the existing form of the Urban area, opportunities for intensification vary.</p> <p>Delete:</p> <p>Further, an overall average development density of 20 units per hectare shall be achieved for new development within the Urban Area.</p> <p>Replace with:</p> <p>Further, a minimum overall average development density of 25 units per net hectare shall be achieved for new development within the Urban Area. To support achievement of the policies of this Plan, the Municipality may set specific density targets above this minimum for Special Policy Areas, master plans, and through <i>Planning Act</i> applications.</p> <p>Delete:</p>

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		<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Add new subsection titled “Secondary Settlement Areas: Leith, Annan, Woodford, Rockford and Bognor”</p> <p>Add:</p> <p>Secondary Settlement Areas are intended to provide a limited opportunity for growth and provide a range of living styles and employment locations.</p> <p>In order to support achieving the growth targets identified in A2.2.3, this Plan establishes that as a minimum target 5% of new growth in the secondary settlement areas of Leith, Annan, Woodford, Rockford and Bognor is to be achieved through intensification.</p>
27.	A2.2.5	<p>Delete the first paragraph:</p> <p>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.</p> <p>Replace with:</p>

Item No.	Policy Number	Details of the Amendment
		<p>It is a policy of the Municipality of Meaford to support the provision of housing for all persons across their life courses and circumstances through a wide variety of housing units by type, size and tenure to meet projected demographic and market requirements of current and future residents of the Municipality. This will be done through: the Zoning By-law; community design standards and guidelines; master plans; partnerships; infrastructure development; government projects; and grants or incentives available to the Municipality.</p>
28.	A2.2.5	<p>Delete the first bullet:</p> <p>Intensification and redevelopment, primarily within Settlement Areas, and within other areas where an appropriate level of physical and social services are available</p> <p>Replace with:</p> <p>Residential intensification and redevelopment, primarily within Settlement Areas, and within other areas where an appropriate level of physical and social services are available</p>
29.	A2.2.5	<p>Delete the second bullet:</p> <p>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.</p> <p>Replace with:</p> <p>All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including accessibility requirements and needs arising from demographic changes and employment opportunities.</p>
30.	A2.2.5	<p>Delete the third bullet:</p> <p>The maintenance and improvement of the existing housing stock. This will be encouraged through local maintenance and occupancy standards by-laws.</p> <p>Replace with:</p> <p>The maintenance and improvement of the existing housing stock, through local maintenance and occupancy standards by-laws (Property Standards By-laws, Community Improvement Plans)</p>

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31.	A2.2.5	<p>Delete the fourth bullet:</p> <p>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.</p> <p>Replace with:</p> <p>The utilization of incentive programs, Community Improvement Plans, community planning permit systems, supportive zoning by-laws, strategic reductions of development fees, and/or alternative site-development standards (either offered through the Municipality of Meaford or the County) that reduce the cost of construction and maintenance of services for affordable housing units, assisted housing for households, improve accessibility, as well as programs to rehabilitate older residential areas.</p>
32.	A2.2.5	<p>Delete the fifth bullet:</p> <p>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.</p> <p>Replace with:</p> <p>The provision of a variety of housing options including:</p> <ul style="list-style-type: none"> • a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, tiny homes, multi-residential buildings, additional residential units and garden suites; • a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, barrier free

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		<p>housing, and housing related to employment, institutional or educational uses;</p> <ul style="list-style-type: none"> • facilitating mixed use developments, including the addition of housing above commercial uses. <p>In this regard, settlement areas will be the focus of the range of housing types, where appropriate levels of servicing are available. The predominant form of housing outside of settlement areas will be single-detached dwellings and additional residential units.</p>
33.	A2.2.5	<p>Delete the sixth bullet:</p> <p>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.</p> <p>Replace with:</p> <p>Prioritizing housing projects when the disposal of surplus Municipal lands is being undertaken. The potential for affordable housing development, or housing development designed to meet specific needs being of highest priority, shall be assessed prior to disposal for another use or purpose.</p>
34.	A2.2.5	<p>Delete in all instances:</p> <p>“bonus zoning provision”</p> <p>Replace in all instances with:</p> <p>“community benefits charge”</p> <p>Delete “established by Section E1.1.1”</p>
35.	A2.2.5	<p>Delete:</p> <p>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.</p> <p>Replace with:</p>

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		<p>The municipality supports the building and development industry in developing innovative housing designs that provide flexibility in use, mix of compatible land uses, good environmental practices, and public safety to maintain a mix of housing form and tenure. The Municipality shall facilitate this through the Zoning By-law; community design standards and guidelines; partnerships; infrastructure development; government projects; and grants or incentives available to the Municipality.</p>
<p>36.</p>	<p>A2.2.5</p>	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>The community design of existing and historic residential areas is to be maintained in accordance with: policies of the applicable designations and via Site Plan Control; adopted community design standards and guidelines; and Community Improvement policies, where appropriate.</p>
<p>37.</p>	<p>A2.2.5</p>	<p>In “Monitoring of Housing” Section:</p> <p>Delete:</p> <p>In conjunction with the County, the municipality will monitor and maintain a data base indicating consumption rates of residential lands and residential growth.</p> <p>Replace with:</p> <p>In collaboration with the County, the Municipality shall monitor and maintain a database of key indicators of local housing stock.</p> <p>Delete:</p> <p>A monitoring program shall be established by the Municipality to:</p> <p>Replace with:</p> <p>This monitoring program shall be established, and appropriately resourced by the Municipality to:</p>

Item No.	Policy Number	Details of the Amendment
		<p>Add, as a new sub policy 'a', and re-lettering the following sub policies, accordingly.</p> <p>a) Describe the type, form, location, market values and spatial distribution of housing in the Municipality;</p> <p>Add new sub policies, and re-lettering the following sub policies, accordingly</p> <p>e) project the tenure of approved residential developments</p> <p>h) identify and monitor the effects of seasonal home ownership and short-term rentals on the housing stock; and</p> <p>Add to end "Monitoring of Housing" section:</p> <p>The Municipality of Meaford will maintain land with servicing capacity sufficient to provide at least a three-year supply of residential units available through: lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</p>
38.	A2.3	<p>Delete:</p> <p>A2.3.1 Goal</p> <p>It is a goal of this Plan to protect and enhance the character of the existing urban area.</p> <p>A2.3.2 Strategic Objectives</p> <ol style="list-style-type: none"> 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.

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		<p>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.</p> <p>6. To ensure that all urban streets in the Downtown area are defined by buildings and public spaces wherever possible and appropriate.</p> <p>7. To ensure that new development areas are integrated into the fabric of the existing community.</p> <p>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.</p> <p>9. To provide community facilities that are safe, visible and accessible to residents in each neighbourhood.</p> <p>10. To foster a sense of civic identity through a high standard of urban design in all future development that considers:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>Replace with:</p> <p>A2.3.1 Goal</p> <p>It is a goal of this Plan to protect and enhance the character of the existing urban area through stewardship and guiding of its evolution to meet the needs of the future with sensitivity to existing built form and uses.</p> <p>A2.3.2 Strategic Objectives</p> <p>1. To maintain and enhance the urban area as a diverse, livable, accessible, equitable, healthy, clean, safe, thriving and attractive community.</p>

Item No.	Policy Number	Details of the Amendment
		<ol style="list-style-type: none"> 2. To protect and enhance the 19th century character of the urban area wherever possible. 3. To respect the character and use of existing development and manage the evolution of developed areas to meet the needs of the future as described in this plan. 4. To ensure that all new development and redevelopment is compatible in intensity of use and in terms of built form characteristics with the context of the neighbourhood's streetscapes and public realm. 5. To direct 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 support high quality community design through Zoning By-law provisions; community design standards and guidelines partnerships; infrastructure development; government projects; and grants or incentives available to the Municipality. 7. To create human scaled and appealing streetscapes by ensuring that all urban streets in the Downtown area are defined by buildings and public spaces wherever possible and appropriate. 8. To ensure that new development areas are integrated into the fabric of the existing community in terms of: movement patterns; accessibility; street and block patterns; streetscapes; built form characteristics; public realm; variety and intensity of uses. 9. To encourage the development of neighbourhoods which are compact, higher density, pedestrian-friendly and provide a mix of housing types, community facilities, neighbourhood scale commercial uses, and parks and open spaces. 10. To provide publicly accessible park space within walking distance that are safe, visible and accessible to residents in each neighbourhood 11. To foster a sense of civic identity through a high standard of urban design in all future (re)development that considers: <ul style="list-style-type: none"> • 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 and streetscape that includes interconnected parks and open space networks • the sensitive integration of new development within the existing built environment;

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		<ul style="list-style-type: none"> • healthy community design principles; • diversity of contextually sensitive design expression and mix of uses to support recognizable sense of place and placemaking; • all-ages friendly design principles; • accessibility and equity in uses and the built environment • multi-modal transportation networks; • integration of natural infrastructure; • a pedestrian oriented development pattern <p>12. To support the (re)development of the entrance corridors along Highway 26 into the Meaford urban area as desirable gateways into the urban areas.</p>
39.	A2.4.1	<p>Delete:</p> <p>A2.4.1 Goal It is a goal of this Plan to maintain and enhance the open space character of the rural area.</p> <p>Replace with:</p> <p>It is a goal of this Plan to maintain and enhance the open space, nature, natural areas, built forms, architectural vernacular, and character of the rural area.</p>
40.	A2.4.2	<p>Rename section title from “A2.4.2 Strategic Objectives” to “A2.4.2 Strategic Objectives for the Character of the Rural Area”</p> <p>Add the following:</p> <p style="padding-left: 40px;">4. Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.</p>
41.	A2.5.2	<p>Add the following:</p> <p style="padding-left: 40px;">11. To promote opportunities for economic development and community investment-readiness;</p> <p style="padding-left: 40px;">12. To promote the redevelopment of brownfield sites;</p> <p style="padding-left: 40px;">13. To ensure that economic development and planning policies are flexible and adaptive to support an open and competitive investment climate and encourage an entrepreneurial spirit;</p>

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		<p>14. To encourage a diverse economy while recognizing and promoting economic specialization in areas such as tourism, agriculture, manufacturing, retail, etc.</p> <p>15. To ensure that available lands, services, and zoning policies are in place to attract a wide range of investment and businesses;</p> <p>16. To encourage and promote opportunities to work with First Nations and Metis in seeking mutually beneficial and socially and environmentally sustainable, economic development opportunities; and</p> <p>17. To enhance the economic base of the Countryside by providing for suitable and compatible commercial and industrial activity.</p>
42.	A2.6.2	<p>Add to the end of 2.6.2(3):</p> <p>by implementing development and community design standards and developing and maintaining appropriate infrastructure.</p> <p>Add the following:</p> <p>5. To ensure that municipal infrastructure is financially viable over their life cycle, which may be demonstrated through asset management planning.</p> <p>6. To ensure that infrastructure is provided in a manner that prepares for the impacts of a changing climate while accommodating projected needs.</p> <p>7. To encourage the use of green infrastructure to complement traditional infrastructure.</p> <p>8. To encourage the optimized and adaptive reuse of existing infrastructure, wherever feasible, prior to constructing new infrastructure.</p> <p>9. To ensure that infrastructure and public service facilities are strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety.</p>

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		10. To design active transportation infrastructure (sidewalks, bike lanes, trails, and pathways) to work jointly with surrounding amenities to increase access and connectivity and minimize travel distances between destinations.
43.	A2.7.1	Add “negative” after “used in a manner that has minimal”
44.	A2.7.2	Add the following: 5. To protect natural features and areas for the long term 6. protect, improve or restore the quality and quantity of water
45.	A2.8	Rename section title from “A2.8 Cultural Heritage” to “A2.8 Cultural Heritage and Archaeology”
46.	A2.8.1	Delete: It is the goal of this Plan that the Municipality’s cultural heritage resources be identified, conserved and enhanced whenever practical. Replace with: It is the goal of this Plan that the Municipality’s cultural heritage resources which include built heritage resources, cultural heritage landscapes and archaeological resources, be identified, conserved and enhanced whenever practical.
47.	A2.8.2(4)	Add “support community identity” after “increase tourism opportunities”
48.	A2.8.2(1)	Delete: 1. To enhance the character of the Municipality by protecting and maintaining the Municipality’s cultural heritage resources. Replace with: 1. To enhance the character of the Municipality by conserving the Municipality’s built heritage resources and cultural heritage landscapes.
49.	A2.8.2(2)	Delete the following: 2. To encourage the retention of cultural heritage resources wherever practical to provide continuity between the past and the present
50.	A2.8.2(3)	Delete:

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		<p>3. To foster civic pride by recognizing the contribution that cultural heritage resources make to the rural and urban fabric of the Municipality.</p> <p>Replace with:</p> <p>3. To foster civic pride by commemorating cultural heritage resources and recognizing the contribution that cultural heritage resources make to the rural and urban fabric of the Municipality.</p>
51.	A2.8.2(5)	<p>Delete:</p> <p>5. To ensure that the nature and location of cultural heritage and archaeological resources are known and considered before land use decisions are made</p> <p>Replace with:</p> <p>5. To ensure that the nature and location of archaeological resources are known and considered before land use decisions are made, by determining if project areas may contain archaeological resources based on Provincial criteria.</p>
52.	A2.8.2(8)	<p>Delete:</p> <p>8. To complete and maintain a comprehensive inventory of the Municipality’s built heritage and cultural heritage landscape resources.</p> <p>Replace with:</p> <p>8. To ensure that the nature and location of built heritage resources and cultural heritage landscapes are known and considered before land use decisions are made by completing and maintaining the Municipal Register of Heritage Properties.</p>
53.	A2.8.2(10)	<p>Delete:</p> <p>10. To consult with and foster the participation of First Nations and Métis in the review of development applications and large-scale planning initiatives.</p> <p>Replace with:</p>

Item No.	Policy Number	Details of the Amendment
		10. To engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.
54.	A2.8.2	<p>Add the following:</p> <p>11.To prevent development and site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.</p> <p>12.To ensure that development and site alteration adjacent to protected heritage property results in the conservation of the adjacent protected heritage property.</p>
55.	A2.9.1	Add “facilitate” after “promote”. Also add “infrastructure” after “land use”
56.	A2.9.2	<p>Replace “the impacts of growth” with “any potential negative impacts of growth” in #1</p> <p>Add “best proven practices for” after “the use of” in #2.</p> <p>Add “and socio-economic circumstances” after “backgrounds, capabilities” in #3.</p> <p>Add new sub-policy, as new #4:</p> <p>To facilitate the development of a built environment which supports Meaford as a complete community where persons of all ages, backgrounds, capabilities, and socio-economic circumstances can meet their needs throughout the various stages of their lives.</p> <p>Delete “promote” and replace with “facilitate the development and evolution to” and add “with higher residential unit density” after “compact urban form” in renumbered #7.</p> <p>Delete sub-policy in renumbered #8:</p> <p>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.</p>

Item No.	Policy Number	Details of the Amendment
		<p>Replace with new sub-policy:</p> <p>To facilitate reductions in the use of private automobiles and vehicle kilometers traveled by promoting and building appropriate infrastructure and an urban built environment that supports active transportation, use of Transportation Demand Management measures, public transit, cycling and walking networks, and reduced automobile parking requirements.</p> <p>Add new sub-policy, as new #9:</p> <p>To facilitate the development of energy efficient and healthy buildings by implementing incentive programs and/or certification and rating programs.</p> <p>Delete “impacts on air quality” and replace with “effects on air and water quality” in re-numbered policy #11.</p> <p>Add new sub-policy, as new #12:</p> <p>To facilitate land use and development patterns that integrate natural infrastructure systems.</p> <p>Delete, within re-numbered sub-policy #13:</p> <p>To reduce the occurrence of excessive light emissions while still ensuring that adequate levels are maintained for public safety.</p> <p>Replace with:</p> <p>To reduce the occurrence of excessive light emissions and facilitate new developments to meet dark sky principles.</p> <p>Add, as new sub-policies:</p> <p>15.To facilitate community resiliency and adaptability to the effects of climate change through; development regulations and community design standards; infrastructure; municipal services and programmes; partnerships and co-creation.</p> <p>16.To permit adaptation and response to the impacts of a changing climate, and to reduce the negative impacts expected from extreme weather conditions.</p>

Item No.	Policy Number	Details of the Amendment
		17. To avoid development and land use patterns which may cause environmental or public health and safety concerns.
57.	A2.9.2 (11)	<p>Delete:</p> <p>11. To support residents in efforts towards food sovereignty and the creation of a sustainable local food economy.</p> <p>Replace:</p> <p>11. To sustain and enhance the viability of the agricultural system by protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network.</p>
58.	A3.1.3	<p>Delete:</p> <p>Lands designated Downtown Core Commercial are the site of primarily commercial uses within the core area of the Meaford urban area.</p> <p>Replace with:</p> <p>Lands designated Downtown Core Commercial are the site of primarily mixed-use buildings with street-level commercial uses within the core area of the Meaford urban area.</p>
59.	A3.1.4	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>Lands designated Downtown Core Transition Commercial are located adjacent to the Downtown Core Commercial designation and are intended to be used for the future expansions of the Downtown Core Commercial Area and to increase the residential density in close proximity to the Downtown Core Commercial.</p>
60.	A3.1.5	Add “civic and cultural uses” after “used for open space”
61.	A3.1.7	<p>Delete:</p> <p>Lands designated Urban Highway Commercial are located on the major roads leading into the Meaford urban area and they are the</p>

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		<p>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.</p> <p>Replace with:</p> <p>Lands designated Urban Highway Commercial are located on the provincial roads leading into the Meaford urban area and they are intended for regional scale commercial and service uses and limited mixed-use development on full municipal services that primarily accommodate the traveling public.</p>
62.	A3.1.8	Delete “development” and replace with “and mixed-use developments that have distinct context-specific characteristics and recognizable sense of place.
63.	A3.2.6	Add “and rural population” at the end.

TABLE C – Amendments to the Section B of the Official Plan

Item No.	Policy Number	Details of the Amendment
64.	B1.1.3	<p>Delete:</p> <p>b) accessory apartments in single-detached dwellings subject to Section B1.1.4;</p> <p>Replace with:</p> <p>b) additional residential units subject to Section B1.1.4;</p>
65.	B1.1.3	<p>Add:</p> <p>j) Garden Suites, subject to section B1.1.4A</p>
66.	B1.1.4	<p>Amend Section Title from “Accessory Apartments” to “Additional Residential Units”.</p> <p>Add new subheading “B1.1.4.1 Additional Residential Units”</p> <p>Delete the words “One accessory apartment” in the first paragraph, replacing them with “Up to two Additional Residential Units”</p> <p>Add “/rowhouse” after “townhouse” in first sentence.</p> <p>Delete:</p> <p>a) the accessory apartment meets the relevant requirements of the Ontario Building Code and Fire Code;</p> <p>b) there is sufficient space on the lot to provide one additional parking space for the use;</p> <p>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.</p> <p>d) The existing residential nature of the dwelling is maintained;</p> <p>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;</p> <p>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,</p>

Item No.	Policy Number	Details of the Amendment
		<p>g) In no case shall the accessory apartment have more than two bedrooms.</p> <p>h) Where an accessory apartment is proposed in a detached building, site plan control shall apply.</p> <p>Replace with:</p> <p>a) There is sufficient space on the lot to provide appropriate parking for the use, which may be provided as tandem parking.</p> <p>b) The Additional Residential Units are 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.</p> <p>c) 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.</p> <p>d) Where an Additional Residential Unit is proposed in a detached building, the unit shall be smaller in area than the primary residential unit and site plan control may apply.</p> <p>e) A maximum of two Additional Residential Units are permitted on a lot, together with the main unit.</p>
67.	B1.1.4.A	<p>Delete title "B1.1.4.A Garden Suites"</p> <p>Replace with new subsection titled "B1.1.4.2 Garden Suites"</p> <p>Add:</p> <p>Garden Suites</p> <p>a) Garden Suites are portable, self-contained dwellings without a basement. As defined by the <i>Planning Act</i>, a garden suite is a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. They must generally be located within or in proximity to the farm buildings and/or main residence on a property. Servicing is typically connected to the principal residence services, of which, sufficient capacity to service the garden suite must exist. Within settlement areas, permanent additional residential units are preferred instead of temporary garden suites.</p>

Item No.	Policy Number	Details of the Amendment
		<p>b) Garden suites shall be subject to the following criteria:</p> <ul style="list-style-type: none"> i. the garden suite meets the relevant requirements of the Ontario Building Code and Fire Code; ii. there is sufficient space on the lot to provide one additional parking space for the use which may be provided in tandem parking; iii. The additional residential unit 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. iv. The existing residential nature of the dwelling is maintained; v. In no case shall the floor area of a garden suite exceed 50% of the total floor area of the dwelling, or row house; and, vi. A temporary use by-law is required to be passed to allow the temporary use of land for garden suites in accordance with Policy E1.2 of this Plan.
68.	B1.1.5	<p>Add “/or” after “zoning by-law amendment and” in introduction sentence.</p> <p>Add “in terms of movement patterns; streetscape design; landscape design; and public realm design” at the end of b)</p>
69.	B1.1.6	<p>Add “, live-work” after “A home occupation”</p> <p>In sub-policy a), delete “dwelling unit or attached garage” and replace with “dwelling unit, attached or detached garage, or detached accessory building”</p> <p>Delete “antique” in last paragraph before “automobiles and”</p>
70.	B1.1.7	<p>Add:</p> <p>h) Additional residential units and garden suites shall not be used for Bed and Breakfast Establishments</p>
71.	B1.1.8	<p>Renumber existing B1.1.8 and B1.1.9 accordingly</p> <p>Add the following:</p>

Item No.	Policy Number	Details of the Amendment
		<p>B1.1.8 Short-Term Vacation Rentals</p> <p>The Municipality may establish, through the Comprehensive Zoning Bylaw and/or a municipal licensing framework, appropriate provisions related to the nature, scale, and density of Short-Term Vacation Rentals that are compatible with surrounding land uses, to ensure these uses remain appropriately integrated in the Municipality’s residential areas, providing for the continued availability of suitable short-term accommodations in the community.</p> <p>Short-Term Vacation Rentals (STVRs) recognized by this Plan include Bed and Breakfast Establishments, owner-occupied partial dwelling or dwelling unit rentals (i.e., a principal residence), and entire-dwelling or dwelling unit rentals (i.e., not a principal residence). STVRs may be permitted in commercial areas but should be subject to the same land use policies as those permitted in residential areas and shall be subject to the same licensing requirements.</p> <p>Goals and Objectives for Short Term Vacation Rentals:</p> <p>The Municipality’s goals and objectives related to Short-Term Vacation Rentals (STVRs) are as follows:</p> <ul style="list-style-type: none"> a) STVRs should respect and be compatible with the residential character, amenity, and quality of residential neighbourhoods. This may be achieved through establishing densities for STVRs, mitigation measures to adjacent residential properties, and municipal regulations intended to ensure the orderly management of STVRs; b) All roads used to access lots with an STVR shall be of sound construction and conform to the Municipality’s road design standards; c) Guests shall be provided with accommodations conforming to current health and life safety standards; d) Facilities will be operated and maintained in acceptable conditions as detailed in the Municipality’s relevant By-laws; and e) Operators of STVRs shall acknowledge their responsibilities in complying with the Municipality’s by laws and licensing provisions.

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		<p>Policies:</p> <p>B.1.1.8.1 The Municipality may, on an area-specific or case-by-case basis, prohibit STVRs in areas where STVRs are not considered to be consistent with this Plan;</p> <p>B.1.1.8.2 Any short-term rental not operated by residents permanently residing in the dwelling may only be licensed for such use if the use is permitted by the comprehensive zoning bylaw or is a legal non-conforming use;</p> <p>B.1.1.8.3 Guest rooms shall only be available for short-term accommodation to the general public;</p> <p>B.1.1.8.4 Subject to any other requirements of the zoning or licensing bylaw, STVRs shall not contain more than three (3) guest rooms. STVRs with four or more guest rooms may be permitted without amendment to this Plan but shall require a site-specific Zoning By-law amendment;</p> <p>B.1.1.8.5 Any proposed external or internal alterations of a home utilized as an STVR that requires a planning application, including but not limited to a minor variance, such alteration(s) shall ensure that the physical character of the building is consistent with the physical character of the surrounding neighbourhood;</p> <p>B.1.1.8.6 The site area of all STVRs shall be sufficient to provide for on site parking and buffering from abutting residential uses;</p> <p>B.1.1.8.7 Special provisions applicable to Bed and Breakfast Establishments include:</p> <ul style="list-style-type: none"> a. Separate kitchen or dining areas for guests may be provided. Establishment of a restaurant catering to persons other than guests shall not be permitted; b. Only persons permanently residing in the dwelling shall operate a Bed and Breakfast Establishment; and c. Construction or conversion of buildings accessory to the home to accommodate guests shall not be permitted. <p>B.1.1.8.8 Prior to approving any STVR use with more than three guest rooms for a site and as part of the assessment of the</p>

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		<p>suitability of the proposal, consideration by Council shall include the following:</p> <ul style="list-style-type: none"> a. All licenced and approved STVRs shall be subject to a municipally approved STVR Code of Conduct; b. Any STVRs with more than three guest rooms shall be defined in the zoning bylaw and subject to site plan control to ensure: <ul style="list-style-type: none"> i. Sufficient on-site parking is available; ii. Occupancy Loads of the dwelling are not exceeded; iii. Appropriate water and wastewater services are provided to the dwelling; iv. Operational fire and safety plans are approved by qualified municipal Inspectors; v. Appropriate on-site signage is provided; vi. Appropriate site landscaping and buffering is provided to mitigate potential impacts on neighbouring properties; vii. Suitable privacy fences and/or screening is provided to further buffer and mitigate any potential negative impacts of the proposal on abutting and other nearby properties; viii. Suitable on-site amenity area is provided for guests and residents; ix. A development agreement is registered on title to ensure there are appropriate controls in place to ensure the site remains in good condition while operating as a short-term vacation rental; and x. Establish that a Property Manager shall be on call 24/7 to address noise complaints, property maintenance, and any other nuisance related complaints arising through the use of residential properties for this purpose. <p>B.1.1.8.9 As part of a submission in support of a site-specific zoning amendment for STVRs with more than three guest rooms, an applicant shall be required to:</p> <ul style="list-style-type: none"> a. Provide a planning justification report prepared by a qualified professional land use planner to be submitted with the rezoning application and reviewed by the Municipality's Planners. This report shall provide an assessment of how the proposed use may impact the use and enjoyment of neighbouring properties, and how any negative impacts will be mitigated, including a proposal for ongoing management of the property, for property

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		<p>standards, noise, and any other potential nuisances that may be associated with short term vacation rentals. Such on-site management proposals may later be addressed in specific detail in the site plan development agreement; and</p> <p>b. Demonstrate availability and suitability of on-site and nearby public amenities and services for residents and guests.</p> <p>B.1.1.8.10 “Additional residential units” (per the Ontario <i>Planning Act</i>) approved for the site shall not be used for any form of temporary accommodation (i.e., additional units shall only be provided for permanent, long term housing supply); and</p> <p>B.1.1.8.11 STVRs should be encouraged to locate in proximity to established commercial areas, tourist areas or local attractions</p>
72.	B1.1.8 B1.1.8.1	<p>This section is renumbered to B1.1.9 and policy references within sub-policy B1.1.9 (a) and (b) are updated to reference B1.1.9.1 and B1.1.9.2, respectively.</p> <p>In the sentence following sub-policy B1.1.9.1 (b), Delete “Such uses may also be” and replace with “Such uses are”</p>
73.	B1.1.9.2	<p>In the sentence following the section heading, Delete “by amendment to the implementing Zoning By-law” in introduction sentence.</p>
74.	B1.2.1	<p>Add:</p> <ul style="list-style-type: none"> • To permit flexible and diverse zoning provisions and development standards to support a range of industrial opportunities; • To support industrial opportunities by facilitating access to major transit routes, and full range of services including electric, sewage and water, gas, telecommunications and broadband internet; and • To ensure that the designation of new lands for industrial purposes is carried out in a manner that is compatible with existing development.
75.	B1.2.1	<p>Delete the following:</p> <p>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 the Official Plan review.</p>

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76.	B1.2.3	<p>Add:</p> <p>g) accessory retail uses;</p> <p>Add after “similar uses”:</p> <p>In terms of intensity of use; traffic and movement patterns; and externalities</p>
77.	B1.2.5	<p>Delete:</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>Replace with:</p>

Item No.	Policy Number	Details of the Amendment
		<ol style="list-style-type: none"> 1. All new development shall be subject to Site Plan Control. Any redevelopment or expansion of existing industrial uses may also be subject to Site Plan Control. 2. Prior to considering an application for re-zoning and/or Site Plan approval, Council shall be satisfied that: <ol style="list-style-type: none"> a. Adequate parking and loading facilities are provided on the site; b. The proposed buildings are designed in accordance with applicable Community Design Standards and 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 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, berms or a combination of these features are utilized to ensure that there is adequate screening between the uses. 3. Industrial land uses and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of industrial facilities in accordance with provincial guidelines, standards and procedures. 4. Where avoidance is not possible in accordance with policy 3, land use decisions shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

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		<ul style="list-style-type: none"> a. there is an identified need for the proposed use; b. alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations; c. adverse effects to the proposed sensitive land use are minimized and mitigated; and d. potential impacts to industrial, manufacturing or other uses are minimized and mitigated. <p>5. For the purposes of this section, sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges, generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to residences, day care centres, and educational and health facilities</p>
78.	B1.2.7.1	<p>Add at the end:</p> <p>through the use of regular block patterns for efficient movement networks; maximizing development area; connection to residential areas; area wide stormwater management plans.</p>
79.	B1.3.4	<p>The text of Section B1.3.4 is moved to the start of Section B1.3.</p> <p>Add “culture” after “focal point for commerce”. Also add “and supportive” after “cultural, social”.</p> <p>Delete “existing character of the Downtown” and replace with “existing built form character and function of the Downtown”</p> <p>Add “and public realm” after “streetscape” in c)</p> <p>Add “community, business, cultural, and” after “the Municipality and” in e)</p> <p>Delete “Local Architectural Conservation Advisory Committee” and replace with “Municipal Heritage Committee”</p>
80.	B1.3.1	<p>Add “culture” after “commerce,” in first bullet</p> <p>Add “and livability” after “enhance the character” in the third bullet</p>

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		<p>Delete “revitalize” and replace with “support” in the fourth bullet</p> <p>Delete:</p> <p>further enhance the Downtown so it continues to be a source of pride in the region;</p> <p>Replace with:</p> <p>Further enhance the Downtown so it continues to be a regional centre of commercial, cultural, and social activity;</p> <p>Delete:</p> <p>establish a definitive boundary for the Downtown, within which a mixed use, pedestrian oriented environment can be fostered;</p> <p>Replace with:</p> <p>Foster an environment in the Downtown which supports an accessible active mixed use, pedestrian-oriented environment;</p> <p>Delete “to create a unified central area; and” and replace with “to facilitate the success of both areas by leveraging their specific attributes; and” in seventh point</p> <p>Delete “promote” and replace with “facilitate” in eighth point</p>
81.	B1.3.3	<p>Add:</p> <p>Uses with similar characteristics.</p>
82.	B1.3.5.2	<p>Delete in b):</p> <p>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.</p> <p>Delete last paragraph:</p> <p>Urban design guidelines for the downtown area may be prepared by Council to assist in the review of development in Downtown Meaford.</p>

Item No.	Policy Number	Details of the Amendment
		<p>Replace with:</p> <p>Urban design standards and guidelines shall be prepared to assist in the review of development.</p>
83.	B1.3.5.4	<p>Delete first paragraph:</p> <p>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:</p> <p>Replace with:</p> <p>New multiple unit residential buildings as well as bed and breakfast establishments are permitted at street level on side streets off of Sykes Street within the Downtown Core Commercial designation, however, ground floor commercial uses are encouraged along Nelson Street east of Sykes Street and along Bayfield Street between Trowbridge and Parker Streets. Such uses are permitted, subject to site plan approval, provided Council is satisfied that:</p>
84.	B1.3.5.5.	<p>Add:</p> <p>The Municipality shall develop parking standards and management practices that support:</p> <ul style="list-style-type: none"> • All modes of transportation; • Park once strategies; • Reduction of vehicle trips; • Pedestrian oriented and human scaled streetscapes and public realm; • Active transportation-oriented parking and end of trip facilities; infill and redevelopment opportunities; and • the minimization of negative impacts of excessive parking requirements on the developability of lands in the downtown
85.	B1.3.6	<p>Delete “partner with the Downtown BIA” and replace with “enter in partnerships and collaborate with community, business, cultural, and service delivery groups”.</p>

Item No.	Policy Number	Details of the Amendment
		<p>Delete “maintain” and replace with “(re)develop and maintain the public realm and all”.</p> <p>Add “the public realm and “after “aimed to revitalize”</p> <p>Add new sub-policy:</p> <ul style="list-style-type: none"> d) Redevelopment of vacant lands; e) Pedestrian oriented improvement to alleyways; f) Redevelopment of parking lots; g) Accessibility focused enhancements; h) Active transportation supportive infrastructure; i) (Re)development of uses, facilities, landscapes; j) Outdoor seating areas; k) Transit oriented improvements; l) Right-of-way improvements or traffic calming measures; or m) Events that benefit the public.
86.	B1.3.7	Delete “to be used for commercial purposes” replace with “described in this section”
87.	B1.4	<p>Add:</p> <p>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 and increase the residential density in close proximity to the Downtown Core.</p> <p>The intent is that this area be designated for business, commercial and higher-density residential uses through redevelopment and adaptive reuse of existing buildings, to be complementary to the mixed-use pedestrian-oriented focus of the Downtown.</p>
88.	B1.4.1	<p>Delete:</p> <ul style="list-style-type: none"> • 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,

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		<ul style="list-style-type: none"> • To ensure that all new development in the Downtown Core Transitional Area contributes to the character and identity of the Downtown. <p>Replace with:</p> <ul style="list-style-type: none"> • To facilitate the success of the Downtown Core Commercial area by identifying a complementary area for transitional commercial growth and development related to the Downtown; • To establish the boundary for the Downtown Core Transitional Area, within which commercial and higher density residential uses will be permitted • To ensure that all new development in the Downtown Core Transitional Area contributes to the character, identity, and function of the Downtown and overall community livability; • To ensure that the most urbanized areas of Meaford functions as an accessible, lively, attractive, and cohesive mixed-use district • To facilitate opportunities for transitional uses such as street-oriented Accessory Commercial Units; and • To provide opportunities for contemporary urban development that is supportive and aesthetically fitting with the Downtown Core outside of the Heritage District
89.	B1.4.2	<p>Delete:</p> <p>The Downtown Core Transitional Area designation as shown on Schedule A-1 applies to lands on the fringe of the Downtown Commercial Core designation</p> <p>Replace with:</p> <p>The Downtown Core Transitional Area designation as shown on Schedule A-1 applies to lands in a one to two block fringe area contiguous to the Downtown Commercial Core designation and along Sykes Street</p>
90.	B1.4.3	<p>Delete and renumber the remainder of the section accordingly:</p> <p>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</p>

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		complementary to the mixed-use, pedestrian oriented focus of the Downtown.
91.	B1.4.4	Add to list of uses: <ul style="list-style-type: none"> • Institutional; and • Similar uses
92.	B1.5.2	Delete “public” before “lands adjacent”
93.	B1.5.3	Delete: <p>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.</p> <p>The modest intervention in the Old Harbour acknowledges the fluctuating 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.</p> <p>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.</p> <p>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.</p> <p>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</p>

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		<p>and the bay, shines as the gathering place for small and large community events.</p> <p>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.</p> <p>Replace with and move to B1.5, renumber the remainder of the section accordingly:</p> <p>The Meaford Urban Area Waterfront is one of the most attractive elements for residents of the Municipality and tourists visiting the Municipality. The sustainable design elements and ecological features on the waterfront has resulted in it becoming one of the most frequently visited locations on the Georgian Bay.</p> <p>There are three main parts of the Urban Waterfront. The Old Harbour, the New Harbour and the Harbour Village. The Old Harbour provides boat dockage for small boats and acknowledges the decreasing water-level trends that have been experienced. The New Harbour has been reconfigured to expand the number of berths to provide exceptional boating facilities for the Meaford community and beyond.</p> <p>The Harbour Village attracts locals and tourists alike with its shops and restaurants which overlook the scenic Bighead River mouth. It is important for the Municipality to enhance the Bighead River mouth and enable recreational uses including kayaking, canoeing and sailing on small sailboats. The Harbour Village is aimed to be protected and enhanced through the inclusion of pedestrian-oriented human-scaled and mixed-use development and other approaches.</p> <p>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.</p>
94.	B1.5.1	Delete:

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		<ul style="list-style-type: none"> • 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. <p>Replace with:</p> <ul style="list-style-type: none"> • Recognize the Waterfront for its tourism, well-being, recreation, cultural and educational opportunities; • Recognize the importance of the Waterfront, particularly the shoreline to First Nation and Metis peoples and communities; • Develop a balanced mix of uses, including recreation, harbour, commercial, natural heritage, open space, park 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; • Provide accessible and equitable public access to the water and shoreline lands; and • Develop and implement the recommendations of the Municipality of Meaford Waterfront Strategy & Master Plan, as may be amended from time to time.

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95.	B1.5.5	Delete “minimize community impacts” and replace with “avoid and/or minimize negative impacts on the community”
96.	B1.6.3	<p>Delete:</p> <p>Permitted uses in the Institutional designation include schools, hospitals, cemeteries, government buildings, places of worship and similar uses.</p> <p>A Day Nursery shall be permitted as an accessory use to an approved institutional use.</p> <p>Replace with:</p> <p>Permitted uses in the Institutional designation include:</p> <ul style="list-style-type: none"> • Cemeteries; • Day Nursery as an accessory use to an approved institutional use • Public Use; • Hospitals; • Long-term Care Homes; • Places of worship; and • Schools; • Uses similar to a permitted use
97.	B1.6.4	<p>Delete:</p> <p>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.</p> <p>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.</p> <p>Before considering an amendment to the Official Plan (if required) and Zoning By-law, Council shall be satisfied that:</p> <p>Replace with:</p> <p>The (re)development and/or expansion of any Institutional use shall require the site to be appropriately designated in the Official Plan and zoned in the Zoning By-law and shall be subject to Site Plan Control.</p>

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		<p>Before considering any amendment to the Official Plan and/or Zoning By-law for new or expanded institutional uses, where required, Council shall be satisfied that:</p>
<p>98.</p>	<p>B1.6.4.2</p>	<p>Add the following:</p> <p>B1.6.4.2 School Uses</p> <p>B1.6.4.2.1 The Municipality recognizes the importance of elementary and secondary school sites in providing community functions and gathering spaces for the neighborhood and encourages the retention of all such schools in the long-term, where possible.</p> <p>B1.6.4.2.2 In the event that existing elementary and/or secondary school sites have been deemed surplus, there may be opportunities for redevelopment. The Municipality shall work with school boards regarding disposition of land in a manner that meets both the Municipality’s and school board’s requirements, needs, and objectives.</p> <p>B1.6.4.2.3 Redevelopment of an existing school site shall be supported by a comprehensive development plan and shall address the following:</p> <ul style="list-style-type: none"> i.adaptive reuse potential for ongoing public use of existing buildings or replacement with appropriate community facilities and/or other institutional use; ii.the need for and protection of public parkland and recreational uses; iii.urban and architectural design guidelines; iv.the protection and preservation of cultural heritage resources;
<p>99.</p>	<p>B1.7.1</p>	<p>Delete:</p> <p>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;</p> <p>Replace with:</p>

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		Provide commercial lands in appropriate locations in the Municipality to serve the travelling public and larger scale commercial uses serving the local and regional market and which complement the Downtown Core Commercial and Downtown Core Transitional Area.
100.	B1.7.3	<p>Delete:</p> <p>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.</p> <p>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.</p> <p>Replace with:</p> <ol style="list-style-type: none"> 1. Permitted uses on lands designated Urban Highway Commercial include: <ul style="list-style-type: none"> • accommodation facilities, • auto service and sales, • department stores, • institutional uses • restaurants, • Space extensive retail uses limited to automotive related products, large and bulky goods such as furniture and appliances, home improvement materials, hardware and nursery or garden supply products. • storage and/or warehousing establishments, • supermarkets, • wholesale establishments; and • Uses similar to a permitted use.

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		<p>2. 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.</p>
<p>101.</p>	<p>B1.7.5</p>	<p>Delete:</p> <p>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 rezoning and/or Site Plan approval, Council shall be satisfied that:</p> <p>Replace with:</p> <ol style="list-style-type: none"> 1. All new, re-developed or expanding uses shall be subject to Site Plan Control. 2. Prior to considering an application for re-zoning and/or Site Plan approval, Council shall be satisfied that: <p>Delete “municipal design guidelines” and replace with “Urban Design Standards and guidelines” in j)</p> <p>Add “as noted in Section B1.3 of this Plan, the Downtown Core is intended to function as the primary retail, service, cultural, and social focal point of the Municipality.</p>
<p>102.</p>	<p>B1.7.7</p>	<p>Delete:</p> <p>Vacant lands will be placed in a Development Zone where only existing uses are permitted.</p>
<p>103.</p>	<p>B1.7.8</p>	<p>Add new policy:</p> <p>Given the location of these lands and their adjacency to lands designated Urban Employment Area, Urban Employment Area uses may be permitted provided they are determined to be compatible with and do not detract from the Urban Highway Commercial uses which must remain the predominant use along Highway 26.</p>
<p>104.</p>	<p>B1.8</p>	<p>Delete “where change is anticipated or development is encouraged”</p>

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		Replace with “where particular types of development are encouraged and to facilitate and direct the urban form of these areas as they evolve through (re)development.
105.	B1.8.1.1	Move B1.8.1.1 before B1.8.1 and renumber accordingly
106.	B1.8.1.2	<p>Add “and streetscapes” to the end of c)</p> <p>Delete “space” after provide pedestrian and add “linkages and public spaces” in e)</p> <p>Add new sub-policy g):</p> <p>The development will be guided by a master plan(s) addressing the following: built form, public realm, landscape design, architectural guidelines, site activation, phasing and uses.</p>
107.	B1.8.1.3	<p>Add:</p> <p>h) A Record of Site Condition prepared in accordance with Provincial regulations.</p>
108.	B1.8.3	<p>Delete:</p> <p>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 redevelopment 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.</p>
109.	B1.8.3	Delete “light-industrial or” in sub-policy f)
110.	B1.8.2.1	<p>Delete:</p> <p>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.</p>

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		<p>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</p> <p>Replace with:</p> <p>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 are considered appropriate for park and small-scale commercial and residential uses which complement the harbour area and will assist in making this area an attraction for tourism.</p> <p>Low-rise residential uses may be permitted in this area. Consideration of development of these lands shall be dependent on the development of a Master Plan that supports the objectives of the Waterfront Strategy and Master Plan and addresses the following: built form; public realm; landscape design architectural guidelines; site activation; phasing and uses.</p>
111.	B1.8.2.2	<p>Delete “planned” and replace with “developed.” Delete “buffer” and replace with “transition” in a)</p> <p>Add “residential and/or” before “a suitable mix” in b)</p> <p>Delete “to an enhanced standard to further the buffering capacity of these lands to adjacent uses” and replace with “accordingly” in c)</p> <p>Delete:</p> <p>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.</p>
112.	B1.8.4	<p>Add new policy:</p> <p>B1.8.4 Special Policy Area #4</p> <p>Any large contiguous portions of undeveloped land that are within the Municipality’s Urban Settlement Area and identified</p>

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		<p>as a Secondary Plan and/or Special Policy Area as shown on the Official Plan Schedule A-1, shall be required to complete a Secondary Plan that addresses the following requirements. No development shall be approved and no applications for development shall be deemed complete until the Secondary Plan has been approved by Council as an amendment to this Plan.</p> <p>The following principles shall guide the creation of a Secondary Plan and/or Special Policy Area:</p> <ul style="list-style-type: none"> a. A neighborhood/district that achieves the principles of complete communities, including but not limited to walkability, compact built form, mixed-uses, active transportation, multi-modal uses, and sustainability. b. A comprehensive integration of natural heritage features and open spaces. c. Flexibility in designations and land-uses to support employment opportunities related to the Municipality’s local economic sectors such as agriculture and tourism, while encouraging expanded employment opportunities in education, health and wellness, food, and sustainability. d. High-quality built form, streetscapes, and transportation networks that are compatible with the Municipality’s local historic patterns. <p>Notwithstanding the policies of this section, the Secondary Plan Area boundaries may be expanded upon request, subject to a land-use compatibility review that addresses the relationship to adjoining lands.</p> <p>The Secondary Plan Area shall address the following:</p> <ul style="list-style-type: none"> a) A description of the plan area, including a reference map and any adjoining lands in the Urban Area that are logically suitable to be included in the Secondary Plan area together with a description of the role and relationship of the planning area under study to the Municipality as a whole; b) A statement of the desired land use for the planning area; c) A description of how the land use plan for the planning area implements the policies of this Plan, the Provincial Policy Statement, the <i>Planning Act</i>, and policies and guidelines of the Municipality;

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		<p>d) A Master Servicing Plan that addresses servicing, infrastructure, and financing of:</p> <ul style="list-style-type: none"> a. Water b. Wastewater c. Stormwater d. Transportation and Transit e. Active Transportation <p>e) Analysis of natural heritage features and systems as identified in this Plan including those areas regulated by the appropriate Conservation Authority;</p> <p>f) Appropriate land use designations and densities in conformity with this Plan;</p> <p>g) Analysis and addressing built heritage and cultural heritage landscapes including the conservation of these elements and features;</p> <p>h) Appropriate maps to address the planning area including, but not limited to, land use designations, infrastructure, natural heritage, built heritage, and cultural heritage landscapes.</p> <p>i) A financial plan completed and approved by the Municipality of Meaford.</p> <p>All mixed-use development within a Special Policy and/or Secondary Plan Area containing residential uses shall achieve a minimum density of 60 units per net hectare.</p>
113.	B2.1.2	<p>Move section to before B2.1.1</p> <p>Delete:</p> <p>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.</p> <p>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.</p> <p>Replace with:</p>

Item No.	Policy Number	Details of the Amendment
		<p>It is the intent of this Plan to encourage all levels of government to recognize the value of and support the protection of farmland assisting farmers and managing land resources appropriately to ensure that farming and agriculture uses remain viable and able to evolve with contemporary advances.</p> <p>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.</p>
114.	B2.1.1	<p>Delete:</p> <ul style="list-style-type: none"> • 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. <p>Replace with:</p> <ul style="list-style-type: none"> • Maintain and protect the agricultural resource base of the Municipality from fragmentation, incompatible development and uses unrelated to agriculture; • Promote all types, sizes and intensities of agricultural uses and normal farm practices • Facilitate the development of a full range of agricultural-related and on-farm diversified uses that support a thriving agricultural industry and rural economy; • Protect and promote the agricultural landscape of the Municipality and to support the maintenance of a productive agricultural area.
115.	B2.1.3	Delete:

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		<p>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.</p> <p>Additional permitted uses include:</p> <p>a) The following secondary uses:</p> <ul style="list-style-type: none"> 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 2.1.4.9 of this Plan <p>b) The following agriculture-related uses:</p> <ul style="list-style-type: none"> 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; <p>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.</p> <p>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.</p> <p>Replace with:</p> <ol style="list-style-type: none"> 1. For the purposes of this Plan, the definitions of “Agricultural use”, “Agriculture-related uses” and “On-Farm Diversified Uses” as found in the PPS shall apply. 2. The principal use of land in the Agricultural designation shall be agriculture. All types and sizes of agricultural

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		<p>uses and their related buildings and structures shall be permitted.</p> <p>3. Agriculture-related and on-farm diversified uses shall also be permitted based on policies established in this plan, the Grey County Official Plan and provincial guidelines.</p> <p>4. Uses on residential lots created as surplus to farming operation shall be limited to uses typically associated with residential uses and subject to policies indicated in this plan.</p> <p>5. The following table provides a list of permitted uses and categorization within the Agricultural designation:</p> <table border="1" data-bbox="529 852 1313 1864"> <thead> <tr> <th data-bbox="529 852 711 1094">Use</th> <th data-bbox="711 852 865 1094">Agricultural</th> <th data-bbox="865 852 1024 1094">Agriculture-related</th> <th data-bbox="1024 852 1162 1094">On-farm diversified</th> <th data-bbox="1162 852 1313 1094">Residential (Surplus Dwelling)</th> </tr> </thead> <tbody> <tr> <td data-bbox="529 1094 711 1304">Farm residential dwelling / Surplus Dwelling</td> <td data-bbox="711 1094 865 1304">x</td> <td data-bbox="865 1094 1024 1304"></td> <td data-bbox="1024 1094 1162 1304"></td> <td data-bbox="1162 1094 1313 1304">x</td> </tr> <tr> <td data-bbox="529 1304 711 1514">Additional residential unit subject to section B2.1.4.4</td> <td data-bbox="711 1304 865 1514">x</td> <td data-bbox="865 1304 1024 1514"></td> <td data-bbox="1024 1304 1162 1514"></td> <td data-bbox="1162 1304 1313 1514">x</td> </tr> <tr> <td data-bbox="529 1514 711 1864">Farm Help Accommodation and Temporary Farm Help Accommodation subject to Sections</td> <td data-bbox="711 1514 865 1864">x</td> <td data-bbox="865 1514 1024 1864"></td> <td data-bbox="1024 1514 1162 1864"></td> <td data-bbox="1162 1514 1313 1864"></td> </tr> </tbody> </table>	Use	Agricultural	Agriculture-related	On-farm diversified	Residential (Surplus Dwelling)	Farm residential dwelling / Surplus Dwelling	x			x	Additional residential unit subject to section B2.1.4.4	x			x	Farm Help Accommodation and Temporary Farm Help Accommodation subject to Sections	x			
Use	Agricultural	Agriculture-related	On-farm diversified	Residential (Surplus Dwelling)																		
Farm residential dwelling / Surplus Dwelling	x			x																		
Additional residential unit subject to section B2.1.4.4	x			x																		
Farm Help Accommodation and Temporary Farm Help Accommodation subject to Sections	x																					

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		B2.1.4.4(b) and (c)					
		Bed and breakfast Establishment subject to Section B2.1.4.5			x	x	
		Home occupation and custom workshops subject to Section B2.1.4.6			x	x	
		Forestry and other resource management uses	x				
		Wineries subject to Section B2.1.4.9		x			
		Farm related commercial and farm-related industrial uses subject to section B2.1.4.7		x			
		Farm-related exhibitions and agricultural			x		

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		tourism establishments subject to Section B2.1.4.8					
		Home Industries Section B2.1.4.7.4			x		
		Farm Produce Outlets subject to Section B2.1.4.7.5			x		
		<p>Other Uses:</p> <p>In addition to the above, sand and/or gravel operations proposed within Potential Aggregate Resource Areas identified on Schedule B and wayside pits and quarries are permitted as non-agricultural uses in accordance with Section B2.7.4.3 of this Plan.</p> <p>Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, an applicant should be aware of the primacy of a hydro corridor is for electricity generation facilities and transmission and distribution systems, and that secondary uses require technical approval from Hydro One Networks Inc.</p>					
116.	B2.1.4.1(i)	<p>Delete:</p> <p>c) the lot is created to accommodate a surplus dwelling that is not required for the long term needs of the farm operation</p> <p>Replace with:</p>					

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		c) the lot is for a residence surplus to a farming operation as a result of farm consolidation in accordance with Section B2.1.4.3 Farm Consolidations.
117.	B2.1.4.1(i v)(b)	Delete: Except for severances for conservation purposes by an approved conservation organization
118.	B2.1.4.1(i v)(d)	Delete: (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.
119.	B2.1.4.2	Delete: Justification shall be provided to demonstrate the appropriateness of the land area to be severed (i.e., land need, servicing, parking, etc.). Replace with: Planning justification shall be provided to demonstrate the appropriateness of the land area to be severed and shall also specifically address: land need, servicing and parking.
120.	B2.1.4.3	Delete: 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; Replace with: ii. the lot proposed for the residence and buildings surplus to the farming operation shall only be of sufficient size to accommodate the residence surplus to the farming operation, accessory building(s) in close proximity to the residence, a well and a sewage disposal system, while ensuring that as little land as possible is removed from the agricultural lands;
121.	B2.1.4.3	Add new policy:

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		vii. The residence has not been constructed as an additional residential unit, farm help or temporary farm help accommodation.
122.	B2.1.4.3	Add new sub-policy: viii. New development and buildings are permitted on remnant lots for agricultural, agricultural related and on-farm diversified uses.
123.	2.1.4.4	Delete: 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, h) An accessory unit in a detached building or farm building cluster shall only be permitted where it can be

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		<p>demonstrated through a hydrogeological study that the necessary on-site private servicing can support both units for the long-term.</p> <p>Replace with:</p> <p>B2.1.4.4 Additional Residential Units: Additional residential units may be permitted in the Agricultural, Rural or Specialty Agricultural designations accordance with subsections B1.1.4 (a), (b), (d), (e), and f (i through vii) of this Plan, and subject to the following:</p> <p style="padding-left: 40px;">a) an additional residential unit in an accessory building shall only be permitted where the lot is of sufficient size to accommodate private services for both units.</p> <p>Delete “generally” after “implementing zoning by-law to” in c) Temporary Farm Help in the second paragraph, last sentence.</p> <p>In c) Temporary Farm Help Accommodation delete, and renumber following clauses, accordingly:</p> <p style="padding-left: 40px;">ii) the use shall be suitably screened from neighbouring properties;</p>
124.	B2.1.4.6	<p>Add at the end of the first paragraph:</p> <p>Such uses will be permitted as-of-right in the implementing zoning by-law, subject to certain criteria</p> <p>Delete “antique” in Custom Workshops second paragraph</p> <p>Delete third paragraph in Custom Workshops:</p> <p>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).</p>
125.	B2.1.4.7	<p>Delete:</p> <p>B2.1.4.7 Small Scale Commercial and Industrial Uses:</p>

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		<p>Small Scale Commercial and Industrial Uses in the Rural, Agricultural and Specialty Agricultural Designations shall be permitted subject to the following provisions:</p> <p>B2.1.4.7.1 General:</p> <p>a) the use is clearly associated with and located on a farm property;</p> <p>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</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>For parcels of less than 20 hectares in the Specialty Agricultural and Rural Designations a maximum combined building area of</p>

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		<p>250 square meters and a maximum outdoor storage/display area of 750 square meters will be permitted.</p> <p>Replace with:</p> <p>B2.1.4.7 Farm-related commercial and farm-related industrial use:</p> <p>Farm-related commercial uses are a category of uses that may include uses such as retailing of agriculture-related products (e.g., farm supply co-ops, farmers' markets and retailers of value-added products like wine or cider made from produce grown in the area), livestock assembly yards and farm equipment repair shops if they meet all the criteria for this category of uses.</p> <p>Farm-related industrial uses are a category of uses that may include uses such as industrial operations that process farm commodities from the area such as abattoirs, feed mills, grain dryers, cold/dry storage facilities, fertilizer storage and distribution facilities, food and beverage processors (e.g., wineries and cheese factories) and agricultural biomass pelletizers if they meet all the criteria for this category of uses. Many of these uses add value to the agricultural commodities produced in the area.</p> <p>Farm-related commercial and farm-related industrial uses in the Rural, Agricultural and Specialty Agricultural Designations not specifically identified in this plan may be permitted subject to a Zoning By-law Amendment and the following provisions:</p> <ul style="list-style-type: none"> a) Uses shall be compatible with, and shall not hinder, surrounding agricultural operations and ensure that surrounding agricultural operations are able to pursue their agricultural practices without impairment or inconvenience; b) Uses should be appropriate to available rural services (e.g., do not require the level of road access, water and wastewater servicing, utilities, fire protection and other public services typically found in settlement areas); c) Use shall maintain the agricultural/rural character of the area; d) Uses shall meet all applicable provincial air emission, noise, water and wastewater standards and receive all relevant environmental approvals, which may be implemented

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		<p>through the inclusion of a Holding Provision under Section 36 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> or Site Plan Control;</p> <p>e) Uses shall be directly related to the farm operations in the area;</p> <p>f) Uses shall be supportive of agriculture by increasing capacities of existing agricultural operations in the area;</p> <p>g) Uses shall provide direct products and/or services to farm operations as a primary activity; and</p> <p>h) Uses shall benefit from being near farm operations that they serve.</p>
126.	B2.1.4.7.4	<p>Delete title “Home Industries” and replace with “On-Farm Diversified Uses”</p> <p>Replace “Home industries” of “home industry” with “on-farm diversified uses” or “on-farm diversified use” in all instances</p> <p>Delete “20 hectares in size” in the third paragraph and replace with “10 hectares in size”</p> <p>Delete “2,691 square feet”, “9.88 acres”, “95.5 square feet”, “8,073 square feet”</p> <p>Delete “the home industry has no more than five employees in addition to the owner”</p> <p>Add “from public roads and neighbouring residences” after “from view” in d)</p>
127.	B2.1.4.8	<p>Delete “Given the location of the Municipality” from introduction sentence. Add “and agricultural businesses” after “agricultural tourism uses”.</p> <p>Delete all instances of “generally” from first and second paragraphs.</p> <p>Delete:</p> <p>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.</p>

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		<p>Replace with:</p> <p>The implementing zoning by-law will identify permissions/standards for exhibition and agri-tourism uses on an as-of-right basis. Site plan control should apply.</p> <p>Delete:</p> <ul style="list-style-type: none"> 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 principal farm operation and on surrounding farm operations. <p>Replace with:</p> <ul style="list-style-type: none"> a) the use is located on a farm; b) the use is secondary to the principal agricultural use of the property; c) the use is limited in area; d) the use shall be compatible with, and shall not hinder, surrounding agricultural operations, and is compatible with existing uses and maintains the rural character of the area; e) the use will have safe ingress and egress from a year-round maintained public road; f) the use shall have adequate services available on-site to service the use including parking, water and sewage disposal; and, g) the use will be located so as to have minimal impact on the principal farm operation and on surrounding farm operations.
128.	B2.1.4.9	<p>In iv) delete “Site Plan Control shall apply” and replace with “Site Plan Control may apply”</p> <p>In iv) delete “lots greater than 20 hectares” and replace with “lots greater than 10 hectares”</p>
129.	B2.2.1	<p>Add “cultural landscape” after “maintain the” in the third bullet</p> <p>Add new sub-policies:</p>

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		protect and promote the specialty croplands through Municipal partnerships and collaboration with all levels of government, and community business and service organizations
130.	B2.2.3	<p>Delete:</p> <p>The principal use of land in the Specialty Agricultural designation is apple and/or tender fruit production and storage facilities. Agricultural uses are permitted.</p> <p>Additional permitted uses include:</p> <p>a) The following secondary uses:</p> <ul style="list-style-type: none"> 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 <p>b) The following agriculture-related uses:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>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.</p>

Item No.	Policy Number	Details of the Amendment										
		<p>The relevant Development Policies set out in Section B2.1 also apply.</p> <p>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</p> <p>Replace with:</p> <ol style="list-style-type: none"> 1. The principal use of land in the Specialty Agricultural designation shall be agriculture as defined in subsection B2.1.3(a) of this Plan. All types and sizes of agricultural uses and their related buildings and structures shall be permitted. 2. Agriculture-related and On-farm Diversified uses, as defined in Section B2.1.3(a) and B2.1.3(b) of this Plan shall also be permitted based on policies established in this plan and municipal standards. 3. Uses on residential lots created as surplus to farming operation shall be limited to uses typically associated with residential uses and subject to policies indicated in this plan. 4. The following table provides a list of permitted uses and their categorization within the Agricultural designation: <table border="1" data-bbox="529 1402 1312 1852"> <thead> <tr> <th data-bbox="529 1402 711 1646">Use</th> <th data-bbox="711 1402 867 1646">Agricultural</th> <th data-bbox="867 1402 1023 1646">Agriculture-related</th> <th data-bbox="1023 1402 1162 1646">On-farm diversified</th> <th data-bbox="1162 1402 1312 1646">Residential (Surplus Dwelling)</th> </tr> </thead> <tbody> <tr> <td data-bbox="529 1646 711 1852">Farm residential dwelling / Surplus Dwelling</td> <td data-bbox="711 1646 867 1852">x</td> <td data-bbox="867 1646 1023 1852"></td> <td data-bbox="1023 1646 1162 1852"></td> <td data-bbox="1162 1646 1312 1852">x</td> </tr> </tbody> </table>	Use	Agricultural	Agriculture-related	On-farm diversified	Residential (Surplus Dwelling)	Farm residential dwelling / Surplus Dwelling	x			x
Use	Agricultural	Agriculture-related	On-farm diversified	Residential (Surplus Dwelling)								
Farm residential dwelling / Surplus Dwelling	x			x								

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		Additional residential unit subject to section B2.1.4.4	x			x
		Farm Help Accommodation and Temporary Farm Help Accommodation subject to Sections B2.1.4.4(b) and (c)	x			
		Bed and breakfast Establishment subject to Section B2.1.4.5			x	x
		Home occupation and custom workshops subject to Section B2.1.4.6			x	x
		Forestry and other resource management uses	x			
		Wineries subject to Section B2.1.4.9		x		

Item No.	Policy Number	Details of the Amendment					
		Farm related commercial and farm-related industrial uses subject to section B2.1.4.7		x			
		Farm-related exhibitions and agricultural tourism establishments subject to Section B2.1.4.8			x		
		Home Industries Section B2.1.4.7.4			x		
		Farm Produce Outlets subject to Section B2.1.4.7.5			x		
		<p>Other Uses:</p> <p>In addition to the above, sand and/or gravel operations proposed within Potential Aggregate Resource Areas identified on Schedule B and wayside pits and quarries are permitted as non-agricultural uses in accordance with Section B2.7.4.3 of this Plan.</p> <p>Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as</p>					

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		parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, an applicant should be aware of the primacy of a hydro corridor is for electricity generation facilities and transmission and distribution systems, and that secondary uses require technical approval from Hydro One Networks Inc.
131.	B2.3.1	<p>In the fourth bullet delete “provide for” and replace with “promote”</p> <p>Add “, tourism and other economic” after “recreational”</p>
132.	B2.3.1	<p>Add:</p> <ul style="list-style-type: none"> • ensure that development is appropriate for the infrastructure which is planned or available; and • ensure that new development avoids the need for the unjustified and/or uneconomical expansion of this infrastructure.
133.	B2.3.3	<p>Delete:</p> <p>B2.3.3 Permitted Uses</p> <ul style="list-style-type: none"> 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;

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		<p>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;</p> <p>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> <p>p) Garden Suites, subject to the temporary use provisions of Section E1.2 of this Plan</p> <p>q) Farm related exhibitions and agricultural tourism establishments in accordance with</p> <p>r) B2.1.4.8 of this Plan; and,</p> <p>s) Wineries subject to Section B2.1.4.9 of this Plan.</p> <p>Replace with:</p> <p>B2.3.3 Permitted Uses</p> <p>a) uses listed in B2.1.3 of this Plan;</p> <p>b) accommodation uses such as private campgrounds, tourism establishments and trailer parks subject to Section B2.3.4.6 of this Plan;</p> <p>c) buildings and yards associated with trades, including contractors' yards, plumbing, electrical, heating/cooling shops, etc.;</p> <p>d) cemeteries subject to Section B2.3.4.4 of this Plan;</p> <p>e) commercial dog kennels subject to Section B2.3.4.3 of this Plan;</p> <p>f) garden suites, subject to the provisions of Section E1.2 of this Plan;</p> <p>g) institutional uses;</p> <p>h) 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;</p> <p>i) passive recreational uses, such as walking trails and nature interpretation centres;</p> <p>j) small scale transport terminals;</p> <p>k) veterinary clinics.</p>
134.	B2.3.4	<p>Delete:</p> <p>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</p>

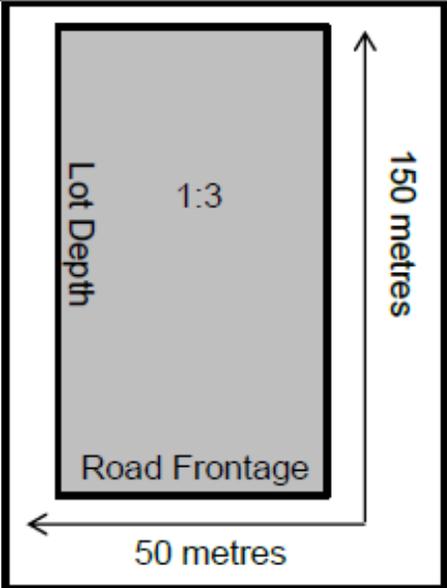
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		<p>created and used for agricultural purposes however lots less than 2 hectares in size will generally be considered non -farm residential parcels and will be zoned accordingly in the implementing Zoning By-law.</p> <p>This plan acknowledges that 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:</p> <ul style="list-style-type: none"> • 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. <p>Replace with:</p> <p>B2.3.4 Consent Policies – Agricultural Parcels</p> <p>1) Within the Rural Designation, the minimum lot size for newly created farm-sized lots shall be 10 hectares. Lots less than 10 hectares in size may continue to be 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.</p> <p>2) Notwithstanding subsection 1, this plan acknowledges that there may be site specific circumstances where an existing 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:</p> <ul style="list-style-type: none"> a) The suitability of the parcel for the proposed use, and b) Compatibility with adjacent uses. <p>3) Non-farm sized lot creation shall not be permitted within Aggregate Resource Areas with the exception of a surplus farm dwelling consent arising from farm consolidation.</p> <p>4) Lot creation in the Rural Area shall comply with the Minimum Distance Separation Formulae I and II, as applicable.</p>

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		<p>5) Agricultural uses requiring smaller acreages or used as farm incubator operations may be permitted in the Rural land use type, provided the lot is sized to accommodate the use without generating potentially conflicting off-site impacts. Small farms where the operators have chosen to take up farming as a hobby, second career, or as a part-time occupation may also be permitted. While smaller acreages can be considered as separate lots, the preferred form for farm incubators is using larger farm parcels leased into several smaller plots of land.</p> <p>Incubator farm operations aim to help new farmers establish their own farm business by providing resources and services such as providing access to land, housing, shared equipment, infrastructure, business mentoring and training. Incubator farm operations may have several plots of land leased to multiple new farm operators.</p>
135.	B2.3.4.4	<p>Delete:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>In considering the creation of a new lot, it shall be ensured that:</p>

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		<p>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;</p> <p>b. the proposed lot is generally no smaller than 0.8 hectares (1.97 acres);</p> <p>c. the lot will conform to the minimum distance required by the Minimum Separation Distance Formula;</p> <p>d. the proposed lot complies with the applicable criteria set out in Section D4.2.1 (New Lots by Consent General Criteria).</p> <p>e. Non-farm lot creation within 500 meters of the Urban Area of Meaford shall not be considered.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>B2.3.4.1.1 Other Types of Consent</p> <p>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.</p> <p>B2.3.4.1.2 Farm Consolidations</p> <p>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.</p>

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		<p>Replace with:</p> <p>B2.3.5 Consent Policies – Residential Parcels</p> <p>1) Consents for new residential lot development shall generally be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in the table below. The lot density is determined based on the original Township lot fabric (i.e., as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan and will require justification as to the need for additional Rural lot creation.</p> <p>Permitted Rural Severances based on Original Township Lot Size</p> <table border="1" data-bbox="578 926 1297 1262"> <thead> <tr> <th data-bbox="578 926 818 1108">Original Township Lot Size (in hectares)</th> <th data-bbox="818 926 1058 1108">Potential Number of Severances Permitted</th> <th data-bbox="1058 926 1297 1108">Potential Total Lots Permitted including the Severed and the Retained</th> </tr> </thead> <tbody> <tr> <td data-bbox="578 1108 818 1150">20</td> <td data-bbox="818 1108 1058 1150">1</td> <td data-bbox="1058 1108 1297 1150">2</td> </tr> <tr> <td data-bbox="578 1150 818 1192">40</td> <td data-bbox="818 1150 1058 1192">3</td> <td data-bbox="1058 1150 1297 1192">4</td> </tr> <tr> <td data-bbox="578 1192 818 1234">60</td> <td data-bbox="818 1192 1058 1234">4</td> <td data-bbox="1058 1192 1297 1234">5</td> </tr> <tr> <td data-bbox="578 1234 818 1262">80</td> <td data-bbox="818 1234 1058 1262">5</td> <td data-bbox="1058 1234 1297 1262">6</td> </tr> </tbody> </table> <p>2) Consideration may be given to a smaller lot, without an amendment to this Plan, provided adequate justification is provided, and the lot is large enough to sustain the use over the long-term, including the provision of adequate well and private sewage disposal system, as required.</p> <p>3) In order to avoid narrow linear parcels of land, the frontage-to-depth ratio for non-farm sized lots shall be a maximum of 1:3 and the lot must conform to the appropriate zoning by-law in reference to minimum lot frontage and other applicable provisions. Justification to go beyond the 1:3 frontage-to-depth ratio shall be justified in a development application but will not require an amendment to this Plan.</p>	Original Township Lot Size (in hectares)	Potential Number of Severances Permitted	Potential Total Lots Permitted including the Severed and the Retained	20	1	2	40	3	4	60	4	5	80	5	6
Original Township Lot Size (in hectares)	Potential Number of Severances Permitted	Potential Total Lots Permitted including the Severed and the Retained															
20	1	2															
40	3	4															
60	4	5															
80	5	6															

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4) The creation or acquisition of a lot by a public body (e.g., for road dedication or widening) will not be considered as a previous severance providing this does not result in an additional remnant lot. Historic churches, schools, or assembly halls that are now used for residential or commercial purposes, shall be counted in the lot density calculation.

5) Clustering of rural residential lots is encouraged subject to meeting the rural lot density provisions.

6) Residential lots shall not be permitted to be created within Aggregate Resource Areas as identified in the Grey County Official Plan.

B2.3.6 Consent Policies – Other Uses

1) Consents for non-agricultural and non-residential uses in accordance with the permitted uses identified in Section B2.3.3 of this Plan may be permitted subject to the following:

- a) The minimum lot size for the proposed lot shall comply with the provisions of the Zoning By-law and this Plan;
- b) The proposed lot shall not be permitted to be created within Aggregate Resource Areas as identified in the Grey County Official Plan;
- c) The proposed lot is large enough to sustain the use over the long-term, including the provision of adequate well and private sewage disposal system, as required; and

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		<p>d) The new lot shall comply with the minimum distance separation formulae.</p> <p>2) Non-agricultural lot creation on productive agricultural land shall be discouraged. Where development is proposed on productive agricultural land (i.e., land that is currently or has recently been used for farm purposes) it shall be demonstrated that no reasonable alternative exists. The investigation for a reasonable alternative shall be limited to the lot to be developed.</p> <p>3) In order to comply with the Lot Density requirements of Section B2.3.5(1), as a condition of consent, a Zoning By-law Amendment may be required to prohibit the future erection of a residential dwelling of any type on the new lot.</p> <p>4) 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.</p> <p>5) 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.</p>
136.	B2.3.4.3	<p>Add “and Site Plan application” after “amendment to the implementing zoning by-law”</p> <p>Delete “area” and replace with “location” under a)</p>
137.	2.3.4.4	<p>Delete:</p> <p>b) the cemetery will not create the need to develop other uses, such as a place of worship, on the site in the future</p>
138.	2.3.4.6	<p>Delete:</p> <p>b) The development can be designed and sited to blend in with surrounding land uses;</p> <p>c) the proposed use or expansion is located where it will not impact existing agricultural operations on adjacent lands;</p> <p>h) the proposed use is to be accessed by municipal roads that can accommodate the increased traffic generated by the proposed use;</p>

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		<p>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.</p> <p>Replace with:</p> <p>b) The proposed use or expansion will not negatively affect existing agricultural operations, or residential uses, on adjacent lands</p> <p>c) An appropriate program to monitor the effects the use has on the quality and quantity of the groundwater, surface waters and the environment in general is developed.</p> <p>Delete:</p> <p>Residential Development associated with resource-based recreational uses, shall require an amendment to this plan and may only proceed via plan of subdivision/ condominium.</p> <p>Replace with:</p> <p>Residential Development associated with resource-based recreational uses, shall require an amendment to this plan to receive the appropriate land use designation and may only proceed via plan of subdivision/condominium</p> <p>Add “master plan” after “The development” in iv</p> <p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>vii. The development may be phased to ensure the establishment of the resource based recreational use, and other public uses either in advance of, or concurrently with, the residential component, and including appropriate site activation strategies for these public uses.</p>

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		<p>viii. The development will provide direct public access to the natural resource(s) throughout the site</p> <p>ix. The development includes a mix of land uses that support a diversity of activities and daily needs for residents;</p> <p>x. That a Master Plan has been developed that describes: urban design; architectural guidelines; public realm design; parks and trails system design; programming uses; active transportation network; natural infrastructure; landscape designs.</p> <p>xi. The development will provide accessible physical access to nature and landscapes throughout the site.</p> <p>xii. Where viable, watercourses shall be naturalized and integrated into the Master Plan</p>
139.	B2.3.6	<p>Add new subsection:</p> <p>B2.3.6 Short-Term Vacation Rentals</p> <p>The Municipality may establish, through the Comprehensive Zoning Bylaw and/or a municipal licensing framework, appropriate provisions related to the nature, scale, and density of Short-Term Vacation Rentals that are compatible with surrounding land uses, to ensure these uses remain appropriately integrated in the Municipality’s residential areas, providing for the continued availability of suitable short-term accommodations in the community.</p> <p>Short-Term Vacation Rentals (STVRs) recognized by this Plan include Bed and Breakfast Establishments, owner-occupied partial dwelling or dwelling unit rentals (i.e., a principal residence), and entire-dwelling or dwelling unit rentals (i.e., not a principal residence). STVRs may be permitted in commercial areas but should be subject to the same land use policies as those permitted in residential areas and shall be subject to the same licensing requirements.</p> <p>Goals and Objectives for Short Term Vacation Rentals:</p> <p>The Municipality’s goals and objectives related to Short-Term Vacation Rentals (STVRs) are as follows:</p>

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		<p>a) STVRs should respect and be compatible with the residential character, amenity, and quality of residential neighbourhoods. This may be achieved through establishing densities for STVRs, mitigation measures to adjacent residential properties, and municipal regulations intended to ensure the orderly management of STVRs;</p> <p>b) All roads used to access lots with an STVR shall be of sound construction and conform to the Municipality’s road design standards;</p> <p>c) Guests shall be provided with accommodations conforming to current health and life safety standards;</p> <p>d) Facilities will be operated and maintained in acceptable conditions as detailed in the Municipality’s relevant By-laws; and</p> <p>e) Operators of STVRs shall acknowledge their responsibilities in complying with the Municipality’s by laws and licensing provisions.</p> <p>Policies:</p> <p>B.2.3.6.1 The Municipality may, on an area-specific or case-by-case basis, prohibit STVRs in areas that are not considered to be consistent with this Plan;</p> <p>B.2.3.6.2 Any short-term rental not operated by residents permanently residing in the dwelling may only be licensed for such use if the use is permitted by the comprehensive zoning bylaw or is a legal non-conforming use;</p> <p>B.2.3.6.3 Guest rooms shall only be available for temporary, short-term accommodation to the general public;</p> <p>B.2.3.6.4 Subject to any other requirements of the zoning or licensing bylaw, STVRs shall not contain more than three (3) guest rooms. STVRs with four or more guest rooms may be permitted without amendment to this Plan but shall require a site-specific Zoning By-law amendment;</p> <p>B.2.3.6.5 Any proposed external or internal alterations of a home utilized as an STVR that requires a planning application, including but not limited to a minor variance, such alteration(s) shall ensure that the physical character of the building is consistent with the physical character of the surrounding neighbourhood;</p>

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		<p>B.2.3.6.6 The site area of all STVRs shall be sufficient to provide for off-street parking (i.e., on site parking) and buffering from abutting residential uses;</p> <p>B.2.3.6.7 Special provisions applicable to Bed and Breakfast Establishments include:</p> <ul style="list-style-type: none"> a) Separate kitchen or dining areas for guests may be provided. Establishment of a restaurant catering to persons other than guests shall not be permitted; b) Only persons permanently residing in the dwelling shall operate a Bed and Breakfast Establishment; and c) Construction or conversion of buildings accessory to the home to accommodate guests shall not be permitted. <p>B.2.3.6.8 Prior to approving any STVR with more than three guest rooms and as part of the assessment of the suitability of the proposal, consideration by Council shall include the following:</p> <ul style="list-style-type: none"> a) All licenced and approved STVRs shall be subject to a municipally approved STVR Code of Conduct; b) Any STVRs with more than three guest rooms shall be defined in the zoning bylaw and subject to site plan control to ensure: <ul style="list-style-type: none"> i. Sufficient on-site parking is available; ii. Occupancy Loads of the dwelling are not exceeded; iii. Appropriate water and wastewater services are provided to the dwelling; iv. Operational fire and safety plans are approved by qualified municipal Inspectors; v. Appropriate on-site signage is provided; vi. Appropriate site landscaping and buffering is provided to mitigate potential impacts on neighbouring properties; vii. Suitable privacy fences and/or screening is provided to further buffer and mitigate any potential impacts of the proposal on abutting and other nearby properties;

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		<ul style="list-style-type: none"> viii. Suitable on-site amenity area is provided for guests and residents; ix. A development agreement is registered on title to ensure there are appropriate controls in place to ensure the site remains in good condition while operating as a short-term vacation rental; and x. Establish that a Property Manager shall be on call 24/7 to address noise complaints, property maintenance, and any other nuisance related complaints arising through the use of residential properties for this purpose. <p>B.2.3.6.9 As part of a submission in support of a site-specific zoning amendment for STVRs with more than three guest rooms, an applicant shall be required to:</p> <ul style="list-style-type: none"> a) Provide a planning justification report prepared by a qualified professional land use planner to be submitted with the rezoning application and provided to and reviewed by the Municipality’s Planners. This report shall provide an assessment of how the proposed use may impact the use and enjoyment of neighbouring properties, and how any negative impacts b) will be mitigated, including a proposal for ongoing management of the property, for property standards, noise, and any other potential nuisances that may be associated with short term vacation rentals. Such on-site management proposals may later be addressed in specific detail in the site plan development agreement; and c) Demonstrate availability and suitability of on-site and nearby public amenities and services for residents and guests. <p>B.2.3.6.10 “Additional dwelling units” (per the Ontario <i>Planning Act</i>) approved for the site shall not be used for any form of temporary accommodation (i.e., additional units shall only be provided for permanent, long term housing supply) and shall be contained entirely within a single dwelling or in an addition to a single dwelling and shall not be permitted in a detached accessory facility; and</p>

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		<p>B.2.3.6.11 STVRs should be encouraged to locate in proximity to established commercial areas, tourist areas or local attractions</p> <p>Re-number existing B2.5.6 accordingly</p>
140.	B2.3.6.1	<p>Delete policy in its entirety:</p> <p>The following provisions shall apply to those lands shown on Schedule A-1 as being subject to this Section:</p> <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> • 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.
141.	B2.4.1	<p>Add:</p> <ul style="list-style-type: none"> • Ensure the adequate provision of community services, including parks and recreation facilities; • Promote passive tourism within the shoreline designation;

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		<ul style="list-style-type: none"> • Promote the maintenance of a naturalized shoreline and limiting disturbance to the vegetative buffer; • Conserve the shorelines and mitigation of impacts to these ecologically important areas; • Manage land uses to avoid negative impacts associated with the dynamic nature of the shoreline and water level fluctuations;
142.	B2.4.2	Delete “For clarity of interpretation”
143.	B2.4.3	<p>Delete:</p> <p>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.</p> <p>A residential accessory apartment may also be permitted in accordance with Section B2.4.4.2 of this Plan.</p> <p>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.</p> <p>Replace with:</p> <p>B2.4.3 Permitted Uses 1. Permitted uses on lands designated Shoreline include:</p> <ol style="list-style-type: none"> a) additional residential units in accordance with Section B2.4.4.2 of this Plan; b) beaches; c) bed and breakfasts subject to STVR policies in accordance with B2.3.6 of this plan; d) custom workshops; e) home occupations; f) passive recreational uses, such as walking trails and nature interpretation centres; g) personal service establishments; h) public and private neighbourhood parks; i) single detached dwellings; j) small scale convenience commercial uses;

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		<p>2. 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.</p>
<p>144.</p>	<p>B2.4.4.1</p>	<p>Delete paragraph two:</p> <p>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.</p> <p>Replace with:</p> <p>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 by consent will only be considered to a maximum of five lots within a ten-year time frame from the same parcel or lands. The date of decision of an approval authority shall be used for the purposes of determining timing.</p>
<p>145.</p>	<p>B2.4.4.2</p>	<p>Delete:</p> <p>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:</p> <p>a) the accessory apartment meets the relevant requirements of the Ontario Building Code and Fire Code;</p> <p>b) there is sufficient space on the lot to provide one additional parking space for the use;</p> <p>c) The existing residential nature of the dwelling is maintained;</p> <p>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;</p> <p>e) In no case shall the floor area of an accessory unit exceed 50% of the total floor area of the detached dwelling;</p>

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		<p>g) In no case shall the accessory apartment have more than two bedrooms;</p> <p>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,</p> <p>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.</p> <p>Replace with:</p> <p>B2.4.4.2 Additional Residential Units: Additional residential units may be permitted in the shoreline designation in accordance with subsections B1.1.4 (a), (b), (d), (e), and f (i through vii) of this Plan, and subject to the following:</p> <ul style="list-style-type: none"> a) an additional residential unit in an accessory building shall only be permitted where the lot is of sufficient size to accommodate private services for both units. b) An accessory unit in a detached building shall only be permitted where it can be demonstrated through a hydrogeological study that the necessary on-site private servicing can support both units for the long-term.
146.	B2.5.1	<p>Add the following points:</p> <ul style="list-style-type: none"> • encourage intensification opportunities within Secondary Settlement Areas to promote the development of healthy communities; and • facilitate orderly development through the establishment of secondary plans. • Provide connected and complete communities.
147.	B2.5	<p>Delete title “Rural Settlement Area”</p> <p>Rename section and designation “Secondary Settlement Area”</p>

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148.	B2.5.3	<p>Delete:</p> <p>B2.5.3 Permitted Uses Permitted uses in the Rural Settlement Area designation include:</p> <ul style="list-style-type: none"> • 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; • small scale accommodation facilities such as inns and bed and breakfast establishments; • public parks and trails; • retirement homes, nursing homes and medical care facilities; • home occupations and custom workshops; and • Uses similar to a permitted use in terms of intensity of use; traffic and movement patterns; and externalities <p>Replace with:</p> <p>B2.5.3 Permitted Uses Permitted uses in the Secondary Settlement Area designation include:</p> <ul style="list-style-type: none"> • commercial uses that serve the needs of the settlement area and the surrounding rural area; • dry industrial development in the form of repair garages, warehouses, workshops or manufacturing and/or fabrication plants; • dry manufacturing operations with a retail component; • home occupations and custom workshops; • institutional uses such as schools, places of worship, day care centres, community centres, • libraries, cemeteries and similar uses;

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		<ul style="list-style-type: none"> • public parks and trails; • recreational uses; • residential uses including additional residential units in accordance with Section B2.4.4.2 of this Plan; • retirement homes, nursing homes and medical care facilities; • service commercial uses that serve the traveling public; and • small scale accommodation facilities such as STVRs, inns and bed and breakfast establishments.
149.	B2.5.4	<p>Delete:</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>Replace with:</p> <p>It is the intent of this Plan that the secondary settlement areas continue to function as small central places in the Municipality. These are areas that have lower density targets and have a limited range of uses and amenities compared to Primary Settlement Areas. 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:</p> <ul style="list-style-type: none"> a) Encouraging the development of diverse and compatible land uses in close proximity to each other which enhance the character of the settlements; b) Ensuring the preservation and enhancement of the natural and historic features that exist in each settlement; and

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		<p>c) Developing secondary plans with the intent of achieving orderly development, compatible intensification, and complete communities.</p>
<p>150.</p>	<p>B2.5.5.2</p>	<p>Delete the following:</p> <p>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:</p> <ul style="list-style-type: none"> 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, <p>Replace with:</p> <p>B2.2.5.2 Additional Residential Units: Additional residential units may be permitted in the shoreline designation in accordance with subsections B1.1.4 (a), (b), (d), (e), and f (i through vii) of this Plan, and subject to the following:</p>

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		a) an additional residential unit in an accessory building shall only be permitted where the lot is of sufficient size to accommodate private services for both units.
151.	B2.5.5.3	Delete: d) the use shall not have a negative impact on the enjoyment and privacy of neighbouring properties; f) where a proposed use abuts or is in close proximity to an existing residential use, fencing, landscaping, berm(s) or a combination of these features shall be utilized to ensure that there is adequate screening between the uses.
152.	B2.5.5.4	Add new policy: B2.5.5.4 Public Parks and Trails Secondary Settlement Areas shall include the provision of well-designed public parks and trails that: <ul style="list-style-type: none"> a. Are accessible by multiple modes of transportation for people of all ages, and abilities; b. Supports passive and active recreation and cultural activities that serve a diverse population; c. Is located on highly visible lots with large street frontage; d. Has the ability for use throughout all four seasons; e. Implements the Municipality of Meaford Parks, Recreation and Culture Master Plan; and, f. Ensuring residents who live in Secondary Settlement Areas have active transportation routes to trails. Trails may be provided in Secondary Settlement Areas through: <ul style="list-style-type: none"> a. Implementation of the Grey County Active Transportation Plan and Cycling Plan and the Grey County Recreational Trails Master Plan; b. Implementation of trails strategies including the Ontario Trails Strategy and Meaford Parks, Recreation and Culture Master Plan; c. Ensuring connectivity between public parks, open space areas, conservation areas, beach areas, and waterfronts through active transportation and trails implementation; and, d. Ensuring residents who live in Secondary Settlement Areas have active transportation routes to trails.
153.	B2.6.4.1	Delete:

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		<p>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:</p> <ul style="list-style-type: none"> 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 wastewater 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.

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		<p>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.</p> <p>Replace with:</p> <ol style="list-style-type: none"> 1. 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: <ol style="list-style-type: none"> a. The site has the capacity to accommodate adequate access, and parking and loading facilities; b. The proposed use has the capacity to be serviced with an adequate water and sewage system, and could exist without piped water and municipal sewage systems; c. If an extension of municipal services are proposed an Official Plan Amendment to Urban Highway Commercial will be required; and d. The uses require a site highly accessible for vehicles, including highway access, to serve their market area. 2. Site Plan Control, as exercised under Section 41 of the <i>Planning Act</i>, R.S.O, 1990, as amended, shall be utilized for all development in the Rural Highway Commercial designation. Applications for Site Plan approval shall: <ol style="list-style-type: none"> a. incorporate landscaping to enhance the site and surrounding area; b. ensure that any signage is restrained, well-designed, and legible to both pedestrians and motorists; c. ensure that light does not trespass onto adjacent lands; d. ensure that outdoor storage areas are substantially screened from view from passing traffic; e. provide a combination of fencing, landscaping and berms where, sites abut or are in close proximity to an existing residential, open space, recreational or institutional use; and f. Provide for appropriate entrances. 3. The following policies apply to vehicular entrances to properties within the Rural Highway Commercial Designation:

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		<ul style="list-style-type: none"> a. entrances will be limited in number and typically only one entrance will be allowed; b. Continuous access across the lot frontage is discouraged; c. Common or shared entrances, rather than separate entrances for each establishment is strongly encouraged; d. Applications for new development that propose individual entrances will be required to justify why common entrances cannot be used. e. 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.
154.	B2.7.2	<p>Add: "Locations of high-quality areas of sand and gravel deposits that have limited constraints on them, are shown as Aggregate Resource Area on Schedule B." after "Aggregate Resources Act"</p> <p>Add: Upon license surrender and the passing of a zoning by-law amendment, the policies of the applicable land use for the subject property identified on Schedule A apply. *</p>
155.	B2.7.3	<p>Delete:</p> <p>Permitted uses on lands designated Mineral Resource Extraction Area are limited to:</p> <ul style="list-style-type: none"> 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.

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		<p>Replace with:</p> <ol style="list-style-type: none"> 1. Permitted uses on lands designated Mineral Resource Extraction Area are limited to: <ol style="list-style-type: none"> a) uses listed in the license under the <i>Aggregate Resources Act</i>, together with accessory uses such as extracting, crushing, screening, blending, washing, transporting, beneficiating, processing, stockpiling, office/parking, recycling of mineral aggregate resources and derived products such as asphalt and concrete or the production of secondary related products; b) The permitted uses in the Niagara Escarpment Plan, if applicable. 2. Outside of settlement areas, on areas within 300 metres of Mineral Resource Extraction Areas, new non-agricultural uses that require a zoning by-law amendment on existing lots of record, or new non-farm sized lot creation, may only be permitted where it has been demonstrated that the proposed land use or development: <ol style="list-style-type: none"> a) would not prevent or hinder the expansion or continued use of aggregate operations; or, b) would be compatible with the mineral resource extraction areas with respect to public health, public safety, or environmental impact.
156.	B2.7.4.3	<p>Add: “there is a substantial quantity of high-quality mineral aggregate resources below the water table warranting extraction,” at the beginning of (i)(b)</p> <p>Add: “In the Agricultural and Special Agricultural land use types” at the beginning of (i)(c)</p>
157.	B2.7.4.6	<p>Delete title “Areas of Potential Mineral Aggregate Extraction” and replace with “Aggregate Resource Area”</p> <p>Delete:</p> <p>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</p>

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		<p>Municipality where resources may be present are indicated on Schedule B to this Plan.</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>Non-farm lot creation shall not be permitted within lands identified as Potential Mineral Aggregate Extraction.</p> <p>Sand and/or gravel operations are permitted within the areas of Potential Mineral Aggregate Extraction without amendment to this plan.</p> <p>Replace with:</p> <ol style="list-style-type: none"> 1. The protection of known high quality resources shall take precedence, wherever possible, over any use that would

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		<p>preclude its further extraction. Other known areas in the Municipality where resources may be present are indicated on Schedule B to this Plan.</p> <ol style="list-style-type: none"> 2. 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. In Potential Aggregate Resource areas, new uses that require a zoning by-law amendment on existing lots of record, which would prevent or hinder new extraction operations, and may only be permitted if it can be shown to the satisfaction of Council that: <ol style="list-style-type: none"> a) The extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of incompatible development patterns. b) The proposed land use or development serves a greater long-term interest of the general public than the aggregate extraction; and c) Issues of public health, public safety, and environmental impact are addressed. 3. For the purposes of the above evaluation, the quality and quantity of the material will be determined by a qualified individual digging test pits within the area proposed for the non-farm development as well as the adjacent lands. 4. Non-farm lot creation shall not be permitted within lands identified as Potential Mineral Aggregate Extraction, except in accordance with the PPS. 5. Sand and/or gravel operations are permitted within the areas of Potential Mineral Aggregate Extraction without amendment to this plan. 6. Minor lot additions to existing lots may be permitted in Aggregate Resource Areas, provided reasoning is provided to:

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		<p>a) Demonstrate the appropriateness of the land area to be severed (i.e., land need, boundary error, servicing, parking, etc.); and</p> <p>b) To explain the hardship imposed by not permitting the minor lot addition.</p> <p>All reasonable efforts shall be made to minimize any impacts on the aggregate resource through any lot additions.</p> <p>Lot adjustments in the Agricultural land use type and Special Agricultural land use type may only be permitted for legal or technical reasons.</p>
158.	B2.7.4.7	<p>Delete:</p> <p>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.</p> <p>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.</p> <p>A change of use of a Mineral Resource Extraction Area in the Niagara Escarpment Plan will require an amendment to the Niagara Escarpment Plan.</p> <p>Replace with:</p> <p>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 following criteria have been met:</p> <p>a) the resource is either substantially depleted or it is shown to Council's satisfaction that it is not feasible to extract;</p> <p>b) the aggregate operation has been rehabilitated;</p> <p>c) the license has been surrendered; and</p>

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		<p>d) a zoning by-law amendment has been passed to permit a new use.</p> <p>In passing the Zoning By-law Amendment, the policies of the applicable underlying land use designation for the subject property shall apply.</p> <p>A change of use of a Mineral Resource Extraction Area in the Niagara Escarpment Plan will require an amendment to the Niagara Escarpment Plan.</p>
159.	B2.7.4.8	Delete “work” and replace with “collaborate” in first paragraph
160.	B3.1.1	<p>In the fourth bullet add “by putting forth an integrated planning approach that considers the impacts of land-use planning and climate change on natural heritage” after “Environment-First objectives of this Plan”</p> <p>In the fifth bullet delete “to”</p> <p>Add a new bullet:</p> <ul style="list-style-type: none"> • Anticipate and plan for the impacts of climate change on the natural heritage system through mitigation and adaptation measures
161.	B3.1.2	<p>Move “Lands Designated Environmental Protection are shown on Schedules A and A-1 to this Plan” to beginning of section</p> <p>Delete “however accurate, should” and replace with “, shall”</p>
162.	B3.1.3	<p>Delete “significant” before “habitat” in the third bullet</p> <p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>Development or site alteration on adjacent lands shall only be permitted where an acceptable EIS demonstrates that there will be no negative impacts on the natural features or their ecological functions.</p>

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		<p>Add “and should include consultation with First Nations and Metis” after “provincial and federal requirements”</p> <p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>b) Permitted uses on lands designated Environmental Protection are limited to forestry, as well as, conservation, education and passive recreational uses, provided that they can be demonstrated to have no negative impacts on the natural features or their ecological functions, or that these effects can be properly mitigated. For the purposes of this section, a golf course or similar land use are not permitted as recreational uses.</p> <p>Add after b):</p> <p>In addition to the EIS, the Municipality may, at their sole discretion, require additional studies that demonstrate mitigation measures that will take into account the impacts of climate change on these natural features and areas.</p>
163.	B3.1.3	<p>To the paragraph beginning with “Replacement” add “through an EIS or additional studies as required to the satisfaction of the Municipality” after “environmental protection areas have been assessed”</p> <p>To the paragraph beginning with “Additionally” add “at the discretion of the Municipality” after “Additionally, certain public or private works which, by their nature, must be located within the Environmental Protection Designation, shall be permitted to do so.”</p> <p>Add to the last paragraph “New agricultural uses shall be permitted provided that it is demonstrated through technical studies to the satisfaction of the Municipality that the function of agricultural uses will have no negative impacts on the natural heritage features, ecosystem functions, and habitat areas.” After “Nothing in this section is intended to limit the ability of</p>

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		agricultural uses to continue on lands that are designated Environmental Protection”
164.	B3.1.4.2	<p>Add “and stewardship” after “land securement”.</p> <p>Delete “through the development approval process”</p> <p>Replace with “with development incentives such as, but not limited to, height and density bonusing, reduced parking rate, etc.”</p>
165.	B3.1.4.3	<p>Add “Provincially Significant” before “Wetland” in the first bullet</p> <p>Delete “significant” before “habitat” in the fourth bullet</p>
166.	B3.1.4.4	Add “through technical studies that will determine the degree of impact, along with accompanying plans to address and mitigate these impacts” after “surrounding land uses shall also be addressed”
167.	B3.1.5.3	<p>Delete section title:</p> <p>Significant Portions of Habitat of Endangered, Threatened or Vulnerable Species</p> <p>Replace with:</p> <p>Habitats of Endangered or Threatened Species</p>
168.	B3.1.5.4	Add “through technical studies and/or consultation with the appropriate agencies and/or Indigenous groups.” After “when the Official Plan is reviewed”
169.	B3.1.5.5	<p>Delete:</p> <p>The identification of new such areas would only occur through the review of a major development application requiring an amendment to this Plan.</p>
170.	B3.1.5.6	Delete “or municipal studies” and replace with “municipal studies, or through consultation with First Nations and Metis representatives”
171.	B3.1.6	Delete “conceptual manner” and replace with “non definitive manner
172.	B3.2.1	<p>Delete:</p> <ul style="list-style-type: none"> • 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,

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		<ul style="list-style-type: none"> • ensure that the residents of the Municipality have access to a properly planned and accessible parkland system. <p>Replace with:</p> <ul style="list-style-type: none"> • ensure that the use and development of open space lands is consistent with the ‘environment-first’ philosophy of this Official Plan; • ensure that negative impacts of the use of this open space lands on adjacent land uses are avoided, minimized, or mitigated; • ensure that residents of the Municipality have access to a parkland system that includes planned and accessible open space and landscapes; • ensure that the use and development of publicly owned and/or managed open space provides appropriate measures to support accessibility and equity of access; • create opportunities for public access to the natural environment to support public health, passive recreation, educational, and cultural uses; • provide for recreational, educational, and sustainable tourism opportunities wherever possible; • implement the goals and recommendations of the Recreation and Culture Master Plan.
173.	B3.2.3	Add “cultural heritage sites, essential transportation and public utilities” after “forestry uses”
174.	B3.2.4.1	<p>In the first paragraph delete “by a wide variety of nonmotorized uses such as hiking, walking, cycling, and cross-country skiing.”</p> <p>Replace with “for various forms of active transportation like hiking, walking, cycling, and cross-country skiing through trail connections and strategies that are supportive of multi-modal connections and improve accessibility to the trail” after</p> <p>Delete:</p> <p>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.</p>

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		<p>Replace with:</p> <p>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 tourism, community health, community accessibility, and related economic development opportunities. The development of trails, linking with the Meaford Trail system are also encouraged and may be required as part of <i>Planning Act</i> applications to support active transportation, community health, and recreation by creating an interconnected network of trails, and end of trip facilities.</p>
175.	B3.2.4.1	<p>Add:</p> <p>The Municipality strives to leverage opportunities for recreational, educational and tourism purposes through, but not limited to the following uses and facilities. 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. These uses shall be encouraged in close proximity to the trail where possible in order to encourage active transportation, multi-modal connections, and ease of access to community facilities.</p>
176.	B3.2.4.2	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>It is a policy of this Plan that these parks will be managed, maintained, and improved to provide a wide range of recreational opportunities for the Municipality’s residents as part of the overall parks system.</p> <p>The development and maintenance of these parks shall similarly consider good design and planning principles such as proper walkways, signage, lighting, and access to community facilities such as transit shelters, washrooms, neighborhood</p>

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		<p>connections, to foster healthy and active living and complete communities, where possible and appropriate.</p> <p>The Municipality recognizes the importance of Memorial Park to the community of Meaford as the park offers opportunities for inspiration, health, and recreational enjoyment on the shores of Georgian bay. It is a priority of the Municipality to protect the natural landscapes through sustainable practices for residents, visitors and future generations.</p>
177.	B3.2.4.3	<p>Delete:</p> <p>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</p> <p>Replace with:</p> <p>There are a number of other Municipality-owned lands used for recreational purposes including smaller park areas and road allowances accessing Georgian Bay. Although these are 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. The development and maintenance of these parks shall similarly consider good design and planning principles such as proper walkways, signage, lighting, and access to community facilities such as transit shelters, washrooms, neighborhood connections, to foster healthy and active living and complete communities, where possible and appropriate.</p>
178.	B3.2.4.4	<p>Delete “to encourage” and replace with “for the Municipality to collaborate and partner with”</p>
179.	B4	<p>Delete the third paragraph:</p> <p>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.</p> <p>Replace with:</p>

Item No.	Policy Number	Details of the Amendment
		<p>The Niagara Escarpment Plan lands are included as part of the Greenbelt Plan. However, the requirements of the Niagara Escarpment Plan, established under the <i>Niagara Escarpment Planning and Development Act</i>, continue to apply in accordance with Section 2.2 of the Greenbelt Plan.</p> <p>Delete the fourth paragraph:</p> <p>The land use designations and policies of the Niagara Escarpment Plan generally take precedence over local planning documents.</p> <p>In the existing fifth paragraph add: “and its land use designations and policies generally take precedence over local planning documents.” after “the Niagara Escarpment Plan (as amended)”</p> <p>Add: “and schedules” after the first instance of “the policies” in the final paragraph.</p> <p>Add: “and mapping” after the second instance of the “the policies” in the last paragraph</p>

TABLE D – Amendments to the Section C of the Official Plan

Item No.	Policy Number	Details of the Amendment
180.	C1	<p>Add “negative” after “may have a” in the first point</p> <p>Delete “support” and replace with “assess” before “an application that may” in the last point</p> <p>Add the following:</p> <ul style="list-style-type: none"> • facilitate the rehabilitation and naturalization of disrupted landscapes and watercourses where possible; • plan for and mitigate potential risk to public health or safety or of property damage from natural hazards, including the risks that may be associated with the impacts of a changing climate.
181.	C2	<p>Delete the last paragraph:</p> <p>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.</p> <p>Replace with:</p> <p>The Municipality shall work in collaboration with Grey Sauble Conservation Authority, landowners, and other stakeholders to develop and implement strategic plans and/or programs to facilitate the naturalization and re-establishment of stream corridors and associated riparian habitats along streams to maintain and improve fish habitat ecological function of the stream and to increase habitat connections.</p>
182.	C3	<p>Move “The intent of this policy is to minimize and eliminate any risks to life and property resulting from flooding” to the beginning of the section.</p> <p>Delete “Most floodplains are” before “contained within” and replace with “Floodplains shall be”</p> <p>Add “and” after “Grey Sauble Conservation Authority” in a)</p> <p>Add:</p>

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		<p>The One Zone areas are identified in association with rivers and streams throughout the Municipality where buildings/structures generally do not currently exist within the floodplain.</p> <p>The Province, in co-operation with the Grey Sauble Conservation Authority, Grey County and the Municipality, has established a Two-Zone Policy area within the municipality. Two Zone or Special Policy Area provisions may be selectively applied where development, redevelopment and rehabilitation of buildings and structures in these areas are considered vital to the continued economic and social viability of the Municipality. Section C3.1 of this Plan provides further policy guidance and requirements for development on such lands.</p> <p>Add new paragraph:</p> <p>The intent of this policy is:</p> <ul style="list-style-type: none"> • to minimize conditions which may be hazardous to human life or may cause significant property damage due to flooding. • to prevent the creation of new hazards caused by development within floodplains in new growth areas of the Municipality and ensure existing hazards are not aggravated. • to recognize existing development within the floodplain, and where flooding hazards will not be aggravated, provide for infill and redevelopment within the approved Two-Zone or Special Policy Areas.
183.	C3	<p>Add new policy:</p> <ol style="list-style-type: none"> 1. The Hazard Lands are shown on Schedule B of this Plan. These include floodplains, steep or erosion prone slopes, organic or unstable soils, poorly drained areas, and lands along the Georgian Bay shoreline. These lands can be impacted by flooding, erosion, and/or dynamic beach hazards or have poor drainage, or any other physical condition that is severe enough to pose a risk for the occupant, property damage, or social disruption if developed. While these lands are intended to be regulated so as to avoid natural hazards, they also contribute to the natural environment within the Municipality. 2. The One Zone policy for floodplain management will be applied to all floodplains except where a Two Zone policy or Special Policy Area is designated through this Plan. 3. Development within floodplain areas shall be consistent with the floodplain and riverine flooding hazard policies and regulations of

Item No.	Policy Number	Details of the Amendment
		<p>the Grey Sauble Conservation Authority, as amended from time to time as well as the provisions of this Plan.</p> <ol style="list-style-type: none"> 4. For lands shown as Hazard Lands within the Niagara Escarpment Plan Boundary, it is recommended that consultation occur with the Grey Sauble Conservation Authority and the Niagara Escarpment Commission. 5. Development shall generally be directed to areas outside hazardous lands adjacent to rivers, streams and inland lake systems which are impacted by flooding hazards and/or erosion hazards except as provided for in the Two Zone or Special Policy Area policies. 6. Development within a floodway shall not be permitted regardless of whether the area of inundation contains high points of land not subject to flooding, except as provided for in the Two Zone or Special Policy Area policies. 7. The following passive uses may be permitted subject to the applicable provisions of this Plan. The undermentioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed. <ol style="list-style-type: none"> i) outdoor recreation, excluding buildings and structures; ii) open space and conservation areas; iii) wildlife sanctuaries; iv) nurseries and forestry; and v) urban agriculture, excluding buildings and structures. 8. The following uses shall not be permitted within the Regulatory Floodplain including the Two Zone and Special Policy Areas: <ol style="list-style-type: none"> a) institutional uses associated with hospitals, nursing homes, pre-school, school nurseries, childcare centres and schools where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion; b) essential emergency service such as that provided by fire, police and ambulance stations and electrical substations which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion; and c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances. 9. Existing essential services, such as, fire, police and ambulance services that wish to expand or renovate will be encouraged to relocate to a site outside of the floodplain area.

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		<p>10. The Municipality and the Grey Sauble Conservation Authority will give consideration to a program of structural improvements, as well as other flood control works, to reduce the risk of flood within the floodplains.</p> <p>11. The floodlines that delimit the floodplains of this Plan may be revised by amendment to this Plan where more current mapping becomes available or where flood control or other works alter or eliminate the flood prone area.</p> <p>12. Notwithstanding policy 11, minor refinements to the regulatory floodlines can be made without an amendment to this Plan.</p> <p>13. Where new development is proposed on a site, shown as Hazard Lands, then such lands may not be acceptable as part of the five per cent dedication for parkland. All lands dedicated to the Municipality shall be conveyed in a condition satisfactory to the Municipality.</p>
184.	C3	Delete “New development on vacant lots within the floodplain will not generally be permitted.”
185.	C3	<p>Delete:</p> <p>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,</p> <p>Replace with:</p> <p>b) Replacement of buildings or structures, other than those destroyed by flooding, may be permitted subject to approval by the appropriate authorities, and the feasibility of re-locating the buildings or structures outside of the hazard areas has been assessed. The reconstruction of buildings or structures in areas of significant risk within a floodplain is not permitted</p> <p>Add new policy</p> <p>d) Development and site alteration will only be considered if all of the following can be satisfied:</p> <ul style="list-style-type: none"> i. The hazards can be safely addressed, and new hazards are not created, or existing ones aggravated; ii. No negative environmental impacts will result. An environmental impact study may be required to be prepared at the applicant’s expense, in accordance with this Plan. iii. Vehicles and people have a way of safely entering and exiting at all times;

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		<ul style="list-style-type: none"> iv. The development does not include uses that are not permitted within the Regulatory Floodplain as listed in policy 5. v. The advice or approval where required, of the Grey Sauble Conservation Authority shall be obtained. The County and the Conservation Authority will consider the mitigation of effects on vegetation, wildlife and fishery resources, and the natural features of the site. vi. There is no feasible location for the development outside of the Hazard Lands.
186.	C3	<p>Add new title: C3.1 “One-Zone Floodway” and renumber the remainder of the section accordingly</p> <p>Add new paragraph:</p> <p>One-Zone Floodway Policies:</p> <ul style="list-style-type: none"> 1. No development is permitted within the One Zone Floodway areas of the Municipality. 2. Notwithstanding policy 1, minor additions or alterations to existing residential, industrial, commercial and institutional buildings or structures and non-habitable accessory buildings or structures may be permitted in accordance with the Grey Sauble Conservation Authority regulations made under the <i>Conservation Authorities Act</i>, and the provisions of this Plan. 3. This Plan does not imply that One Zone Floodway lands are open to the general public or that such lands will be purchased by the Municipality, or any other public agency. 4. Placing, removing, or re-grading fill material of any kind, whether originating on the site or elsewhere, is not permitted without written approval of the Grey Sauble Conservation Authority in this designation.
187.	C3.1	<p>Add new sub-section title: C3.2 Two-Zone Floodway – Flood Fringe Concept</p> <p>Add new policies:</p> <ul style="list-style-type: none"> 1. No development is permitted within the floodway; however, existing buildings/structures within the floodway will be recognized as legal non-conforming in the Zoning By-law. 2. Development/redevelopment may be permitted within the flood fringe subject to the use, building and/or structure being

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		<p>floodproofed to the regulatory flood level as required by the Grey Sauble Conservation Authority.</p> <ol style="list-style-type: none"> 3. The permitted uses established for the Hazard Lands may be permitted within the flood fringe subject to the Two Zone Special Policy Area policies and the general prohibitions outlined in policy 8 within the regulatory floodplain. These lands will be zoned in the appropriate categories of the implementing Zoning By-law. 4. Implementation of a new two-zone concept will require an amendment to this Plan. 5. Floodproofing shall be required for all forms of building activity within the Two Zone or Special Policy Floodway Area to the satisfaction of the Municipality and the Grey Sauble Conservation Authority. The following will give guidance to the floodproofing requirements: <ol style="list-style-type: none"> i) any new building or structure shall be designed such that its structural integrity is maintained during a regulatory flood. In spite of the lower minimum levels specified by the policies of this subsection, every attempt should be made to floodproof buildings and structures to the regulatory flood level; ii) various forms of floodproofing, may be used to achieve the necessary floodproofing requirements of this Plan; and iii) the replacement of a building or structure on the footprint of a previous structure which has been destroyed or demolished by fire or natural causes will be permitted, provided the building or structure is not located within the floodway. 6. In addition to the requirements of policy 5, the following policies apply to the renovation of, intensification of, conversion to, development and redevelopment of residential uses. <ol style="list-style-type: none"> i) Renovation of existing residential buildings may be permitted provided any new habitable floor space is no lower than the elevation of the existing ground floor level. ii) Development/redevelopment of new residential units may be permitted provided that the new building and related structures are floodproofed to the regulatory flood level; and: <ol style="list-style-type: none"> a) the habitable floor space is constructed to an elevation equal to, or greater than the ground floor elevation of adjacent buildings, but in no case lower than one metre below the regulatory flood level; b) windows, doors and other building openings for any new residential unit will be located above the regulatory flood level;

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		<ul style="list-style-type: none"> c) mechanical, electrical and heating equipment will be located no lower than one metre below the regulatory flood level; d) basements will only be permitted in instances where the elevation of the basement floor is greater than the elevation of one metre below the regulatory flood level. In instances where this basement floor level elevation cannot be achieved, a crawl space of a maximum height of 1.2 metres may be permitted to facilitate servicing; e) access is available to the site at an elevation no lower than one metre below the safe access level; and f) unenclosed parking facilities shall be located at or above an elevation of the 100-year flood level and enclosed facilities shall be floodproofed to the regulatory flood level. <p>iii) Conversion of a non-residential building to a residential use may be permitted provided the building is floodproofed to an elevation no lower than one metre below the regulatory flood level:</p> <ul style="list-style-type: none"> a) the habitable floor space elevation of any new residential unit is located at an elevation no lower than one metre below the regulatory flood level; b) mechanical, electrical and heating equipment will be located no lower than one metre below the regulatory flood level; and c) access is available to the site at an elevation no lower than one metre below the safe access level. <p>7. In addition to the requirements of policy 5 the renovation of, conversion to and development/redevelopment of non-residential uses may be permitted provided that:</p> <ul style="list-style-type: none"> i) the building or structure is floodproofed to a minimum elevation no lower than one metre below the regulatory flood level; and ii) the minimum elevation of any floor area is at or above the 100-year flood level. <p>8. Prior to a building permit being issued by the Municipality for construction within the flood fringe of the Two Zone Floodplain or the Special Policy Area Floodplain, a permit from the Grey Sauble Conservation Authority, pursuant to regulations made under the Conservation Authorities Act will be required.</p> <ul style="list-style-type: none"> i) Building permit applications will be administered in phases, including a foundation permit and a building permit. ii) Upon completion of any foundation, the Municipality will require a certificate from an Ontario land surveyor or a professional engineer, verifying that the habitable floor

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		<p>space elevation is located above the required flood level, prior to issuance of the building permit.</p> <p>iii) Upon completion of the building or structure, the Municipality will require a letter of compliance by a professional engineer, verifying that the floodproofing measures have been implemented as required, and are in conformity with the policies of this Plan.</p>
188.	C4.1	<p>Add new section title: 4.1 Source Water Protection</p> <p>Add:</p> <p>The following Source Water Protection policies have been developed under the Source Protection Plan for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region Source Protection Area which implements the Clean Water Act directive to ensure that source drinking water is protected for now and for the future.</p> <p>The objective of the Source Protection Plan (SWP) is to identify potential risks to local water quality and water supply and to create a plan to reduce or eliminate these risks. The following policies implement the goal of the SWP through land use restrictions within the identified Municipal drinking water Intake Protection Zone.</p> <p>Add new sub-section: Objectives</p> <p>Add:</p> <p>It is the objective of the Municipality:</p> <ul style="list-style-type: none"> • To protect the quality and supply of existing and future drinking water sources • To ensure that activities that may be considered significant threats to drinking water are prevented or, if they exist, cease to be a significant threat. • To encourage the development of education and community outreach programs in collaboration with the Source Protection Authority, the County, and the Province to promote best management practices to protect surface water and groundwater resources. <p>Add new sub-section: C4.1.2 Policies</p>

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		<p>Source Water Protection Policies are as follows:</p> <ol style="list-style-type: none"> 1. Source Water Protection Policies shall apply to all lands identified as “Intake Protection Zone 1”, “Intake Protection Zone 2” and “Intake Protection Zone 3 - Event Based Areas” on Schedule “D”. 2. The Municipality shall notify the applicable Risk Management Official if a person applies to the municipality for activities in an Intake Protection Zone that may result in the creation of a new transportation pathway or modification to an existing transport pathway. 3. The storage of fuel in excess of 5,000L (EBA-5000) as shown on Schedule “D” – Event Based Areas – shall be reviewed by the Risk Management Official prior to any application for development is deemed complete in accordance with the Complete Application policies of this plan. The Risk Management Official shall confirm that the proposed development is appropriate and complies with the Source Protection Plan. 4. The expansion or replacement of existing fuel storage is a permitted use subject to the Risk Management Official confirming that the expansion or replacement is of greater integrity than the current fuel storage. 5. A Risk Management Plan shall be required as part of all applications for new development involving fuel storage within Intake Protection Zones 1, 2 and 3, as shown on Schedule “D”.
189.	C5	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>All new commercial, industrial, institutional and residential development 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 and scoped to the nature of the proposed development.</p> <p>The Municipality recognizes the potentially high cost of stormwater management in terms of engineering and construction fees and the barrier this can be to the establishment or expansion of small businesses and institutions. The Municipality may determine no need for stormwater management measures for minor extensions of</p>

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		buildings, parking areas, or other hard surfaces, or on small sites where the ability to provide retention does not exist. The Municipality may accept non-engineered control measures that will address quality and/or quantity control adequately and produce no adverse effects on neighbouring properties or watercourses. Such determinations shall be at the discretion of the municipal engineer and, if the engineer deems necessary, in consultation with the Conservation Authority.
190.	C5	<p>Add new sub-policy for SWM Reports:</p> <p>f) demonstrate how the proposed stormwater management design will be consistent with and implement the recommendations of the appropriate watershed, sub-watershed or Stormwater Management Master Plans, as approved by the Municipality for the subject area.</p>
191.	C5	<p>Add new policy:</p> <p>The following policies apply to Stormwater Management within the Municipality:</p> <ol style="list-style-type: none"> 1) The Municipality requires approaches to stormwater management that include a combination of lot level, conveyance and end-of-pipe stormwater controls to maintain the natural hydrologic cycle, protect water quality and quantity and minimize erosion and site alteration and flooding impacts. 2) The principles of natural channel design will be utilized in the construction or rehabilitation of drains. This may include the following: <ol style="list-style-type: none"> a) grassed slopes and other forms of plantings, or other suitable erosion control methods should be introduced and maintained on the banks of drains to add to the stability of the drainage channel; b) tile outlets should be constructed to minimize erosion along watercourses; c) tree planting or other buffer measures should be installed where appropriate to act as a windbreak, protect drain banks, and to restrict cultivation near drain banks; d) ponding areas should be incorporated in drains to reduce the speed and volume of flow, to act as settling areas for water borne particulates, to enhance evaporation and to serve as water storage areas. 3) Stormwater management facilities are permitted in all land use designations on Schedule A. The Municipality will generally discourage detention and retention facilities in municipal parks. Detention and retention facilities are not permitted in natural

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		<p>heritage features or in buffers to natural heritage features, except as provided for under the Environmental policies of this Plan. The Municipality recognizes that controlled discharge from stormwater facilities to receiving wetlands and watercourses is required to ensure the water quality and quantity of the receiving waterbody is maintained or enhanced.</p> <ol style="list-style-type: none"> 4) Watercourses regulated by the Grey Sauble Conservation Authority should be left in an open and natural state unless approval to alter the watercourse is obtained from the Grey Sauble Conservation Authority. 5) Approvals from the Municipality, Grey County, Grey Sauble Conservation Authority and other relevant agencies shall be required prior to the alteration of any watercourse, the design and construction of any stormwater management facility or the commencement of any grading or filling. 6) The Municipality shall enforce the separation of stormwater inflow and infiltration from municipal sanitary wastewater flows. The Municipality will also initiate the disconnection of rooftop leaders from sanitary sewers and eliminate other factors that add stormwater to sewers. 7) Development applicants will be encouraged to employ best management practices as the preferred strategy for the management of stormwater. The following methods should be encouraged: <ol style="list-style-type: none"> a) The use of greenspace for detention/retention ponds; b) The integration of detention/retention ponds into the municipal open space system; c) The use of cisterns or drywells on site which capture water for non-potable uses (lawn watering, car washing); d) The use of infiltration trenches; e) Processes such as man-made wetlands and permeable surfaces to absorb and distribute stormwater and recharge groundwater; and f) The use of oil grit separators g) Best management practices for water conservation and efficiency h) The use of Low Impact Development approaches, including rainwater harvesting, green roofs, bioretention, permeable pavement and parking areas, infiltration facilities and vegetated swales in the design and construction of new development where site conditions and other relevant technical considerations are suitable.

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		<p>8) In order to achieve no overall increase in the peak level and volume of stormwater runoff, all new development will be required to provide suitable site grading and outlet facilities for storm drainage. Development will be guided by the following principles:</p> <ul style="list-style-type: none"> a) the flow of water from a stormwater facility(s) is not to create or contribute to an erosion problem and/or water quality impairment; b) a stormwater facility is not to contribute to a drainage problem on other lands where such lands are intended to be developed, utilized for agricultural purposes or utilized for active recreational open space; c) a stormwater facility is to be designed in accordance with accepted engineering standards; d) a stormwater facility is not to adversely affect the hydrology of environmentally sensitive areas; e) the Municipality may consult the local Conservation Authority, and the Province when considering any planning application; f) storm water management facilities require the issuance of a certificate of approval under the <i>Ontario Water Resources Act</i>, and g) Minimizing the impact of large impervious surfaces through pervious surface treatments, landscaping, and other on-site design and management practices. <p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>Upon construction, all stormwater management facilities in a Plan of Subdivision shall be protected against development to maintain their designed purpose and protect the public from flooding through the use of zoning, easements, setbacks, or other land use restrictions to the satisfaction of the Municipality. 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 the continued maintenance of any stormwater management facility.</p>

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192.	C5.1	<p>Add new subsection:</p> <p>C5.1 Objectives Planning for stormwater management shall:</p> <ul style="list-style-type: none"> a) Be integrated with planning for water and wastewater; b) Address the changing climate; c) Promote water conservation and efficiency; d) Support the use of green infrastructure; e) Promote a healthier natural environment including water quantity and quality; f) Ensure financial viability of stormwater infrastructure.
193.	C6	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>An Environmental Impact Study (EIS) shall be prepared at the applicant's expense by a qualified professional in accordance with the requirements of this Plan where development or site alteration is proposed within or on lands adjacent to natural heritage features or is otherwise required by the policies of this Plan. An Environmental Impact Study shall be required for all development proposals within 120 metres of a Provincially Significant Wetland.</p> <p>Any EIS must be reviewed by the appropriate agencies, before a planning application that facilitates the development that is subject to the EIS is accepted by Council.</p>
194.	C6.1	<p>In "The purpose of an EIS is to" delete:</p> <ul style="list-style-type: none"> 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. <p>Replace with:</p> <ul style="list-style-type: none"> b) 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.

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		<p>Add</p> <p>c) assess how the proposed development or site alteration protects natural features and areas for the long term, as well as maintains, restores or, where possible, improves their diversity and connectivity and the long-term ecological function and biodiversity of the natural heritage system; and</p> <p>d) demonstrate that the proposed development or site alteration will have no negative impacts on the values or ecological functions for which the triggering environmentally significant lands or natural heritage features have been identified.</p> <p>Delete:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>A site scoped Environmental Impact Study format may 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.</p> <p>Site scoped and full-scale Environmental Impact Studies shall be prepared by a qualified professional.</p>
195.	C6.1.1	<p>Add new policy:</p> <p>When an Environment Impact Study is Not Required</p>

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		<p>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:</p> <p>a) a development is subject to a duplicate or similar environmental assessment process;</p> <p>b) a development is minor in nature; or,</p> <p>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.</p> <p>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.</p>
196.	C6.1.2	<p>Add new policy:</p> <p>When a Scoped Environmental Impact Study May Be Used</p> <p>Under circumstances where an EIS is required, the study and specific scope of the EIS shall be prepared to the satisfaction of the Municipality, the Grey Sauble Conservation Authority, Niagara Escarpment Commission, and/or the Ministry of Natural Resources and Forestry. To assist applicants, the Municipality may prepare the Guidelines or Terms of Reference to identify the scope of the EIS in consultation with the foregoing agencies.</p>
197.	C6.2	<p>Add at the beginning:</p> <p>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.</p> <p>The EIS should consider 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.</p> <p>Following “The EIS should” delete “include a description of” and replace with “describe or provide the following”</p>

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		<p>In g) after “Plan;” delete “and,”</p> <p>In h) replace “environmental features and functions” with “natural heritage features and the ecological function of the natural heritage system”</p> <p>In h) replace “enhanced where appropriate” with “maintained, restored or, where possible restored”</p> <p>In h) after “effects of development” delete “.” and replace with “; and”</p>
198.	C6.3	<p>Delete “The EIS should demonstrate, where applicable, that proposed use will”</p> <p>Replace with:</p> <p>In addition to demonstrating there will be no negative impacts on the natural features that are identified on Schedule B to this Plan or their ecological functions, the EIS should demonstrate, where applicable, that the proposed development or site alteration will:</p> <p>Delete the last paragraph: 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.</p>
199.	C7	<p>In the first sentence, replace “ravines” with “valleylands”.</p> <p>Insert the following after a) and re-letter existing b) and c) accordingly:</p> <p>b) Erosion hazards may be determined by technical evaluation and study as part of the planning and development application process, with the cost to be borne by the applicant.</p> <p>c) The Municipality may require an applicant to provide a slope stability analysis as a prerequisite to any development. The analysis scope and preparation shall be to the satisfaction of the Municipality of the Grey Sauble Conservation Authority</p>
200.	C8.1	<p>Delete:</p> <p>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.</p>

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		<p>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.</p> <p>Replace with:</p> <p>c) Council shall require the planting of trees of appropriate quality, size, and variety as a condition of development approvals wherever possible as determined by studies associated with development applications and/or design standards implemented by the Municipality.</p> <p>d) Council shall develop and implement an urban forest management plan and/or tree planting program to improve community aesthetics, contribute to community health and well-being and as natural infrastructure for stormwater management and air quality improvement.</p>
201.	C8.2	<p>In the first paragraph delete “that there may be inaccuracies in the mapping” and replace with “that the mapping is not definitive”</p> <p>In the second paragraph, after “no negative impacts on” insert “the natural features and” also add “and shall require mitigation when permitted to the satisfaction of the Municipality” at the end of the paragraph</p> <p>In the last paragraph in a), after “County of Grey Forest Management By-law” insert “and Official Plan”</p>
202.	C8.2(c)	<p>In c), replace “proven” with “demonstrated to the satisfaction of the Municipality”</p> <p>Delete “, prior to November 1st, 2006,”</p> <p>Replace “will” with “may”</p>
203.	C9	<p>Delete “has long been” and replace with “is”</p> <p>Add “: 1)” after “Council’s goal to”.</p> <p>Delete “It is also Council’s goal to” and replace with “and 2)”</p> <p>Add:</p>

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		d) Additional studies or information may be required before an amendment to the Zoning By-law to permit the use of more than 50,000 litres of ground or surface water per day is submitted for considered complete. The nature of studies or information required to support such a planning application will be determined on a case-by-case basis at the time of preliminary consultation.
204.	C10	<p>In the first sentence of policy, replace “the Schedules” with “Schedules A and A-1”</p> <p>After the first sentence of policy, add new sentence: “Previously identified sites are shown on Schedules A and A-1 but no further study is required for development or site alteration either within or adjacent to these locations.”</p> <p>After “may be permitted provided” replace remainder of sentence with “provided it has been identified as a cleared site or an assessment has been completed to determine:”</p> <p>Add</p> <p>g) any risks to health and safety posed by the waste disposal site;</p> <p>Delete “and” in d)</p> <p>Delete “landfill site” and replace with “wase disposal site; and” in e)</p>
205.	C10	Add “Except where a closed landfill site has been identified as a clear site” before “All lands within the assessment area shall be subject to a Holding provision in the implementing zoning by-law.
206.	C10	Delete “Councils” and replace with “Council’s
207.	C11	<p>Add at the end of the second paragraph “by: 1) restricting development in these areas in the Zoning By-law; 2) creating incentive programs and partnerships to implement naturalization strategies; and 3) implementing appropriate conditions on (re)development projects.</p> <p>Delete “should be” in third paragraph and replace with “shall require”. Add to end of paragraph “; as well as demonstrated consultation with the First Nations and Metis”</p>
208.	C12	<p>Delete “highways, and various type of industries”</p> <p>Replace with:</p> <p>major facilities, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine</p>

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		<p>facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, electricity generation facilities and transmission and distribution systems, hydro corridors and resource extraction activities</p> <p>Residential areas and other sensitive uses, such as hospitals, day care centres, and educational and health facilities, will be protected from undesirable air quality, excessive noise and vibration, and excessive dust and odour through the policies of this Plan and the use of Site Plan Control.</p> <p>The proposed use of all land in the Municipality must be compatible with adjacent land uses, having regard for the Provincial Land Use and Compatibility Guidelines.</p> <p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>It is a policy of this Plan that incompatible land uses be separated and/or negative impacts otherwise mitigated. Where a proposed development may cause incompatibility through negative externalities such as: odor; excessive noise; extensive noise; extensive hours of operation; light pollution; or similar nuisances, an assessment of the compatibility of the proposal may be required by Council.</p> <p>Delete:</p> <p>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.</p> <p>Replace with:</p>

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		Such a study shall be prepared to the satisfaction of Council and the appropriate agencies and shall include recommendations on how the negative impacts can be avoided and/or mitigated. Any approval of such proposals and associated conditions of development agreements shall be based upon the recommendations of the required studies.
209.	C12	<p>Add new policy:</p> <p>Where appropriate, consideration may be given at the Municipality's sole discretion, to the use of the Class 4 area classification, as provided for in the applicable Provincial environmental noise guideline (currently MECP Environmental Noise Guideline NPC-300) for a residential site (or sites).</p> <p>The area (or sites) to be affected must be approved by the relevant approval authority.</p> <p>The use of Class 4 will only be considered by Council where it can be demonstrated that:</p> <ul style="list-style-type: none"> a) the development proposal is for a new noise sensitive land use in proximity to an existing, lawfully established stationary noise source; b) the development proposal for a new noise sensitive use does not impair the long-term viability and operation of an employment use; c) it is in the strategic interest of the Municipality, furthers the objectives of the Official Plan and supports community building goals; and d) all possible measures of noise attenuation have been assessed for both the proposed development site and the stationary noise source, including, but not limited to, building design and siting options for the proposed new noise sensitive use; <p>Notwithstanding the above, the use of Class 4 will receive more favourable consideration if the stationary noise source is a temporary situation, and it is expected that the stationary noise source will be removed through future redevelopment.</p> <p>As part of any complete development application, applicants of a noise sensitive land use proposing a Class 4 area shall be required to demonstrate how the following are or will be addressed:</p> <ul style="list-style-type: none"> 1) Appropriate noise impact assessments are conducted to verify that the applicable sound level limits will be met; 2) Noise control measures are completed or in place, including receptor and source-based measures, as may be required to

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		<p>ensure compliance with the applicable sound level limits at the new noise sensitive land use;</p> <p>3) Enter into appropriate agreements with the Municipality (and any other relevant approval agencies), to confirm all relevant requirements have been met; and</p> <p>4) Registration on title of any recommended noise mitigation measures, including appropriate noise warning clauses to notify prospective purchasers that applicable Class 4 (as per Guideline NPC-300) area sound level limits for the affected dwelling are protective of indoor areas and are based on the assumption of closed windows.</p>
210.	C13	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>If the site of a proposed change in land use to a more sensitive use is known or suspected to be contaminated, the applicant shall be required to provide confirmation in writing from a qualified person that the requirements of the <i>Environmental Protection Act</i>, or any successor thereto, have been satisfied. Where a Record of Site Condition has been filed into the Ontario Environmental Site Registry for the intended property use this requirement would be satisfied.</p> <p>Add the following after “there will be no adverse effects on the proposed uses or adjacent land uses”:</p> <p>The Municipality may place lands which are known to be contaminated in a Holding (H) Zone to restrict development until clearance is provided in the form of an acknowledged Record of Site Condition. Where a Zoning By-law amendment is not required, Council shall attach appropriate conditions to draft approval of an application for subdivision.</p>
211.	C14	<p>Add after “are considered to be development constraint areas.”:</p> <p>It is recognized that the mapping is approximate and identifies areas of potential environmental constraint to development that must be addressed prior to development occurring. Development shall</p>

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		<p>generally be directed to areas outside of karst topography unless the effects and risk to public safety are demonstrated to be managed or mitigated.”</p> <p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>An assessment will be required to determine if shallow overburden with karst topography does exist. This assessment shall be done by a qualified individual and the qualified individual must determine how best to undertake the assessment.</p> <p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>If karst features are found within 1 metre of the surface, above fractured bedrock, or if broader landform features indicative of karst are observed on the landscape, a study by a qualified individual shall be prepared to assess the impacts and mitigation measures relating</p>

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		to the proposed development. This study will also address surface water drainage; groundwater quality; bedrock erosion; and, any potential hazards 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.
212.	C14	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>Notwithstanding the above, in areas where full municipal water and sewer services are already installed, the development, save and except for proposed developments that by their nature or operation, could accidentally spill contaminants into sinkholes or disappearing streams, shall not apply for new fully serviced development.</p> <p>Add new policy:</p> <p>For the development of a single dwelling or accessory building the scale of the potential environmental impact, hydrogeological or karst studies may be limited. However, for larger developments, including plans of subdivision, or commercial / industrial developments with the potential for greater impacts, a more extensive study shall be required by a qualified individual.</p>

TABLE E – Amendments to the Section D of the Official Plan

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213.	D1.1	<p>Add the following points:</p> <ul style="list-style-type: none"> • ensure that forecasted growth promotes the efficient use of and optimization of existing municipal and private services; • promote water conservation and efficient water use; • ensure that water services prepares for the impacts of climate change; • ensure that water services are feasible and financially viable over their lifecycle; • prioritize the provision of municipal services to primary and secondary settlement areas; and • ensure that development has the capacity to be serviced prior to approval.
214.	D1.1.2	<p>Delete “usability” and replace with “intensity of use”</p> <p>Delete:</p> <p>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.</p>
215.	D1.2	<p>Delete the following:</p> <p>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.</p> <p>2) Notwithstanding the provisions of paragraph 1:</p> <p style="padding-left: 20px;">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;</p>

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		<p>b. Development shall not be permitted on any existing lot which is zoned under a Holding (h) zoning category unless specifically provided otherwise;</p> <p>Replace with:</p> <p>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 on lots that are not presently connected to municipal services.</p> <p>2) Notwithstanding the provisions of paragraph 1:</p> <p>a. Connection to municipal water and sewage services shall be required where servicing is available along the property frontage;</p> <p>b. Development shall not be permitted on any existing lot which is zoned under a Holding (H) zoning unless specifically provided otherwise; and</p> <p>c. As local municipal services become available along property frontage, adjacent owners will be required to connect to them.</p>
216.	D1.2	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>This shall not prevent the creation of additional residential 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.</p>
217.	D1.3	<p>Add "Secondary" before "Settlement Areas" in title</p> <p>Delete "in excess of" and replace with "that exceeds a density of"</p>
218.	D1.4	<p>Delete the following:</p> <p>The preferred means of servicing lands in the shoreline area is by full municipal water and sewage services. However,</p>
219.	D1.4	<p>Delete "stand-alone" and "generally"</p>

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220.	D1.8	Add “to the satisfaction of the Municipality in terms of content and scope:” at the end of the paragraph
221.	D.1.9	<p>Add “review criteria, and monitoring” before “established under the development approval process” in 2)</p> <p>Delete:</p> <p>e. “unit” shall mean a residential unit or equivalent residential unit</p> <p>Replace with:</p> <p>e. “unit” shall mean a residential unit or equivalent unit</p> <p>Delete in h:</p> <p>(e.g., MOE Certificate of Approval)</p> <p>Replace with:</p> <p>(e.g., Ministry of the Environment, Conservation and Parks Certificate of Approval)</p>
222.	D1.9.1	<p>Add the following after “3) Phasing of development and allocation of existing plant capacity shall be provided under the required development agreement.”:</p> <p>For plans of subdivision or plans of condominium, water and wastewater capacity shall be allocated at the draft plan approval stage.</p> <p>Add the following after “5) In some cases, development approvals and the commitment of plant capacity may be more appropriately deferred for future development phases at the discretion of the Municipality.”</p> <p>In accordance with the County of Grey Official Plan servicing policy, water and wastewater servicing capacity shall be allocated at the draft plan approval stage. However, deferring allocation of servicing capacity to a later stage through a separate by-law or at the final approval stage may be permitted should the draft plan conditions clearly indicate that servicing capacity has not been allocated.</p>

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		<p>Delete “be” after the second “shall” in 4). Also add “increments or” before “phases of approximately”</p> <p>Delete:</p> <p>Larger phases shall generally not be permitted, except as may be permitted under paragraph (5)</p> <p>Delete “normally” after “plant capacity shall”</p>
223.	D1.9.3	<p>Delete “the” after “direct” in the first sentence. Delete “of” after “development” in the first sentence, replace with “to”.</p> <p>Delete “likely” and replace with “intended” in e.</p> <p>Add “as defined by the CHMC or Grey County,” after “affordable housing” in g.</p> <p>Delete “or” and replace with “and” before “municipal servicing” in h</p> <p>Delete “and could also qualify as bonus zoning provisions” in h.</p> <p>Delete first paragraph in 3):</p> <p>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.</p> <p>Replace with:</p> <p>Service allocation may not necessarily be given on a first come first serve basis. The Municipality may define servicing prioritization to developments which can satisfy criteria as defined by the Municipality.</p> <p>Add:</p> <p>5) In the event of interim servicing access or servicing constraints, the Municipality at its sole discretion, reserve the authority to amalgamate several parcels of land for future development purposes.</p>
224.	D2.1	<p>Delete:</p> <p>It is the intent of this Plan to:</p>

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> • 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 right of-way unless an agreement on services is registered on title. • provide for facilities that support active transportation within the Municipality of Meaford <p>Replace with:</p> <p>It is the intent of this Plan to:</p> <ul style="list-style-type: none"> • Facilitate the efficient movement of people, goods, agricultural equipment and information to and from 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 regarding services is registered on title; • Promote Complete streets which are designed for all age groups and for different forms of transportation including walking, cycling, transit, and driving; • Provide efficient car, truck, and transit routes as well as cycling and pedestrian routes/trails which connect our rural areas with our settlement areas and other key locations throughout the Municipality; • Support environmental sustainability and climate change objectives; and • Ensure that a variety of transportation options that work together or a complete transportation system is maintained and improved to support the needs of our residents, businesses, and tourists.
225.	D2.2	Delete:

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		<p>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.</p> <p>Add:</p> <p>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. The following table shows the classification of roads in the Municipality of Meaford.</p> <table border="1" data-bbox="581 779 1317 1780"> <thead> <tr> <th colspan="2" data-bbox="581 779 1065 814">ROAD CLASSIFICATION</th> <th data-bbox="1065 779 1317 814">JURISDICTION</th> </tr> </thead> <tbody> <tr> <td data-bbox="581 814 820 1077" rowspan="3">Arterial Roads</td> <td data-bbox="820 814 1065 963">Provincial Highways</td> <td data-bbox="1065 814 1317 963">Province; Ministry of Transportation (MTO)</td> </tr> <tr> <td data-bbox="820 963 1065 1003">County Roads</td> <td data-bbox="1065 963 1317 1003">County</td> </tr> <tr> <td data-bbox="820 1003 1065 1077">Connecting Link</td> <td data-bbox="1065 1003 1317 1077">Municipality</td> </tr> <tr> <td colspan="2" data-bbox="581 1077 1065 1117">Collector Roads</td> <td data-bbox="1065 1077 1317 1117">Municipality</td> </tr> <tr> <td colspan="2" data-bbox="581 1117 1065 1157">Local Roads</td> <td data-bbox="1065 1117 1317 1157">Municipality</td> </tr> <tr> <td data-bbox="581 1157 820 1780" rowspan="4">Other types of Roads</td> <td data-bbox="820 1157 1065 1339">Private roads which cross private property to access a lot.</td> <td data-bbox="1065 1157 1317 1780" rowspan="4">Private or Public Authority</td> </tr> <tr> <td data-bbox="820 1339 1065 1451">Unopened road allowances.</td> </tr> <tr> <td data-bbox="820 1451 1065 1524">Unassumed roads</td> </tr> <tr> <td data-bbox="820 1524 1065 1780">Roads that are owned and maintained by a public authority for only a part of the year.</td> </tr> </tbody> </table>	ROAD CLASSIFICATION		JURISDICTION	Arterial Roads	Provincial Highways	Province; Ministry of Transportation (MTO)	County Roads	County	Connecting Link	Municipality	Collector Roads		Municipality	Local Roads		Municipality	Other types of Roads	Private roads which cross private property to access a lot.	Private or Public Authority	Unopened road allowances.	Unassumed roads	Roads that are owned and maintained by a public authority for only a part of the year.
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226.	D2.2.1	Rename section to "D2.2.1 Provincial Highways"																						

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227.	D2.2.2	<p>Delete:</p> <p>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</p> <p>Replace with:</p> <p>Minimum setbacks are determined through a County By-law but are generally 75 feet (22.86 metres) from the centreline of the road.</p> <p>Within settlement areas and on County local roads, the setbacks as identified in the local municipal Zoning By-law will be used.</p> <p>Existing uses along County roads with less than the required setback may apply for an exemption to the County’s Road Setback By-law. Additional development or building additions should not build any closer to the County Road centreline than the setback of the existing buildings.</p>
228.	D2.2.3	<p>Add new subsection:</p> <p>D2.2.3 Connecting Link</p> <p>A roadway that links two segments of provincial highway under the jurisdiction of the municipality is referred to as a Connecting Link. Sykes Street is designated a Connecting Link and generally functions as an arterial road, though it also fulfills the function of a main street in the urban area, where access is more important than vehicular throughput.</p> <p>Where a Connecting Link agreement is in place, the Municipality should consider accommodating a variety of transportation modes in order to integrate with the complete transportation system.</p> <p>Any development and site alteration proposed adjacent to the Connecting Link will be subject to the approval of the Municipality.</p>
229.	D2.2.4	<p>Add new subsection:</p> <p>D2.2.4 Collector Roads</p>

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		<p>Collector roads are primarily intended to carry traffic from local roads to the arterial road network (county, provincial and connecting link). They are expected to carry higher volumes of traffic than local roads and are key goods movement corridors. Collector roads are also important pedestrian and cycling links.</p> <p>The Municipality has jurisdiction regarding provision of access/entrances along collector roads.</p>
230.	D2.2.3	<p>Delete:</p> <p>D2.2.3 Local Road</p> <p>Local roads are those roads which carry traffic from the Provincial and County Road system and from the arterial roads to individual properties.</p> <p>The Municipality has jurisdiction regarding provision of access/entrances along local roads.</p> <p>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.</p> <p>Replace with:</p> <p>D2.2.5 Local Roads</p> <p>Local roads carry traffic and goods from the provincial, county road system and from the collector roads to individual properties.</p> <p>Pedestrian safety within settlement areas and built-up areas shall be improved by implementing measures in accordance with Section 8.3.3(3) of the County Official Plan (2019).</p>
231.	D2.2.6	<p>Add new section:</p> <p>D2.2.6 Other types of roads</p> <p>The other types of roads include:</p>

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		<ul style="list-style-type: none"> • Private roads which are roads that are not owned or maintained by the Province, County, or local municipality and cross private property to access a lot. • Unopened road allowances. • Unassumed roads. • Seasonally maintained roads that are owned and maintained by a public authority for only a part of the year. <p>All new development on a private road is required to have access to a publicly owned and maintained road. Any roads through a new development that provide a through connection to publicly owned and maintained roads should be established as publicly owned and maintained roads.</p> <p>All development with regard to private and seasonally maintained roads shall abide with Section 8.3.4 of the County Official Plan (2019).</p>
232.	D2.3	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>The minimum right-of-way width for all new Municipal roads is as follows:</p> <ol style="list-style-type: none"> a. Connecting Link: 20- 26 m b. Collector Roads: 12- 20 m c. Local Roads: 12- 20 m
233.	D2.4	<p>Delete “a development application” and replace with “development applications”</p> <p>Add:</p> <p>Integration with the complete transportation system will need to be addressed including how the development will accommodate</p>

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		<p>pedestrians, cyclists, transit, and other modes of transportation as well as integrated access between modes of transportation.</p> <p>For new proposed industrial operations, the Traffic Impact Study will assess the combined impacts of truck traffic from industrial operations within the area.</p> <p>Traffic Impact Studies will also include a walkability assessment for new developments.</p>
234.	D2.5	<p>Add at the end of “private road is in a Plan of Condominium”:</p> <p>And designed to the satisfaction of the Municipality.</p>
235.	D2.5.1	<p>Add between “Site Plan Control shall apply” and “All proposed rights-of-way...”:</p> <p>Despite the foregoing, new rights-of-way access may be granted by the Municipality at its sole discretion subject to the appropriate agreements.</p> <p>Delete:</p> <p>The other types of roads in the Municipality include:</p> <ul style="list-style-type: none"> 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. <p>Replace with:</p> <p>The other types of roads in the Municipality include:</p> <ul style="list-style-type: none"> a) Private roads which are roads that are not owned or maintained by the Province, County, or local municipality and cross private property to access a lot. b) Unopened road allowances. c) Unassumed roads. d) Seasonally maintained roads that are owned and maintained by a public authority for only a part of the year.
236.	D2.5.2	<p>Add a new paragraph to the end of the section:</p> <p>Notwithstanding the above criteria, if a private road or seasonally maintained road is deemed to be inaccessible, and if further</p>

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		<p>development on the road is deemed to be a risk to public health and safety, then development on existing lots that front onto a private road or seasonally maintained road will not be permitted.</p> <p>Delete “his” and replace with “their” in d)</p> <p>Delete “does not or is not required to maintain or snowplow” and replace with “is not responsible for maintenance or snow removal for” in ii)</p>
237.	D2.6.1	<p>Delete:</p> <p>D2.6 Active & Alternative Transportation</p> <p>Replace title with:</p> <p>D2.6 Active Transportation</p> <p>Delete:</p> <ul style="list-style-type: none"> 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. <p>Replace with:</p> <ul style="list-style-type: none"> a) To ensure the built environment and infrastructure supports and encourages safe, accessible, appealing, convenient active transportation for all ages. b) To ensure that the design of new residential development provides convenient pedestrian access to schools,

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		<p>neighbourhood recreational facilities, parks, shopping areas and employment areas.</p> <p>c) To ensure that public safety and security is prioritized in the planning, design, and maintenance of sidewalks and walkways</p> <p>d) To ensure that the design of transportation facilities creates a network of safe convenient and attractive sidewalks and walkways</p> <p>e) To ensure that roadway designs are contextually appropriate to the intended long-term function and built environment for contiguous land uses</p> <p>f) To design roads that ensure the safety of all users</p> <p>g) To develop a connected system of sidewalks, regional trails and bike friendly streets/lanes/paths to link municipalities.</p> <p>h) Enhance safety, accessibility, equity and inclusivity to support active, healthy lifestyles and livable communities.</p>
238.	D2.6.2	<p>Delete “active” before transportation infrastructure in a) and replace with “integrated”. Also delete “generally” after “such facilities will” in the second sentence.</p> <p>Delete “increase” and replace with “prioritize” before “safety for non-vehicle road users” in b)</p> <p>Delete “are not generally encouraged in environmentally sensitive areas, however where proposed”. Add “in environmentally sensitive areas,” after Trails proposed in c)</p> <p>Add:</p> <p>d) The connection of existing and future trails, sidewalks, and paved shoulders throughout the municipality that integrates with the complete transportation system. Land dedication may be required to accommodate these connections.</p> <p>e) New developments shall be designed to be walkable and bike friendly by including, for example, trails, sidewalks, and/or paved shoulders where appropriate to integrate with the overall complete transportation system.</p> <p>f) The Grey County Cycling and Trails Master Plan, 2020 will guide decisions regarding budgeting, communication and implementation of trails and cycling initiatives.</p>

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239.	D2.6.3	<p>Delete:</p> <p>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.</p> <p>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.</p> <p>c) The connection of sidewalks, multi-use pathways, and walkways with recreational facilities and schools shall be encouraged.</p> <p>d) The provision of direct, safe, convenient and attractive interior pedestrian access through developments will be encouraged.</p> <p>Replace with:</p> <p>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. Designs for low-volume, low-speed roads that provide alternative infrastructure measures for addressing the needs of pedestrians may be accepted by the Municipality.</p> <p>b) The development of streetscapes that are safe, convenient, accessible, all ages friendly, and attractive for pedestrians shall be facilitated through measures such as developing a complete network of context appropriate sidewalks, locating retailing and personal service uses at street level, and providing street furniture, trees, wayfinding systems, and other amenities.</p> <p>c) Within the urban area, sidewalks should be provided on both sides of arterial roads (e.g., provincial, county and connecting link) and collector roads. Sidewalks should be provided on both sides of local roads.</p>

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		<p>d) The provision of direct, safe, convenient and attractive interior pedestrian access through developments will be facilitated through infrastructure development and as a condition of new (re)development.</p> <p>Add:</p> <p>e) Bicycle parking should be provided at key destinations in urban Meaford where people can lock their bicycles securely while supporting local businesses.</p> <p>f) Paved shoulders should be provided to improve the safety of all road users where traffic volumes and speeds are in conflict with slower moving bicyclists. Paved shoulders should be provided in accordance with the latest Ontario Traffic Manual Book guide to designing cycling facilities.</p>
240.	D2.6.4	<p>Add new subsection:</p> <p>D.2.6.4 Trails</p> <p>Rural and urban trails throughout Meaford provide for a balance of recreational and active transportation uses and are provided by Grey County and the Municipality of Meaford to allow for maximum positive impact to overall quality of life of residents.</p> <p>The guiding principles for trails in Meaford are:</p> <ul style="list-style-type: none"> a. Trails are provided through several partnerships including, but not limited to, the Province of Ontario, the Bruce Trail Conservancy, the Great Lakes Waterfront Trail System, Grey County, Grey County partner municipalities, and Meaford; b. Trails provide opportunities for recreation pursuits of all ages, thereby increasing community health and well-being and improving quality of life; c. Trails provide opportunities for active transportation and are an integrated component of Meaford's Active Transportation Strategy; d. Trails are important to the quality of life of both urban and rural Meaford residents; e. Trails are key components of walkable communities and act as a catalyst for community connectedness; and,

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		<p>f. Trails are to be inclusive and accessible (within the Meaford, Grey County and beyond).</p> <p>The following policies shall apply to trails in Meaford:</p> <p>a. Implementation of the following Master Plans of Grey County shall be undertaken:</p> <ul style="list-style-type: none"> i. Grey County Recreational Trails Master Plan ii. Grey County Active Transportation and Cycling Master Plan iii. Meaford shall review connecting local parks, open space and trail assets consistent with the Parks, Recreation and Trails Master Plan; <p>b. Development applications within 800 metres of a trail shall be reviewed to ensure:</p> <ul style="list-style-type: none"> o Active transportation connections to and from trails are provided; o On site facilities such as safe and secure bicycle parking shall be provided; o Design and implement active transportation access to and from the trail; o Ensure overall connectivity and trail design strategies are implemented; o Ensure strategic development of new trail network sections and links; o Incorporate wayfinding to and from the trails.
241.	D2.7	<p>Add new subsection:</p> <p>D2.7 Public Transit</p> <p>The Municipality shall work towards developing a transit system that is accessible for all age groups and disabilities and integrates with the overall complete transportation system.</p> <p>Planning for new developments in built-up areas should include consideration for public transit. This may include:</p> <p>a) System of walkways (sidewalks, paved shoulders, and trails) and bicycle paths (paved shoulders and trails) linking the subdivision internally as well as externally to other walkways and bicycle paths, and to other public areas;</p>

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		<p>b) Requirements for bus bays, elimination of street parking for bus stops, streets planned and designed to accommodate transit vehicles.</p> <p>The Municipality will cooperate with the County and adjacent municipalities in developing an integrated transit system.</p>
242.	D2.8	<p>Add new subsection:</p> <p>D2.8 Harbours and Marinas</p> <p>The Meaford Harbour and Marina area provides significant recreational opportunities for residents of Meaford.</p> <p>Planning for land uses in the vicinity of harbours and marinas is intended to reduce the potential for land use conflicts and to ensure there will be no negative impacts on the long-term function of these facilities. Development that is compatible with these facilities, including active transportation connectivity, should be promoted and encouraged in order to better utilize these facilities.</p> <p>Section B1.5 provides specific policies for the Urban Area Waterfront designated area which includes the existing harbour and marina lands.</p> <p>Section B2.4.4.4 provides more information on development of Marinas in the Shoreline Designated Area.</p>
243.	D3.1	<p>Delete:</p> <ul style="list-style-type: none"> • 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. <p>Replace with:</p> <ul style="list-style-type: none"> • recognize that the identification, conservation and maintenance of the Municipality’s cultural heritage

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		<p>resources will contribute to the preservation of the Municipality's character.</p> <ul style="list-style-type: none"> • Consult and seek the advice of the Municipal Heritage Committee, and other established heritage organizations as appropriate when making decisions regarding the identification and conservation of cultural heritage resources including built heritage resources, cultural heritage landscapes and archaeological resources in the Municipality. <p>Add:</p> <ul style="list-style-type: none"> • engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.”
244.	D3.2	<p>Add:</p> <p>For the purpose of this Plan, a cultural heritage resource is a property that is either listed in the Cultural Heritage Resource Inventory, part of an identified Cultural Heritage Landscape or meets at least one of the criteria identified in Section D3.2.2.1 of this Plan;</p> <p>In order to identify, protect and maintain cultural heritage resources, the Municipality will establish policies and procedures to:</p> <ol style="list-style-type: none"> a) consult with the Heritage Advisory Committee on matters related to Parts IV and V of the Ontario Heritage Act as well as matters related to cultural heritage resources including built heritage resources and cultural heritage landscapes; b) maintain a Cultural Heritage Resource Inventory and a Cultural Heritage Landscape Inventory as described in Sections D3.2.2.1 and D3.2.2.2, respectively and continuously assess properties, streetscapes, landscapes, views and vistas to determine their merit for inclusion on the Inventory and to remove properties from the Inventory, as required; c) protect and conserve cultural heritage resources in accordance with provisions of the Ontario Heritage Act and the Planning Act; d) designate properties under the Ontario Heritage Act as described in Section D3.2.2.3 of this Plan;

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		<ul style="list-style-type: none"> e) require a heritage permit for any work to a cultural heritage resource protected under the Ontario Heritage Act; f) impose conditions of approval where cultural heritage resources are to be affected to ensure their continues protection; g) develop minimum standards for maintenance of heritage attributes; h) consider implementing a Property Standards By-law specifically related to properties designated under the Ontario Heritage Act; i) support ongoing care of cultural heritage resources by property owners;
245.	D3.2.1	Add “including built heritage resources, cultural heritage landscapes and archaeological resources” after “how the cultural heritage resources” and before “of the Municipality should be enhanced”
246.	D3.2.1.1	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>For lands which are the site of a cultural heritage resource or in close proximity to a cultural heritage resource, the Municipality shall require the submission of a Cultural Heritage Impact Statement (CHIS) to support any application for development or site alteration as defined in the Provincial Policy Statement. The intent of the CHIS is to determine what impacts the proposal will have on the resource and whether the application will conform to the goals, objectives and policies of this Plan, the PPS, Ontario Heritage Act, the Planning Act and if applicable, the CHMP described in Section D3.2.1 of this Plan.</p> <p>Delete: A CHIS will be mandatory for development within 50 meters of a protected heritage property.</p>

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		<p>Replace with:</p> <p>A CHIS will be mandatory for development within 50 metres of a cultural heritage resource.</p> <p>The Municipality shall also request the CHIS to be undertaken for any development, site alteration, relocation or demolition of a cultural heritage landscape as described in Section D3.2.2 of this Plan. The CHIS must consider the potential impact to the overall cultural heritage landscape in addition to individual properties.</p> <p>Add “but not limited to” after “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”</p> <p>Delete:</p> <ul style="list-style-type: none"> 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; <p>Replace with:</p> <ul style="list-style-type: none"> b) the cultural heritage resource(s) to be affected by the development and a Statement of Cultural Heritage Value or Interest with a list of heritage attributes that is satisfactory to the Municipality;” c) the potential impacts of the proposed development evaluated against any identified heritage values or heritage attributes; <p>Add:</p> <ul style="list-style-type: none"> g) how the proposed development conforms with the relevant policies of this Plan, the Ontario Heritage Act and the Planning Act.

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		<p>h) how the proposed development meets the guidelines of relevant Heritage Conservation District Plans prepared in accordance with the Ontario Heritage Act.</p> <p>i) how the development of lands adjacent to the cultural heritage resources conserve the heritage attributes through approaches such as siting of new development, setbacks, urban design and intensity and types of uses.</p>
247.	D3.2.1.2	<p>Delete:</p> <p>in accordance with the goals and objectives of this Plan and the CHMP.</p> <p>Replace with:</p> <p>in accordance with the goals and objectives of this Plan, the CHMP, and any Heritage Conservation District Plan.”</p>
248.	D3.2.1.3	<p>Add the following after “Development proposals shall conserve significant built heritage properties and significant cultural heritage landscapes.”:</p> <p>Relocation and demolition of any cultural heritage resources will only be considered in exceptional circumstances. The following alternatives must be given due consideration in order of priority:</p> <ul style="list-style-type: none"> (i) on-site retention in the original use and integration with the new development; (ii) on-site retention in an adaptive re-use; (iii) relocation to another site within the same development; (iv) relocation to another comparable site; and (v) demolition.”
249.	D3.2.1.4	<p>Delete:</p> <p>It is the intent of this Plan to encourage the restoration or rehabilitation of identified cultural heritage resources</p> <p>Replace with:</p> <p>It is the intent of this Plan to support the retention, retrofitting, adaptive reuse, restoration or rehabilitation of identified cultural heritage resources</p> <p>Delete:</p>

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		<p>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.</p> <p>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.</p>
250.	D3.2.2	<p>Add:</p> <p>For the purpose of this Section of this Plan, built heritage resources are buildings, structures, monuments, installations or any manufactured or constructed parts or remnants that contribute to a property’s cultural heritage value or interest as identified by the Municipality of Meaford, the County of Grey or Indigenous communities.</p> <p>Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario <i>Heritage Act</i> or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.</p>
251.	D3.2.2.1	<p>Delete:</p> <p>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:</p> <p>Replace with:</p> <p>An inventory, which is accessible to the public and may form part of the CHMP, shall be maintained and regularly updated of cultural heritage resources situated in the municipality that are of cultural heritage value or interest consistent with the Standards</p>

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		<p>and Guidelines for the Conservation of Historic Places in Canada. This Inventory will generally include, but is not limited to:</p> <p>Delete:</p> <ul style="list-style-type: none"> • Cultural heritage resources identified in consultation with local First Nations and Métis <p>Replace with:</p> <ul style="list-style-type: none"> • Cultural heritage resources identified in consultation with an Indigenous community. <p>Add:</p> <p>The Council shall consult the Municipal Heritage Committee before including or removing a property that has not been designated under the Ontario <i>Heritage Act</i> in the Cultural Heritage Resource Inventory. The Municipality shall notify owners of such properties within the timeline prescribed in the Ontario <i>Heritage Act</i>.</p>
252.	D3.2.2.2	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>Landscapes such as existing rural and agricultural areas, historic hamlets, heritage roads, and waterfront areas will be identified in the inventory.</p>
253.	D3.2.2.2A	<p>Add new subsection:</p> <p>D3.2.2.2A Significant Views and Vistas</p> <ol style="list-style-type: none"> 1. It is the Municipality’s intention to identify, map, and conserve and enhance significant views and vistas and to prevent them from being blocked/interrupted.

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		<p>2. Significant views and vistas include those to the following from the public realm:</p> <ul style="list-style-type: none"> a. Georgian Bay, Bighead River, and the Niagara Escarpment; b. Properties designated under Part IV of the <i>Ontario Heritage Act</i>, and c. Heritage attributes identified in a Heritage Conservation District Plan designated under Part V of the <i>Ontario Heritage Act</i>. <p>3. The Municipality may consider identifying significant views and vistas in addition to those identified in Section 2.</p> <p>4. The conservation and enhancement of significant views and vistas shall be achieved by the following means:</p> <ul style="list-style-type: none"> a. The Municipality accurately mapping the locations of the views, vistas, and viewpoints intended for conservation; b. The Municipality identifying the characteristics of the views to be conserved and/or enhanced; c. The Municipality is developing Community Design Standards and Guidelines that address landscaping, street and block patterns, site disposition and development patterns specifically to support the conservations and enhancement of significant views and vistas.
254.	D3.2.2.3	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>Council may, though by-law, designate cultural heritage resources such as individual properties and conservation districts pursuant to the Ontario <i>Heritage Act</i> and the policies of this section. When designating properties under Section 29 of the Ontario <i>Heritage Act</i>, Regulation 9/06 must be used.</p>
255.	D3.2.3	<p>Add:</p> <p>Heritage conservation districts are part of the of cultural heritage landscape. Any site alteration or development within a Heritage</p>

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		<p>Conservation District must also be consistent with any cultural heritage landscape policies of this Plan.</p> <p>Delete:</p> <p>b) prepare and adopt a Heritage Conservation District Plan; and,</p> <p>Replace with:</p> <p>b) prepare and adopt a Heritage Conservation District Plan in accordance with the requirements of Section 41.1(1) of the Ontario <i>Heritage Act</i>; and</p>
256.	D3.2.3.1	<p>Delete:</p> <p>The general principles pertaining to Heritage Conservation Districts will be outlined in a Heritage Conservation District Plan.</p> <p>Add:</p> <p>A Heritage Conservation District Plan shall be reviewed approximately every 10 years, unless otherwise stipulated in the Heritage Conservation District Plan.</p> <p>Delete “municipal” and replace with “Municipal” in e)</p>
257.	D3.2.3.2	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>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 on a site or in an area where a concentration of significant cultural heritage resources exists. The intent of the policies would be to conserve and enhance the</p>

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		<p>cultural heritage of a site or an area, in accordance with the goals and objectives of this Plan.</p> <p>Delete:</p> <ul style="list-style-type: none"> a) describe the historical development context of the area; b) review the existence and significance of cultural heritage resources in the area; e) identify and describe the architectural design and streetscape guidelines that will guide development in a defined area. <p>Replace with:</p> <ul style="list-style-type: none"> a) describe the historical development context of the site or the area; b) review the existence and significance of cultural heritage resources on the site or in the area; e) identify and describe the architectural design and streetscape guidelines that will guide development on a site or in a defined area. <p>Add “a site-specific” after “heritage overlay zone,” and before “or an area-specific heritage area zone”</p> <p>Add:</p> <p>To protect and mitigate any impact or potential impact on the heritage attributes of cultural heritage resources, Site-Specific and Area-Specific Official Plan Policy and Zoning By-law Provisions and Community Design Standards and guidelines shall ensure proposed developments and site alterations on and/or within cultural heritage resources or adjacent to cultural heritage resources:</p> <ul style="list-style-type: none"> a) Demonstrate compatibility with the cultural heritage resource in terms of scale, massing, height, building orientation, materials and location;

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		<ul style="list-style-type: none"> b) Preserve significant heritage attribute or features of the cultural heritage resource; c) Involve alteration that is sympathetic and compatible with the historic fabric and appearance of the cultural heritage resource; d) Not isolate a heritage attribute from its surrounding environment, context, or a significant relationship;
258.	D3.2.3.4	<p>Add new subsection:</p> <p>D3.2.3.4 Downtown Meaford Heritage Conservation District</p> <p>The Downtown Meaford Heritage Conservation District, as shown on Schedule A-1, is located on the southern shore of Georgian Bay within the Bighead Valley and is distinguished by the Sykes Street corridor, the Nelson Street link between the downtown and the waterfront, the Bay Shore, the Big Head River and the harbour.</p> <p>The Downtown Meaford Heritage Conservation District and the Downtown Meaford Heritage Conservation District Plan and Guidelines (DMHCDPG) were approved on July 28, 2014.</p> <p>The Municipality of Meaford shall implement a 5–7-year review process related to the DMHCDPG, in order to help ensure that the document remains up to date with current heritage planning best practices, and that it reflects the needs of the community.</p> <p>Within the Downtown Meaford Heritage Conservation District:</p> <ul style="list-style-type: none"> a) All proposed development within the Downtown Meaford Heritage Conservation District will be considered with regard to the principles established in the DMHCDPG; b) Major changes, unless exempted, to buildings, vegetation and spaces should be managed through the review and approval of heritage permit applications under Part V of the Ontario Heritage Act. These permit applications will be considered in the context of the policies and guidelines of the DMHCDPG; c) Given the intent of the Downtown Meaford Heritage Conservation District Guidelines, Municipal Planning staff shall be consulted and provide advice on the appropriateness of any application or proposal for one of the following: <ul style="list-style-type: none"> i. a variance or a consent;

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		<ul style="list-style-type: none"> ii. a Plan of Subdivision; iii. a Zoning By-law amendment; iv. road closure; v. road widening; or vi. any public works and improvements by a public authority or local utility <ul style="list-style-type: none"> e) Applications for Site Plan Approval should incorporate the process outlined in the DMHCDPG; f) The Municipality may implement an enhanced Property Standards By-law related to properties within the Downtown Meaford Heritage Conservation District; g) The Municipality may undertake a Streetscape Management Plan to provide guidance related to public realm improvements within the Downtown Meaford Heritage Conservation District; h) The Municipality will continue to monitor the success of the Façade Improvement Grant Program, and consider expanding grants programs to other building / project types;
259.	D3.3.1	<p>Add:</p> <p>The Municipality will consider preparing and maintaining an Archaeological Management Plan (AMP) to conserve archaeological resources. The AMP may contain the following, but not limited to:</p> <ul style="list-style-type: none"> a) maps of all areas of archaeological potential within the municipality; b) a strategy to identify areas where known archaeological sites are present, areas where there is potential for archaeological resources to be present and archaeologically sensitive areas. <p>Delete:</p> <p>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.</p> <p>Replace with:</p>

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		<p>Before development and site alteration on lands containing archaeological resources, areas of archaeological potential or where an archaeological site has been previously registered occur, Council shall require:</p> <ul style="list-style-type: none"> a) archaeological assessments; b) provincial review and acceptance letter verifying that the said archaeological assessments are in compliance with the Standards and Guidelines for Consultant Archaeologists (2011); c) the preservation or excavation of significant archaeological resources in accordance with Provincial policies; d) fulfillment of recommendations outlined in the archaeological assessments accepted by the Ministry of Tourism, Culture, and Sport” <p>Add:</p> <p>The Municipality shall engage with Indigenous communities and consider their interests when identifying, protecting and managing archaeological sites and resources.</p> <p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>Archaeological assessment reports by licensed archaeologists are to be done for the entire property in compliance with guidelines set out by the Ministry of Heritage, Sport, Tourism and Culture Industries, as well as licensing requirements referenced under the Ontario <i>Heritage Act</i>. Where development and site alteration do not affect the entire property, the licensed archaeologists may consult with the Ministry of Tourism, Culture and Sport on a property-by-property basis to determine if unaffected areas can be exempt from the archaeological assessment.</p> <p>Add:</p>

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		<p>In the event that human remains or cemeteries are identified or encountered during assessment, site alteration or development, all work must immediately cease, the site must be secured, appropriate provincial and municipal authorities must be notified, required provisions under the <i>Funeral, Burial and Cremation Services Act</i>, <i>Ontario Heritage Act</i>, along with other applicable protocol or policy must be followed.</p> <p>The Municipality shall engage with Indigenous communities and consider their interests when identifying, protecting and managing archaeological sites and resources.</p>
260.	D4.1	<p>Delete:</p> <p>D4.1 Preferred Means of Land Division</p> <p>Land division by Plan of Subdivision, rather than by consent, shall generally be deemed necessary if:</p> <ul style="list-style-type: none"> 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. <p>Replace with:</p> <p>D4.1 Lot Creation through Plans of Subdivision</p> <ul style="list-style-type: none"> a) A plan of subdivision shall be considered as the main method of providing lots in the Municipality. b) Land division by Plan of Subdivision, rather than by consent, shall generally be deemed necessary for any of the following reasons: <ul style="list-style-type: none"> i. the extension of an existing public road or the development of a new public road is required to access the proposed lots;

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		<ul style="list-style-type: none"> ii. a Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner; iii. where the extension or creation of municipal services is required; iv. the number of lots created is greater than four (4) within the Urban Area of Meaford; or, v. the number of lots created is greater than two (2) for areas outside the Urban Area of Meaford.
261.	D4.2.1	<p>Delete:</p> <p>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:</p> <ul style="list-style-type: none"> 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.

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		<p>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.</p> <p>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.</p> <p>Replace with:</p> <p>D4.2.1 General Criteria</p> <p>a) The Committee of Adjustment may consider an application for consent, if a plan of subdivision of the land is not required in accordance with this Plan and is not necessary for the proper and orderly development of the Municipality.</p> <p>b) Prior to considering an application to create a new lot for any purpose, the Committee of Adjustment shall be satisfied that the proposed lot:</p> <ul style="list-style-type: none"> i. fronts on and will be directly accessed by a public road that is maintained on a year-round basis; ii. will not cause a traffic hazard as a result of its location on a curve or a hill; iii. 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;

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		<ul style="list-style-type: none"> iv. will not have a negative impact on the drainage patterns in the area; v. will not affect the developability of the remainder of the lands, if they are designated for development by this Plan; and, vi. will not have a negative impact on the features and functions of any environmentally sensitive feature in the area. <p>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.</p> <p>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.</p>
262.	D4.2.2	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <ul style="list-style-type: none"> a) 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.

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		<p>b) Lot adjustments in the Agricultural and Speciality Agricultural land designations may only be permitted for legal or technical reasons including farm consolidations as per 2.3.4.1(c) of the <i>Provincial Policy Statement (2020)</i>.</p> <p>c) For this purposes of Policy D4.2.2 (b) legal or technical reasons means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.</p>
263.	D4.2.3	<p>Delete entire policy:</p> <p>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:</p> <p>a) no new lot is created; and,</p> <p>b) the viability of using the lands affected by the application for agricultural uses is not adversely impacted if the application is approved.</p>
264.	D4.2.4	<p>Delete entire policy:</p> <p>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.</p> <p>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.</p> <p>Where a lot is to be created for utility purposes, Council shall ensure:</p> <p>a) the area of the proposed lot is minimized and reflects what is required for the use; and,</p> <p>b) the implementing zoning by-law, as a condition of Provisional Consent, only permits uses that are related to the utility on the lot.</p>

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265.	D4.3	<p>Delete:</p> <p>a) the approval of the development is not premature and is in the public interest; d) the subdivision, when developed, will be easily integrated with other development in the area; 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.</p> <p>Replace with: d) the subdivision, when developed, will be effectively integrated and connected with the Municipality’s vehicular and active transportation networks and neighbouring lands. h) the proposal meets the provisions of the Community Design Standards and guidelines adopted by Council</p> <p>Delete “Applicants are encouraged, and may” and replace with “Applicants shall”</p>
266.	D4.3.1	<p>Delete:</p> <p>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.</p> <p>Extension of draft plan approval may be recommended for one (1) year intervals, where the Municipality is satisfied that development will proceed.</p> <p>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.</p> <p>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.</p> <p>Any draft approval extension must be approved by the approval authority in consultation with the Municipality.</p>

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		<p>Replace with:</p> <p>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. As such, the following policies shall apply:</p> <ul style="list-style-type: none"> a) In giving approval to a draft plan of subdivision, the approval authority will generally provide that the approval of a Draft Plan of Subdivision lapses at three (3) years from the date of decision of the approval authority, if the Final Plan has not been registered. In no case shall initial lapsing period of more than eight years be granted. b) In considering lapse timeframe or any extension thereto, the capacity and allocation of municipal water and sewage services shall be addressed in accordance with section D1.9 of this Plan. c) Extensions to draft plans of subdivisions are to be granted prior to an approval lapsing. The Municipality may support extension to draft plan of subdivision which has lapsed. Such support shall include a review of the draft plan of subdivision and the achievement of the goals of this Plan, the orderly development of lands, and conditions of draft plan approval.
267.	D4.4.1	<p>Delete:</p> <ul style="list-style-type: none"> 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 <p>Replace with:</p>

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		<p>c) ensure that appropriate amounts and types of parkland to address the needs of all ages and abilities are acquired by the Municipality through the development process</p> <p>d) manage the public open space and parkland areas in a manner that is consistent with their intended design and use and the 'environment-first' objectives of this Official Plan.</p> <p>e) create a parkland strategy for the park system that addresses: siting of parks; level of service parameters and targets; accessibility and equity; design standards</p>
268.	D4.4.2.3	Delete "choose to" after "Notwithstanding the foregoing, Council may"
269.	D4.4.2.3.1	<p>Delete "safety" in a) and replace with "access and security"</p> <p>Delete:</p> <p>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;</p> <p>f) be integrated into the fabric of the adjacent neighbourhood;</p> <p>Replace with:</p> <p>d) be designed to minimize any potential impacts on residential areas through positive design elements including but not limited to landscaping, fencing, and the provision of appropriate access and parking;</p> <p>f) be integrated into the adjacent neighbourhood;</p> <p>Add new:</p> <p>g) Meet the provisions of the Municipality's Community Design Standards and Guidelines;</p>
270.	D5(a)	Delete "eleven (11) metres" and replace with "a maximum of 15.5 metres and/or five (5) storeys"
271.	D5(b)	<p>Delete:</p> <p>b. Residential, commercial and industrial buildings shall generally not exceed three storeys.</p>
272.	D5(c)	Delete:

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		<p>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.</p> <p>Replace with:</p> <p>c) It is intended that a variety of building heights be encouraged in order to improve the visual variety and to create distinctive community identities within the Urban Area. Unless otherwise specified, the maximum height of buildings and structures shall generally be restricted to a maximum of 15.5 meters and/or five (5) storeys, whichever is lower. 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 such as the Heritage District, or in response to protected views as mapped and identified by the Municipality for example.</p>
273.	D5(d)	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>d. Proposals that require an increase in height shall do so through a site specific amendment to the Zoning By-law and shall demonstrate conformity to the following policies:</p> <ul style="list-style-type: none"> i. Such proposals shall generally be in the Urban Area where Council deems a greater height is necessary and appropriate to accommodate the proposed increase in height and still maintains the general intent of this Plan;

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		<ul style="list-style-type: none"> ii. Proposed developments shall be designed to be compatible with the surrounding land uses and not cause any adverse shadow, wind or visual encroachment impacts on these land uses. At the Municipality's discretion, supporting studies such as, but not limited to, Shadow Impact Studies, Pedestrian Wind Impact Studies and View Impact Assessment including necessary mitigation measures may be required to support such proposals; iii. Appropriate transition to nearby developments shall be incorporated into the design of proposed developments through a combination of building height, massing, setback and stepback as defined in the Municipality's adopted Community Design Standards and Guidelines.
274.	D5(e)	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>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 should be accommodated by stepping back the fourth-floor exterior wall, sloping the roof with dormers, or through other urban design approaches to mitigate height impacts. Developments along this corridor that propose an additional fourth storey or a building height of more than eleven (11) metres shall be reviewed on a case-by-case basis subject to the policies established in Subsection D5 (d).</p>
275.	D6.1	<p>Delete:</p> <p>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.</p>

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		<p>MDS will not be applied within the Urban Area of Meaford, the Rural Settlement Areas or in the Shoreline Designation.</p> <p>The municipal comprehensive zoning by-law shall incorporate the Minimum Distance Separation formulae.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Replace with:</p> <p>D6.1 General Application</p> <ul style="list-style-type: none"> a) New land uses, including the creation of lots and new or expanding livestock facilities and anaerobic digestors shall comply with the Minimum Distance Separation (MDS) formulae. b) MDS will be applied in all areas of the Municipality of Meaford, except for the Urban Area of Meaford, the Secondary Settlement Areas or in the Shoreline Designation. c) The municipal comprehensive zoning by-law shall incorporate the Minimum Distance Separation formulae.

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		<p>d) In the case of a catastrophe to a sensitive land use type on lots which exist prior to March 1, 2017 (as defined in the Provincial Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks) MDS setbacks for building reconstruction is not required provided all of the following conditions are met:</p> <ul style="list-style-type: none"> i. the building which existed before the application was habitable; ii. the proposed building is for the same or less sensitive land use type than the former building; and iii. the proposed building is built no closer to the surrounding livestock facilities or anaerobic digesters than the former building. <p>e) MDS II setbacks are not required for livestock facility reconstruction provided the resulting livestock facility is built no closer to the surrounding existing or approved development or dwelling than the livestock facility which existed before the building permit application.</p> <p>f) Notwithstanding section D6.1(e), MDS II setbacks shall be required if the proposed reconstruction includes an anaerobic digester or a livestock facility that meets at least one of the following conditions:</p> <ul style="list-style-type: none"> i. will house a different livestock type(s) which is more odorous than existed before reconstruction; or ii. will house a greater number or area of livestock or store a greater volume of imported manure than existed before reconstruction;); or iii. will change from a solid to a liquid manure system; or iv. will have a new manure storage with an increased relative odour potential than existed before reconstruction (e.g., going from a 'Very Low' to a 'Low' odour potential). <p>g) 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</p>

Item No.	Policy Number	Details of the Amendment
		<p>Municipality of Meaford, with the exception of the Lakeview Cemetery shall be considered Type A land uses.</p> <p>h) Where the existing dwelling to be severed and the nearby livestock facility or anaerobic digester are located on separate lots prior to the consent, an MDS I setback is not required.</p> <p>i) An MDS I setback shall be required for a proposed lot with an existing dwelling when prior to the consent, that dwelling is located on the same lot as an existing livestock facility or anaerobic digester and after the consent, the dwelling would be on a lot separate from that same existing livestock facility or anaerobic digester.</p>
276.	D6.2	<p>Delete “farmers who may wish to expand” and replace with “farm and allowing for potential expansion.” in introduction paragraph.</p> <p>Delete:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Replace with:</p> <p>Where a new dwelling is permitted, Provincial Minimum Distance Separation Formulae is applied to the new house. If there is no building area available which meets MDS I setbacks, then the house will be as far from the neighbouring livestock facility or</p>

Item No.	Policy Number	Details of the Amendment
		manure storage facility as possible. In the case of lots created after March 1, 2017, MDS I shall be met to the proposed house.
277.	D7(a)	<p>Add "Site Plan Control, Plan of Subdivision/Condo, Minor Variance" after "Zoning By-law Amendment" in the first sentence.</p> <p>Delete:</p> <p style="padding-left: 40px;">i. Planning justification report for Official Plan Amendment, rezoning and multiple-lot consent applications;</p> <p>Replace with:</p> <p style="padding-left: 40px;">i. Planning Justification Report</p> <p>Delete:</p> <p style="padding-left: 40px;">xx. archeological report</p> <p>Replace with:</p> <p style="padding-left: 40px;">xx. archeological assessment</p> <p>Delete:</p> <p style="padding-left: 40px;">xxi. heritage impact study</p> <p>Replace with:</p> <p style="padding-left: 40px;">xxi. heritage impact assessment</p> <p>Add:</p> <p style="padding-left: 40px;">xxiii. conservation plan for heritage resources</p> <p>In c) add "Site Plan Control, Plan of Subdivision/Condo, Minor Variance" after "Zoning By-law Amendment" in the first sentence.</p>
278.	D8	Delete "concert"
279.	D9	<p>Add:</p> <p>and development. These policies will also aid in the mitigation of climate change and subsequently help the Municipality of Meaford move towards an emerging green economy. The emerging green economy will provide significant opportunities for creative solutions, innovation, and job growth.</p>

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280.	D9.1	<p>Delete “Green Development Standards” replace with “Sustainable Development Standards</p> <p>Delete “green” and replace with “sustainable” in all instances.</p> <p>Add:</p> <ul style="list-style-type: none"> vii) requirements for on-site landscaping and the use of native species; and viii) limitation of impervious surfaces including asphalt parking areas.
281.	D9.2	Delete “:” from title
282.	D9.2.1	<p>Delete:</p> <p>Energy conservation and efficiency is an important component to achieve sustainability goals and objectives. Energy conservation and efficiency not only reduces environmental footprints, but it also helps to reduce energy costs for individuals, businesses and organizations.</p> <p>Delete “the reduction in” and replace with “and development programs to reduce” in b)</p> <p>Delete:</p> <p>d) require, where appropriate, new commercial and industrial development to use light-coloured roofing material;</p> <p>Replace with:</p> <p>d) require, where appropriate, new commercial and industrial development to use light-coloured roofing material and low-emitting materials such as paints and coating.</p> <p>Delete:</p> <p>e) seek to minimize energy consumption by:</p> <ul style="list-style-type: none"> i. promoting mixed use development, compact urban form and complete communities; ii. maximizing existing infrastructure;

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		<ul style="list-style-type: none"> 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; <p>Replace with:</p> <p>e) seek to minimize energy consumption by:</p> <ul style="list-style-type: none"> i. promoting mixed use development, compact urban form and complete communities where housing is located within proximity to jobs opportunities, civic and public spaces, recreation facilities; ii. optimizing existing infrastructure; iii. supporting the adaptive reuse, conversion and retrofitting of existing buildings; iv. promoting building designs and orientations that incorporate energy conservation features and address factors such as prevailing winds, landscape, sun-screens and sun-shade patterns. v. promoting active transportation including walking and cycling, encouraging the implementation of Transportation Demand Management strategies and providing for bicycle parking and secure bicycle storage facilities; vi. promoting design and construction of buildings that are energy-efficient and reduce indoor and outdoor water consumption; vii. promoting recycled and reused material where practical; and viii. promoting street patterns that improves walkability and connectivity; <p>Delete:</p> <p>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;</p> <p>Replace with:</p>

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		<p>f) support the use of renewable energy systems:</p> <ul style="list-style-type: none"> i. The Municipality is committed to early and meaningful engagement with Council and residents on alternative and renewable energy projects. This shall be achieved through the rezoning process. ii. All alternative and renewable energy projects shall only be permitted by a rezoning approved by Council. Projects approved by a rezoning shall also be subject to Site Plan Control. iii. Ground mounted solar renewable energy generating facilities in excess of 100kW name plate capacity will not be permitted in areas of the municipality, on Class 1 and 2 Agricultural Lands under the Canada Land Inventory. iv. Small scale solar panels that provide electricity for use on the same property will be considered accessory uses. v. Roof mounted solar generating facilities of all sizes will be encouraged subject to confirmation that the supporting structure is capable of bearing the weight. <p>In h) delete “require” and replace with “encourage” Add:</p> <p>k) Encourage development that respects natural topography, minimizes site disturbance, preserves and restores open space.</p>
283.	D9.2.2	<p>Delete:</p> <p>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.</p> <p>Add:</p> <p>f) Employ strategies to improve air quality related to buildings, transportation, and industry including construction and waste management to reduce overall contributions to air pollution</p> <p>g) limit the size of parking facilities to meet, but not exceed, the zoning requirements where practicable;</p>
284.	D9.2.3	Add:

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		j) Design new communities to manage stormwater at the pre-development state to ensure the continued health of nearby water resources.
285.	D9.2.4	<p>Delete:</p> <p>Supporting the protection and enhancement of tree canopies can contribute to improvements to air and water quality, reduction in greenhouse gases, the support of biodiversity, and enhancement of natural features and systems.</p> <p>Add new paragraph after “natural features and systems.:</p> <p>In urban areas, trees can change the scale of a street corridor to a more human dimension and create a street’s sense of place.</p> <p>Add after (b)(ii)</p> <p>iii) Encouraging natural infrastructure and enhanced landscaping in the built environment. Natural infrastructure includes natural green elements such as trees, wetlands and parks as well as engineered green elements such as green buildings, green roadways, green alleys, and bridges.</p> <p>In “c)” Delete: “reimbursement”</p> <p>Replace with: “mitigation”</p>
286.	D9.2.5	<p>Delete entire section:</p> <p>Appropriately placed and designed outdoor lighting can improve energy efficiency and reduce the negative effects of light pollution on the environment and community health. It is a policy of the Municipality to:</p> <p>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;</p> <p>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;</p>

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		Delete “dark sky” and replace with “light pollution and other”
287.	D9.2.6.1	<p>Delete:</p> <p>Participation in a community garden project is intended to be peaceful, cooperative and inclusive and to foster inter-generational interaction.</p> <p>Delete:</p> <p>i) Location and Siting Considerations</p> <ul style="list-style-type: none"> 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 landowner’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.

Item No.	Policy Number	Details of the Amendment
		<p>Replace with:</p> <p>i) Location and Siting Considerations:</p> <p>a) Community gardens may be located on Municipally-owned lands subject to a written request for consideration by Council;</p> <p>b) Private lands may be used for community gardens, subject to the landowner’s authorization;</p> <p>c) Community gardens proposed within the Environmental Protection zone of the implementing zoning by-law shall be subject of approval by the Grey Sauble Conservation Authority;</p> <p>d) 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;</p> <p>e) Where possible, community gardens should be located on lands in close proximity to existing community amenities such as trails, parkland and public washrooms;</p> <p>f) All community gardens shall be located such that easy access by pedestrian, cyclists, and persons with disabilities is facilitated.</p> <p>Delete entire subsection:</p> <p>ii) Operations:</p> <p>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.</p> <p>b) The Community Garden Executive shall act responsibly and democratically, and are encouraged to establish and operate</p>

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		<p>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';</p> <p>c) Community garden projects located on Municipally owned lands must be not-for-profit operations;</p> <p>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;</p> <p>e) A small accessory structure for implement storage may be permitted on the lands subject to criteria established via the implementing zoning by-law.</p> <p>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.</p> <p>Delete entire subsection:</p> <p>iii) Licensing:</p> <p>a) All community garden projects must obtain a license from the Municipality.</p> <p>b) A standard term of the license is to be three (3) years, with an option to renew.</p> <p>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.</p> <p>d) The purpose of the extended license agreement is threefold:</p> <p>i. To outline the specific details of operation, management, administration, and maintenance of the community garden project;</p>

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		<p>ii. To outline the responsibilities of each stakeholder to one another;</p> <p>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.</p> <p>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.</p> <p>Remove “:” from title</p>
288.	D9.2.6.1(i)	Remove “:” from title
289.	D9.2.6.1(ii)	Remove “:” from title
290.	D9.2.6.1(iii)	<p>Remove “:” from title</p> <p>Delete:</p> <p>d) The purpose of the extended license agreement is threefold:</p> <ul style="list-style-type: none"> 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. <p>Replace with:</p> <p>Where a community garden project is located on municipally-owned or managed lands, an extended license agreement will be required. The extended license agreement—shall generally include, but is not limited to:</p>

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> i. the specific details of operation, management, administration, and maintenance of the community garden project; ii. the responsibilities of each stakeholder to one another; iii. details of 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.
291.	D9.2.6.2	Add “semi-detached dwelling” before “or duplex dwelling”

TABLE F – Amendments to Section E of the Official Plan

Item No.	Policy Number	Details of the Amendment
292.	E1.1	<p>Add to beginning of the section:</p> <p>The basic purpose of a Zoning By-law is to regulate all matters as set out in Section 34 of the <i>Planning Act</i> and shall include but not be limited to the construction, height, mass, location, size, floor area, character, and use of buildings and structures.</p> <p>As per Section 26(9) of the <i>Planning Act</i>, within a three-year timeframe of the approval of a revision to the Official Plan or a new Plan, the Municipality shall review and amend or prepare a new Zoning By-law to be approved in order to conform with the policies of the Official Plan.</p> <p>As per Section 34 (9) of the <i>Planning Act</i>, any new Zoning By-law prepared in accordance with and notwithstanding anything to the contrary in this Plan may carry forward site-specific zoning and variances that existed on the day before the date that the new Zoning By-law came into effect.</p> <p>No Zoning By-law or amendment to the Zoning By-law shall be considered without adhering to the public consultation and notification policies that are in this Plan and those of the <i>Planning Act</i>.</p>
293.	E1.1.1	<p>Delete entire Section: E1.1.1. Bonus Zoning</p> <p>a) Council may pass a by-law in accordance with Section 37 of the <i>Planning Act</i> 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.</p> <p>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.</p> <p>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</p>

Item No.	Policy Number	Details of the Amendment
		<p>increases shall be restricted to those situations described in Section D5.</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>e) An agreement shall be required between the landowner and the Municipality of Meaford relating to the Bonus Zoning provisions</p>
294.	E1.2	<p>Add to the beginning:</p> <p>As per Section 39 of the <i>Planning Act</i>, the Municipality may...</p> <p>Delete “apply” and replace with “applying”</p> <p>Delete: “garden suites”</p> <p>Delete “private” and replace with “any” in the first paragraph.</p> <p>Add:</p>

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> • Commercial uses or extension of commercial uses such as a patio and facilities such as food trucks or refreshment vehicles <p>Delete: A garden suite may be permitted on a property for up to 20 years.</p> <p>Add after “Subsequent by-laws granting extensions of up to three years may be passed”:</p> <p>After 20 years, consideration by the Municipality can be given in making the use permanent.</p>
295.	E1.3	<p>In the first paragraph after the word “prohibit” and before the word “development” add:</p> <p>the use or</p> <p>Add:</p> <ul style="list-style-type: none"> d) the completion of technical studies or peer reviews identified through mandatory pre-submission consultation as described in Sections E1.8 and D7 or through agency review or the public consultation process, to ensure land-use compatibility and appropriate mitigation measures prior to development; e) the consideration and completion of the appropriate studies and measures to protect and conserve cultural heritage and/or natural heritage features on-site; f) to demonstrate legal access to the lot in accordance with Section D2.5. g) the use and development of any lands conforms with and implements the intent of this Plan, including but not limited to, those sections of this plan which reference the use of Holding provisions. <p>Add:</p> <p>Any Zoning By-law implementing a Holding (H) symbol shall identify the lands that are under the holding provisions and shall specify the land-uses to be permitted in the interim while the holding symbol is in effect, as well as any regulations applying to the lands under the holding provisions.</p>

Item No.	Policy Number	Details of the Amendment
		<p>Implementing Zoning By-laws approved under Section 36 of the <i>Planning Act</i> shall provide information on the following:</p> <ul style="list-style-type: none"> a) The nature of the condition(s) and/or requirement(s) responsible for the application of the holding symbol; b) The action(s) that must be taken in relation to the condition(s) and/or requirement(s) for the removal of the holding symbol to be considered by the Municipality; c) The level of government or agency responsible for providing clearance of the fulfillment of the condition(s) and/or requirement(s).
296.	E1.4	<p>Delete the first paragraph:</p> <p>All areas of the Municipality are designated as proposed Site Plan Control areas under the provisions of the Planning Act.</p> <p>Replace with:</p> <p>All lands within the limits of the Municipality are designated as Site Plan Control Area in accordance with the provisions of the Planning Act. The Municipality may, through by-law designate a site plan control area by reference to one or more land use designations or exempt certain areas or land uses from Site Plan Control.</p> <p>The Municipality may apply conditions as provided for in the Planning Act to the approval of a site plan and may require the owner of the land to enter into one or more agreements to ensure the fulfillment of such conditions and the provision and maintenance of facilities, works or matters described therein.</p> <p>However, the Municipality may, through by-law, exempt certain areas or land-uses from Site Plan Control.</p> <p>Add to the end of E1.4.1:</p> <ul style="list-style-type: none"> r) building design s) landscape design t) the type and location of water service, for both potable and fire protection purposes; u) type and location of existing and proposed utilities on or intended to be installed to service the lands.
297.	E1.4.2	Delete

Item No.	Policy Number	Details of the Amendment
		<p>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:</p> <p>Replace with:</p> <p>It is the intent of the Municipality to promote “good” urban design which contributes to overall community; health and well-being; equity and accessibility; function; aesthetic quality and beauty; placemaking characteristics; streetscape character; public realm; active transportation; adaptability to climate change impacts; all-ages friendliness; and sustainability. As such, the following standards will apply to new development in the Urban and Secondary Settlement Areas:</p> <p>Delete:</p> <p>It is the intent of the Municipality to promote “good” urban design which contributes to overall community sustainability.</p> <p>Replace with:</p> <p>It is the intent of the Municipality to promote good urban design which considers walkability and accessibility, active transportation, sustainable design elements, cultural heritage, and land-use compatibility, while contributing to overall community sustainability, character, and identity.</p> <p>Delete:</p> <p>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;</p> <p>Replace with:</p> <p>a) New public and private sector development shall incorporate high-quality landscaping including native or invasive, non-invasive trees and other vegetative plantings, to enhance the site, the streetscape, and surrounding area, with</p>

Item No.	Policy Number	Details of the Amendment
		<p>consideration for stormwater management functions and the potential to foster pollinator habitats through urban gardens.</p> <p>Delete:</p> <p>b) New development shall provide amenity for the adjacent public realm to make these areas attractive, interesting, comfortable and functional for pedestrians;</p> <p>Replace with:</p> <p>b) New development shall provide amenity for the adjacent public realm to make these areas attractive, interesting, comfortable and functional for pedestrians through consideration of measures such as, but not limited to pedestrian markings, walkways, seating areas, plantings, and lighting.</p> <p>Add:</p> <p>e) Consideration and implementation of transit-supportive design elements such as bicycle parking, sidewalk networks, and multi-use trail connections to public spaces, wherever possible and appropriate</p> <p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>Community Design Standards and guidelines shall be developed by Council for the community that are contextual to the various land uses and areas of the Municipality. Through the site plan, subdivision, and condominium approval process, applicants are required to demonstrate how they are meeting the Standards.</p>
298.	E1.5	Add new policy:

Item No.	Policy Number	Details of the Amendment
		<p>The Municipality supports the maintenance and upkeep of existing buildings and property in order to extend the life of the individual property and to enhance the quality of the neighborhood.</p> <p>The by-law may be applied to:</p> <ul style="list-style-type: none"> a) Any defined area or areas within the Municipality; b) To commercial, employment, residential, institutional, vacant, or open space properties <p>The enforcement of this by-law will generally be undertaken on a complain basis. However, the Municipality may systematically enforce the by-law for certain land-uses, properties, or within certain areas.</p>
299.	E1.6	<p>Add new policy:</p> <p>In developing Community Improvement Plans, the Municipality shall ensure that the public is notified and has the opportunity to be involved in the planning process.</p>
300.	E1.6.1	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>Community Improvement Plans identify the specific projects that need to be carried out in a particular area of the Municipality and are intended to encourage public and private sector investment to maintain, rehabilitate, and redevelop targeted areas to improve the quality of life, living and working conditions, and built environment in an area.</p> <p>Add new policy:</p> <p>The objectives of the Community Improvement Plan may include but are not limited to the following:</p> <ul style="list-style-type: none"> a) Supporting intensification, affordable housing, transit-oriented development, and/or complete communities;

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> b) Supporting brownfield development; c) Facilitating and encouraging private sector investment in renovation, rehabilitation, and redevelopment; d) Implementing improvements to the streetscape and built form; e) Improving environmental, social, cultural, economic development, or safety conditions; and f) Participating, wherever possible, in Federal and/or Provincial programs that facilitate community improvement.
301.	E1.8	<p>Delete</p> <p>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.</p> <p>Replace with:</p> <p>The Municipality shall, 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); 41 (Site Plan Approvals); 51 (Plan of Subdivision Approvals), and Section 53 (Consents) of the <i>Planning Act</i>, as amended.</p> <p>Add:</p> <p>This process is intended to help streamline the development review process and ensure a complete application with the relevant planning policies to be addressed.</p>
302.	E1.9	<p>Add new subsection:</p> <p>E1.9 Community Design Standards and Engineering Standards</p> <p>The Municipality of Meaford may adopt Community Design and/or Engineering Standards for new development, redevelopment, significant alteration or expansion. The purpose of these standards is to provide increased clarity with respect to Official Plan policies pertaining to compatibility and urban design and to identify the Municipality’s design preferences and</p>

Item No.	Policy Number	Details of the Amendment
		expectations for site development including both above and below grade infrastructure and facilities.
303.	E2.1	<p>Delete:</p> <p>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 nonconforming uses through the granting of a minor variance or by placing the use in an appropriate zone in the implementing zoning by-law.</p> <p>Replace With:</p> <p>Existing uses that do not conform with the policies of this Plan are intended to evolve or redevelop over time, 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.</p> <p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>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 through a site-specific Zoning By-law amendment, consistent with the policies of this Plan.</p> <p>Add “in accordance with the provisions of the Planning Act” after “more appropriate permitted use” in a)</p>
304.	E2.2	<p>Add after “allow extensions to a nonconforming use”:</p> <p>through a site-specific Zoning By-law Amendment application or a minor variance application, whichever is the most applicable.</p>

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		<p>In c) add “risk to life and property” after “lighting and traffic generation,”</p> <p>Add:</p> <p>e) The provision of adequate municipal and/or private services to support the continuation and/or extension of the use.</p>
305.	E2.3	<p>Add new policy:</p> <p>Council may permit the use of the property that is similar to the previous use or a use that is more compatible with the uses of the current by-law.</p> <p>In permitting the non-conforming use, Council shall consider:</p> <ul style="list-style-type: none"> a) Whether the use will be an improvement in terms of appearance and function in relation to the surrounding area; b) The alignment with the intent and policies of the Official Plan and Zoning By-law; and c) The possibility of being an interim use.
306.	E3	<p>Add after “and the buildings or structures comply with all of the other provisions of the implementing zoning by law”:</p> <p>through a site-specific Zoning By-law Amendment or a minor variance application, whichever is most applicable</p>
307.	E4	<p>Delete:</p> <p>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</p> <p>Replace with:</p> <p>a) It is the intent of this plan to serve as the basis for managing change in the Municipality for the next 25 years. As a result, this Plan identifies enough land for residential, commercial and industrial uses to last until the year 2046</p> <p>Delete:</p>

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		<p>d. 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.</p> <p>Replace with:</p> <p>b. It is the intent that this Plan should only be amended when there is not a corresponding policy for a land use issue or alternatively, when issues have been identified with respect to site-specific proposals that must be addressed in a comprehensive manner. Where Amendments are contemplated by this Plan, they shall be considered by Council. This does not apply to Official Plan Comprehensive Reviews.</p> <p>In c) delete:</p> <ul style="list-style-type: none"> 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. <p>Replace with:</p> <ul style="list-style-type: none"> i) the rationale and basis of the change from a planning perspective; ii) consistency with the Provincial Policy Statement;

Item No.	Policy Number	Details of the Amendment
		<p>iii) the direction provided by the goals and objectives to this Plan and if the proposed amendment meets the overall intent of the Official Plan;</p> <p>iv) the desirability and appropriateness of the proposed amendment to accommodate the proposed use or action;</p> <p>v) assessment of any potential impacts the proposed amendment will have on the character of the area;</p> <p>vi) conformity with the Grey County Official Plan; and,</p> <p>vii) that sufficient analysis has been provided to support the proposed amendment (if applicable) with respect to:</p> <ul style="list-style-type: none"> • Impacts on the physical growth of the Municipality; • Impacts on the economy; • Impacts the environment; • Impacts on agriculture; • Impacts on social well being of the community. <p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>d. An Official Plan Amendment shall meet the requirements outlined in the Ontario <i>Planning Act</i> and may be subject to further studies and reports requested by Council and Municipal Planning Staff in Section D7 of this Plan to ensure all policies are addressed through the planning application.</p> <p>Delete:</p> <p>e. Council may eliminate notice to the public and a public meeting for a minor Official Plan Amendment which does the following:</p> <p>Replace with:</p>

Item No.	Policy Number	Details of the Amendment
		<p>e. Council may eliminate the requirements for public notice and public meetings for a minor Official Plan Amendment which serves the following purposes:</p> <p>Delete:</p> <ul style="list-style-type: none"> i. Changes the numbers of sections or the order of sections in the Plan, but does not add or delete sections; <p>Replace with:</p> <ul style="list-style-type: none"> i. Changes to the numbering, lettering and/or order of policy sections, but does not add or delete sections; <p>Delete:</p> <ul style="list-style-type: none"> 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, <p>Replace with:</p> <ul style="list-style-type: none"> iv. Minor rewording of policies or minor edits to mapping to provide further clarity on the originally established intent and purpose of the policy or schedule in the Official Plan; and <p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>All other Official Plan Amendments shall provide public notice and hold public meetings in accordance with the procedures in the Ontario <i>Planning Act</i>.</p>
308.	E5	Delete:

Item No.	Policy Number	Details of the Amendment
		<p>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.</p> <p>Replace with:</p> <p>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, hydro corridors, lot lines or other clearly defined physical features and the centreline of the applicable feature shall be interpreted as the boundary of the zone unless the feature itself is within a unique designation category. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan and the corresponding By-law.</p> <p>Where the detailed resource mapping becomes available after the passing of this Plan and corresponding Zoning By-law, the boundaries of the Environmental Protection designation may be refined without an Amendment to this Plan or Zoning By-law.</p>
309.	E6	<p>Add:</p> <p>The Official Plan is a key policy document that guides the vision and development of the Municipality. As Meaford undergoes growth, it is imperative to ensure that the policies of this Plan remain current with emerging socioeconomic, environmental, demographic, transportation, and fiscal trends to properly serve the needs of current and future residents.</p> <p>Add “As such,” before “the assumptions, objectives and policies”</p> <p>Add:</p> <p>Advertisement methods may include public notices, notices in the mail, social media posts, digital marketing, and website updates to encourage transparency and citizen engagement.</p>

Item No.	Policy Number	Details of the Amendment
		<p>The review is also intended to ensure conformity with provincial policies as well as to incorporate new changes and guidance from the Province, whichever comes first.</p> <p>Add at the end of a):</p> <p>...with the consideration of climate change impacts, sustainability principles, and impacts on liveability;</p> <p>Add at the end of b):</p> <p>...which should be assessed through resident and stakeholder feedback that evaluates demographic trends and the needs of current and future residents;</p> <p>Add at the end of d):</p> <p>...which may be undertaken through a land supply inventory taking into account the protected growth of the Municipality, employment lands, the urban growth boundary, and other relevant factors;</p> <p>Add at the end of e):</p> <p>...through the consideration of the Municipality’s demographic and socioeconomic factors, land supply, and land-use planning vision;</p> <p>Add at the end of f):</p> <p>...along with opportunities for further collaboration and partnership;</p> <p>Add at the end of g):</p> <p>... as well as opportunities for placemaking, walkability, and complete communities;</p> <p>Add at the end of h):</p> <p>...along with applicable matters of provincial interest.</p> <p>Add:</p>

Item No.	Policy Number	Details of the Amendment
		<p>In addition to this, the Official Plan review shall strive to consider other factors for a fulsome assessment. This may include the following:</p> <ul style="list-style-type: none"> a) Fostering a close partnership with other municipalities in the County to create a strong identity and deliver coordinated and effective public services; b) The consideration of affordable housing, access to greenspace, and active transportation opportunities in contributing to the quality of life of Meaford residents; c) The role of Meaford's economy and job retention; d) Place-making and urban design principles for a vibrant and healthy community; e) Creating a robust public engagement strategy to encourage public participation, with the consideration of various demographic groups; <p>It shall be the policy of this Plan that, while maintaining the intent and purpose of the Official Plan, an Official Plan Amendment is not required to make technical revisions to the text of the Plan. These revisions may include but are not limited to labeling, numbering, cross-referencing, arranging text, tables and schedules, revising mapping information, correcting punctuation, revising wording for consistency, grammar, and correcting mathematical calculations, re-ordering text, typographical, dimensional, and boundary errors.</p>
310.	E7	<p>Delete:</p> <p>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.</p> <p>Replace with:</p> <p>The purpose of this program will be to increase transparency and accountability around planning processes and encourage citizen participation and involvement in shaping their communities, where feasible. The public will be encouraged to</p>

Item No.	Policy Number	Details of the Amendment
		<p>ask questions and to provide input and feedback on municipal proposals. Public participation shall occur prior to Council decisions.</p> <p>Delete:</p> <p>At such time that a land-use proposal is determined to be a/the viable option for a particular property(ies), Staff will:</p> <p>Replace with:</p> <p>At such time that a land-use proposal is determined to be a/the viable option for a particular property(ies), with sizeable impacts on the surrounding community and environment, including but not limited to introducing new permitted uses in the area or proposing substantial changes to the neighborhood which shall be distinguished from <i>major</i> municipal land-use development proposals, Staff will:</p> <p>Delete “Major municipal land-use proposals” and replace with “Major municipal land-use development proposals that are large in scale and are anticipated to generate high public use and activity”</p> <p>Add after “on the Municipal calendar & website”:</p> <ul style="list-style-type: none"> • Should consult with Grey County Planning Staff and Indigenous Communities for initial feedback; • Shall prepare preliminary plans, documentation and rationale to present at a public notice meeting for public commenting and feedback; • Shall schedule an opportunity for a public input session on the development proposal; • Shall advertise this public input opportunity (at least 14 days prior) via: <ul style="list-style-type: none"> • On the Municipality of Meaford website and meeting calendar;

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> • Provide roadside notice on the subject property outlining the date, time and location of the initial public input meeting; <p>Add:</p> <p>If the Municipality of Meaford chooses to pursue a viable land use proposal, Staff:</p> <ol style="list-style-type: none"> 1. May consult with Grey County Planning Staff, Indigenous Communities and other relevant agencies or stakeholders for initial feedback; 2. Shall prepare preliminary plans, documentation and rationale to present at a public notice meeting for public commenting and feedback; 3. Shall schedule an opportunity for a public input session on the proposal; 4. Shall advertise this public input opportunity (at least 14 days prior) via: <ul style="list-style-type: none"> • 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 Municipality of Meaford website; • Roadside notice on the subject property outlining the date, time and location of the initial public input meeting;
311.	E7	<p>Add:</p> <p>It shall be the policy of the municipality that:</p> <ol style="list-style-type: none"> a. It is the intention of the Municipality of Meaford to make complete and full information on all development applications available to members of the community once the applications are deemed complete in accordance with the <i>Planning Act</i>;

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		<ul style="list-style-type: none"> b. Development applications shall be processed in a timely manner; c. Any <i>Planning Act</i> applications that have not received a decision by Council within two years of being deemed complete shall require an annual maintenance fee in order to retain the active file status. Failure to submit the annual maintenance fee shall deem the application abandoned and closed. d. Where after four years of being deemed complete applications have had no correspondence beyond the annual maintenance fee they shall be deemed abandoned and closed. A new application would be required to consider the proposal after this point in time. e. Notwithstanding the above, the approval authority may make a decision to approve or deny an application at any time after it is deemed complete. The maintenance fee requirement and retention of active file status shall not be construed as support or endorsement of any application.

TABLE G – Amendments to Schedules of the Official Plan

Item No.	Policy Number	Details of the Amendment
312.	Schedule A	<ol style="list-style-type: none"> 1. Revise legend label “Rural Settlement Area” to “Secondary Settlement Area”. 2. Remove “Mineral Resource Extraction Area” and add as “Mineral Resource Extraction; Licensed Pits and Quarries” on Schedule B. 3. Closed Waste Disposal Sites updated as per Map 1 of Grey County OP Appendix A. 4. Update Niagara Escarpment Plan designations using current GIS data. 5. Incorporate revised Schedule A into the Official Plan.
313.	Schedule A-1	<ol style="list-style-type: none"> 1. Redesignate identified lands from “Urban Employment Area” to “Urban Living Area” 2. Add Heritage Conservation District Boundary. 3. Add Union/Centre Secondary Plan Boundary. 4. Closed Waste Disposal Site updated as per Map 1 of Grey County OP Appendix A. 5. Delete all references to the Part of Lot 10, Concession 4 (St. Vincent) from Schedule A-1. 6. Redesignate identified lands from “Institutional” to “Urban Living Area”. 7. Redesignate identified lands from “Major Open Space” to “Urban Living Area”. 8. Incorporate revised Schedule A-1 into the Official Plan.
314.	Schedule B	<ol style="list-style-type: none"> 1. Update Environmental and Resource Features using current GIS data.

Item No.	Policy Number	Details of the Amendment
		<ol style="list-style-type: none"> 2. Revise legend label "Potential Aggregate Resource Area" to "Aggregate Resource Area" 3. Add "Mineral Resource Extraction; Licensed Pits and Quarries" on Schedule B. 4. Reclassify "Wetlands" into "Significant Wetlands" and "Other Wetlands" and revise legend label accordingly. 5. Remove Intake Protection Zones. 6. Incorporate revised Schedule C into the Official Plan.
315.	Schedule C	Incorporate revised Schedule C into the Official Plan.
316.	Schedule C-1	Incorporate revised Schedule C-1 into the Official Plan.
317.	Schedule D	Incorporate new Schedule D into the Official Plan.

