



YOU'RE INVITED!

...TO COMMENT ON THE REVIEW & UPDATE OF THE MUNICIPALITY OF MEAFORD OFFICIAL PLAN

What is an Official Plan?

An Official Plan describes the Municipal Council's policies on how land in the community should be used and helps to ensure that future planning and development will meet the needs of the community. An Official Plan deals with issues such as where housing, employment, agricultural, industrial and commercial uses should be located; what services such as roads, sewers and parks will be needed to support growth; and, the way in which parts of the community will grow or be protected.

The Planning Act of Ontario requires that our Municipality consider the need to revisit the Official Plan every 5 years and it is now time to proceed with an update. The Act requires that the Municipality hold a public meeting to obtain input on the revisions to the plan that may be required.

You can visit <https://www.ontario.ca/document/citizens-guide-land-use-planning/official-plans> for more information about Official Plans.

How Can You Get Involved?

The Municipality is looking for public input on the type and scope of revisions to the Plan to be considered as part of the upcoming review. It is our intention that this input will be obtained through your written and verbal comments & via discussions to occur at a special public council meeting to be held on May 17th, 2021 (as below). **Staff encourage you to contact us if you'd like to comment or if you wish to be added to the mailing list to receive future notices.**

NOTICE OF SPECIAL COUNCIL MEETING TO OBTAIN PUBLIC INPUT ON AN OFFICIAL PLAN UPDATE

TAKE NOTICE THAT the Council of the Municipality of Meaford will hold a Special Meeting of Council on Monday, May 17th, 2021 at approximately 5:00 pm. The meeting will occur electronically, broadcast via the Municipality of Meaford YouTube channel. Those wishing to speak at the meeting must register with the Clerk by noon on May 17th and can speak via telephone or internet. Further details will be provided at the time of registration.

THE PURPOSE of the Special Meeting of Council is to discuss revisions that may be required to the Municipality of Meaford Official Plan following its comprehensive review and to obtain comment from the Public on these matters. Staff have generated a preliminary list of items for consideration which is available at www.meaford.ca/OPReview . The current Official Plan can be viewed on the website at www.meaford.ca/OP or in person at the Municipal Office during usual business hours.

Per: Matt Smith, Clerk
Municipality of Meaford
21 Trowbridge Street West
Meaford, ON N4L 1A1

Liz Buckton, Manager, Development Services
lbuckton@meaford.ca
519-538-1060 X1120

2020 Official Plan Review – Preliminary Scope/Issues List

1. County OP Conformity

- a. Revised forecasts based on Grey County Growth Management Strategy Update.
- b. Ensure D1.9 Municipal Servicing aligns with the County's newly articulated 'hybrid' servicing allocation approach for plans of condo/subdivision.
- c. Review Agricultural, Specialty Agricultural, Mineral Resource Extraction Area and Rural Land Use designations with a specific view to reduce overlap between County and Local OPs, perhaps by deferring to the County policies where no more stringent or restrictive local policy would apply.
- d. Inclusion of updated constraint and feature mapping.
- e. Inclusion of Natural Heritage System policy and mapping.
- f. Inclusion of updated Source Water Protection policies and Events Based Area text and mapping.
- g. Update MDS policies relating to updated MDS Guidelines (Publication 853) ensuring that all optional items have been articulated to reflect municipal practices.
- h. Evaluate in-principle availability of additional lot creation on Rural lands under current lot density permissions vs availability under updated County provisions – determine whether to update policy to confirm, or leave as-is (more restrictive).

2. Employment Lands Supply

- a. Overall assessment based on employment/population forecast and exiting designated lands.
- b. Consider update/alteration to Highway Commercial lands at Helen/Sykes St to allow for certain 'employment' uses in addition.
- c. Consider removal of Edwin Street property/ies from Employment Land Designation to allow renewal for residential purposes.
- d. Review policies as they will apply to development of industrial park at Muir/Grey Rd 7.

3. Legislative Changes

- a. PPS Revisions.
- b. Bill 108 (including Community Benefits Charges/Section 37 & Parkland Dedication Changes).
- c. Aggregate Act changes.
- d. Repeal of Green Energy Act – should detailed policies be included to guide any future amendments for large scale renewable installations?

4. Municipal Plans & Initiatives (completed & in progress)

- a. Affordable Housing Report
- b. Development Charges Background Study
- c. Transportation Master Plan
- d. Facility Rationalization (including a consideration of designation changes to facilitate reasonable after-uses)
- e. Community Safety and Wellbeing Plan
- f. Memorial Park Master Plan
- g. Economic Development Strategy

2020 Official Plan Review – Preliminary Scope/Issues List

- h. Strategic Priorities of Council
- i. Unopened Road Allowances Policy Approach
- j. Well & Waterline Encroachments Policy Approach

5. Greenfield Development & Infrastructure

- a. Review Centre & Union St. and Nelson & Gardner St. planned servicing extension areas. Develop Special Policy Area, Secondary Plan and/or Minimum Density policies to ensure economical/sustainable servicing over the long-term.

6. Rural Character & Rural Settlement Area Policies

- a. Update the vision articulated in the Plan for rural areas and each rural settlement area through public consultation. Adjust objectives and development criteria to reflect this input. These policies should better reflect community values and identity.
- b. Update/amend Kennel provisions with respect to on-farm diversified permissions (in conjunction with review of licensing provisions).
- c. Review policies around farm-help accommodations for adequacy relative to expressed needs by the Agricultural community.

7. Urban Character & Settlement Area Policies

- a. Update the vision articulated in the Plan for the urban settlement area through public consultation, with particular focus on the downtown core and transitional areas.
- b. Review Section B1.4 Downtown Core Transitional Area and establish an alternative approach to facilitate transitional commercial growth and development as a complementary extension to the downtown core.
- c. Review & consult regarding after-uses for Georgian Bay Community School (125 Eliza Street) and nearby property (Aiken St. @ St. Vincent St.) currently occupied by basketball courts and multi-lane running track. Create transitional policy to guide use of the lands following future disposal by the Bluewater District School Board.

8. Heritage & Archaeology

- a. Reflect use of Ministry screening form for archaeological potential and better articulate where studies will be required in support of land use changes and where they are discretionary.
- b. Ensure the policies reflect/function with the HCD framework and advisory committee structure that is in place.
- c. Update with respect to Heritage Act changes.

9. Two-Zone Policies (Trowbridge Street/Bayfield lands) to be updated to reflect Floodplain Study acceptance and provide guiding policy for future redevelopment in accordance with study recommendations & Waterfront Strategy/Downtown Core Commercial policy objectives.

10. Technical and Other

- a. Consider options for inclusion of a Development Approval 'Sunset' Clause.
- b. Site Specific Exception to general RU – Con 4, N Pt. Lot 10, Grey Rd 7

2020 Official Plan Review – Preliminary Scope/Issues List

- c. Review policies for intent: shall vs may; require vs encourage.
- d. Remove references to 'septic failure beds' – consider alternate policy to achieve underlying goal of lot sufficiency for private servicing over the long term.
- e. Create monitoring policy summary/checklist to streamline annual reporting and data collection efforts.
- f. Consolidate OPA 12 (Golf Course); OPA 17 (Rainbow Beach); OPA 18 (35-47 Sykes St N); OPA 19 (Annan);
- g. Evaluate inclusion of high-level policies to address Short Term Accommodation uses within the Municipality.
- h. Evaluate/tweak wording around creation of ROW access at municipal discretion, subject to appropriate agreements.
- i. Evaluate/tweak wording to facilitate land amalgamation for future development purposes, despite interim access or servicing constraints.
- j. Review those uses requiring Site Plan Approval – confirm necessity and/or other tools that should be employed in such circumstances with consideration to scale of use and potential impacts.