

To:	Warden Milne and Members of Grey County Council
Committee Date:	March 23 rd , 2023
Subject / Report No:	Municipality of Meaford Official Plan Update / PDR-CW-12-23
Title:	Approval of Municipality of Meaford Official Plan Update
Prepared by:	Liz Buckton
Reviewed by:	Scott Taylor
Lower Tier(s) Affected:	Municipality of Meaford
Status:	Recommendation adopted by Committee as presented per Resolution CW50-23; Endorsed by County Council April 13, 2023, per Resolution CC29-23.

Recommendation

1. That the **Committee of the Whole** hereby approves updates to the **Municipality of Meaford Official Plan** as adopted by **By-law No. 2022-070**, subject to the following **modifications attached to report PDR-CW-12-23 as Schedule 1 and dated March 23rd, 2023**.

Executive Summary

In November 2022, the Municipality of Meaford adopted updates to their Official Plan via Local Official Plan Amendment (LOPA) #34. Updates to the Plan consider recent changes to the *Planning Act*, the Provincial Policy Statement (PPS), the Grey County Official Plan (GCOP), as well as input from members of the public and agencies. County staff are recommending certain typographical and organizational modifications to the adopted Plan for clarity and ease of implementation. There are also changes to incorporate updated legislative requirements as well as updated policy requirements and permissions of the County's Official Plan established via the 'Recolour Grey' County OP process and more recently via County Official Plan Amendment #11. These proposed modifications have been reviewed by local Municipal Staff and were discussed with Meaford Council at their regular meeting on March 13th, 2023, where Council offered support for the proposed modifications via Resolution # 2023-12-03.

Background and Discussion

The Municipality of Meaford adopted revisions to their Official Plan on November 7th, 2022. A link to the adopted 2022 Official Plan Amendment (OPA#34) has been included in the Attachments section of this report.

As part of the development of the updated Official Plan policies and plan revisions, the Municipality hosted a public survey, provided a variety of public information sessions, workshops and input opportunities, and circulated the Draft OPA to various required agencies per the *Planning Act*. The final adopted version of the OPA incorporates much of the feedback received, as detailed within Meaford Staff Report DEV2022-19, included also within the Attachments section of this report.

The County of Grey is the delegated approval authority for the approval of new lower-tier Official Plans and amendments to update existing plans. Since adoption in November 2022, County and Municipal staff have been working together to explore further necessary changes to the adopted plan amendments. Proposed modifications to the Plan are being recommended to ensure conformity and consistency with planning legislation and policy, including several matters which are updated via (adopted) OPA#11 to the County of Grey's Official Plan, and various matters arising due to recent changes to planning legislation/framework via the *New Homes Built Faster Act (2022)*. Municipal staff have been apprised of the County's proposed modifications, providing an opportunity for related feedback to the County, prior to drafting of this report.

Should the County approve the updates/amendment to the Meaford Official Plan, notice would be given to agencies and members of the public who requested notice, commencing a 20-day appeal period, as per the provisions of the *Planning Act*.

Public and Agency Comments

There were several public and agency comments submitted as part of the development of the updated Meaford Official Plan. These comments have been itemized and addressed within the related (Meaford) Staff Report presented to local Council prior to adoption. A link is included within the Attachments section of this report.

Analysis of Planning Issues – Legislation, Provincial Policy Statement, and Niagara Escarpment Plan

Planning Authorities must have regard for matters of Provincial interest, as set out under the *Planning Act* and must be consistent with the Provincial Policy Statement (PPS) 2020. Decisions must also conform to the County of Grey Official Plan (GCOP) and any Provincial Plans that are in force and effect. The Niagara Escarpment Plan applies to certain areas within the Municipality of Meaford.

Section 2 of the *Planning Act* sets out the matters of Provincial interest which all land use decisions shall have regard for. The matters under this section of the Act cover a broad spectrum of interests, which will not be explored in detail in this report.

Section 1 of the PPS promotes development within settlement areas that can be serviced by municipal water and sewer systems. The urban area of Meaford is designated as a Primary

Settlement Area within the GCOP, having the greatest opportunity for new growth relative to other areas of the Municipality, given that full municipal services are generally available.

Section 1 further promotes the efficient use of land, resources and infrastructure, and promotes infill, intensification and the redevelopment of former brownfield sites. Additionally, this Section of the PPS includes policies guiding conversion of Employment Lands for other purposes.

The Meaford OP provides policy that directs the majority of new residential development to the serviced urban area and requires that all new urban development be serviced appropriately, at densities that make efficient and economical use of lands and infrastructure.

Through the update to Meaford's OP, a new Secondary Plan area is established to facilitate efficient and economical future servicing and use of lands within the Centre/Union/Muir St. area of urban Meaford. These lands are earmarked for future development within the Plan, subject to extension of municipal services and a minimum development density of 60 residential units/net hectare.

Additionally, the adopted Meaford OPA converts a small area of Employment Lands (approximately 1.6ha), with frontage onto Edwin Street in urban Meaford, to the Urban Living Area, as reflected on the amended Schedule A-1. These lands are partially vacant and were previously occupied by a historic hardwood flooring manufacturing company and ancillary retail, prior to a fire in 2017 which caused significant damage to the manufacturing component, leading to discontinuation of the use and removal of the associated structures. These lands are located within a residential neighborhood being surrounded by residential uses on all sides; include a portion of the Georgian Trail along their periphery and are bisected by a partially channeled watercourse. Accordingly, the lands have limited potential for new employment uses from a compatibility of use and setback from sensitive uses perspective. The lands are well suited for residential or mixed-use redevelopment and given the siting of a historic shoreline embankment (Nippissing Ridge) to their south, being approximately 8-10m high in elevation, the lands may accommodate denser/taller residential development forms with quite limited visual impact on the surrounding neighbourhood. This would present a significant opportunity for infill/redevelopment on-site and could potentially facilitate inclusion of more affordable housing options due to this potential for density. As identified within the Land Supply analysis component of the County's 2015 Growth Management exercise (further updated in 2018 and 2021), a vacant supply of 20ha of designated Employment Lands are available within urban Meaford. The subject removal is spatially limited within a residential neighbourhood, will not adversely affect the overall viability of any larger/contiguous employment area, and is not expected to undermine the achievement of allocated employment growth.

Section 2.1 of the PPS provides for the protection of significant natural heritage features within the province. The Meaford OP contains similar environmental and natural heritage policies and mapping to the GCOP. Where feature-specific policies are not included directly within the lower-tier plan/schedules, the plan refers the reader to the applicable policies of the Grey County Official Plan.

Section 2.2 of the PPS provides for the protection, improvement or restoration of water quality and quantity. The Meaford OP includes general policies relating to the protection and investigation of surface and groundwater resources where appropriate within the land use planning and decision-making process. For example, via OPA #34 and suggested modifications, the updated Meaford OP will include mapping and policies relating to Source Water Protection,

the mapped Intake Protection Zones (IPZ) and policies pertaining to fuel-related Event-Based risk areas within the Municipality.

Section 2.3 of the PPS provides for the protection of Prime Agricultural Areas. The Meaford Official Plan Amendment further articulates policies to protect local agricultural lands, resources and potential. The Plan is updated to reflect the 'Agricultural Use', 'Agriculture-Related Use' and 'On-Farm Diversified' use permissions and related change evaluation framework/policy tests as established within the Grey County Official Plan and provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Publication 851).

Sections 2.4 and 2.5 of the PPS speak to protection of mineral, petroleum and aggregate resources, for long-term use. The Meaford Official Plan includes policies relating to the protection, extraction and rehabilitation of lands for mineral, bedrock/shale and aggregate extraction purposes, with the updating OPA expanding these policies to better reflect PPS (2020), Recolour Grey and further refinements to the related policies of the GCOP per County OPA#11.

Section 2.6 of the PPS provides for the protection of built and cultural heritage resources. The updated Meaford OP includes a policy framework for the protection of said resources, further referencing the importance of consultation with indigenous peoples and communities, through the planning process.

Section 3 of the PPS speaks to directing land away from areas of natural and/or manmade hazard. The Meaford OP includes relevant protective policies for such areas, generally prohibiting development within hazardous lands and areas, such as steep slopes, wetlands and floodplain areas. The extent of the mapped Environmental Protection designation shown on the Schedules to the Plan have been delineated together with the Grey Sauble Conservation Authority (GSCA).

County Planning staff are satisfied that the Municipality of Meaford OP, with the proposed modifications in Schedule 1 to this report;

- has regard for matters of Provincial Interest under the *Planning Act*, and,
- is consistent with the Provincial Policy Statement.

Analysis of Planning Issues – County Official Plan

The updated Meaford Official Plan must conform to the purposes and policies of the County Official Plan; however, may also provide more detailed policies than would be provided for in an upper tier plan.

The updated Meaford OP successfully implements a number of policies from Recolour Grey, the County Official Plan, as well as supporting other County initiatives such as housing, transportation, and climate change. The updates to the Meaford Official Plan also reflect several of the policy directions from County OPA 11. Staff would note that although OPA 11 is currently under appeal, none of the changes in the Meaford OP updates pertain to the matters cited in the appeals of OPA 11.

A number of the modifications recommended in Schedule 1 to this report are minor in nature. Some reflect clarification of a policy, while others are in relation to recent changes to the *Planning Act*, PPS, and updates to the County Official Plan. Conformity with the GCOP was a

key element or 'lens' of County staff's review of the adopted Meaford OPA. More substantive changes have been recommended to the Additional Residential Unit (ARU) and Bed & Breakfast Establishment policies of the plan, where refined wording has been included within and across the various sections of the Plan for clarity and continuity purposes.

Section B2.1 'Agricultural Designation' of the Meaford Plan is subject to more substantial suggested alteration through modification as well, with reordering of the policies such that a clear framework of permitted uses and development criteria is established. This framework implements the updated Agricultural Use, Agriculture-Related Use, and On-Farm Diversified Use definitions of the PPS and the related policy permissions and tests within the GCOP and Provincial Publication 851 (Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas). Detailed Rationale for each specific suggested modification, is included within the table, affixed as Schedule 1.

Subject to the detailed modifications in Schedule 1 to this report, County staff consider the updated Meaford Official Plan to conform to the County of Grey Official Plan.

Legal and Legislated Requirements

Sections 17(34) and 21(1) of the Planning Act requires that the County approve, modify, or refuse local official plan amendments for which the County is the designated approval authority.

Financial and Resource Implications

At this time there are no expected financial or staffing considerations beyond those normally encountered in processing an Official Plan update. While there is always the possibility that the Plan could be appealed to the Ontario Land Tribunal, County staff are of the opinion that the Municipality of Meaford has done an excellent job of addressing the various comments that have been brought forward through public outreach and consultation and via circulation of notice.

Relevant Consultation

- Internal: Planning Staff, Legal
- External: Municipality of Meaford, the Public, and required agencies under the *Planning Act*

Appendices and Attachments

[Adopted OPA#34 to Meaford Official Plan](#)

[Meaford Staff Report DEV2022-19 \(OPA34\)](#)

Schedule 1: Proposed Modifications to the Municipality of Meaford Official Plan

Modification #	Section or Schedule	Proposed Modification	Rationale
1	OPA Item 18 Section A2.2.2 (5)	Delete proposed new item #6.	<p>New Item 6 (deleted) read:</p> <p><i>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).</i></p> <p>While this type of boundary adjustment is contemplated within the Planning Act, Section 3.4.2 of Grey County Official Plan (GCOP) speaks to Settlement Area Expansions being permitted <i>'only at the time of a comprehensive review'</i>.</p>
2	OPA Item 26 Section A2.2.4	<p>OPA Item 26 is expanded, adding the following paragraph after the inserted/replacement text ending 'and through Planning Act applications' and before the inserted/replacement text beginning 'Secondary Settlement Areas are...'</p> <p>Add:</p> <p>"A lesser unit density may be considered for new development without amendment to this Plan where specifically provided for within the County of Grey Official Plan and subject to satisfaction of all stipulated criteria and/or policy tests which may apply therein."</p>	<p>The proposed addition here affords an opportunity to consider development densities of less than the minimum 25unit/net hectare in primary settlements, only where certain tests are met.</p> <p>This would afford consideration of site-specific features which may constrain development; encourages intensification through the addition of more compact unit types/forms within development; and requires demonstration of fiscal sustainability for lower-density projects, over their lifespan.</p> <p>This addition relates back to changes to Section 3.5 (5) of the GCOP via OPA11 (2022). The specific text within the GCOP has not been included verbatim within the Meaford Plan as the policy is more permissive than existing policy of the GCOP and at the time of drafting of these modifications and County Staff Report, OPA11 is not yet in force and effect, pending resolution or scoping of appeals received. This general reference would allow for consideration of lesser density in future, subject to the noted criteria in the GCOP, following coming into force and effect of OPA11.</p> <p>The wording within the OPA11 as adopted, reads as follows:</p> <p>'A lesser unit density may be considered for new development only where at least two of the following three criteria are met:</p>

Modification #	Section or Schedule	Proposed Modification	Rationale
			<p>a. The development includes a range of residential unit types including single-detached, semi-detached, townhouses and/or rental apartments;</p> <p>b. It is demonstrated that it is not feasible to meet the minimum lot density based on natural features, existing abnormal lot configuration (e.g., limited road frontage), or lack of suitable infrastructure; or,</p> <p>c. It is demonstrated that the infrastructure is financially sustainable throughout its life-cycle, including replacement costs. This demonstration should include an analysis of the current costs of the infrastructures, as well as projected maintenance and replacement costs, versus the tax dollars the development will generate. Coordination with municipal or county asset management plans is recommended here.'</p>
3	OPA Item 65 Section B1.1.3	Amend section reference from 'B1.1.4.A' to " B1.1.4.2 "	Typographical.
4	OPA Item 66 Section B1.1.4	<p>The deletions within OPA Item 66 are maintained and expanded by additionally deleting the first paragraph under the new subheading B1.1.4.1 Additional Residential Units, in its entirety.</p> <p>The replacement (new) text via OPA Item 66 is deleted, and the section is further amended by addition of the following:</p> <p>"In the Urban Living Area a maximum of two Additional Residential Units are permitted on a lot, together with the main unit.</p> <p>Additional Residential Units may be permitted in a single, semi-detached or townhouse/rowhouse dwelling, with no more than one Additional Residential Unit being permitted within a detached accessory building.</p> <p>Such units may only be established where:</p>	<p>This section has been re-worked to act as a base policy to which Additional Residential Unit (ARU) permissions in later sections of the OP can refer back to.</p> <p>The permissions within the <i>Planning Act</i> pertaining to Additional Residential Units have changed with recent Bill 23, and certain restrictions have been established limiting a municipality's ability to impose minimum floor area provisions or enhanced parking requirements (no more than 1 space/unit) on ARUs.</p> <p>Further, provisions of the Act relating to the application of Site Plan Control to residential development of 10 or fewer units have been removed, and this tool would no longer apply to this scale of development, thus related policy text has been removed.</p>

Modification #	Section or Schedule	Proposed Modification	Rationale
		<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) Where an Additional Residential Unit is proposed in a detached accessory building, the unit shall have a lesser floor area than the primary residential building on-site.”</p>	
5	OPA Item 67 Section B1.1.4.2	<p>A new subsection titled “B1.1.4.2 Garden Suites’ is added.</p> <p>The text proposed to be added via OPA Item #67 is maintained, however item b) iii) is further amended by deleting the text ‘additional residential unit’ and replacing it with “garden suite”.</p>	<p>This edit via OPA Item 67 was framed as a replacement of existing text, however it is instead an ‘addition’ of text. This modification clarifies its addition.</p> <p>This section pertains to garden suites, this modification is for correction/clarification.</p>
6	OPA Item 70 Section B1.1.7	<p>The amendment proposed via OPA Item 70 is deleted.</p> <p>Section B1.1.7 of the Meaford Official Plan is further amended by deleting the section in its entirety, and replacing it with the following:</p> <p>“B1.1.7 Bed and Breakfast Establishments</p> <p>Bed and Breakfast Establishments Bed and breakfast establishments are permitted in single detached dwellings however are subject to Site Plan Approval. The standards of the implementing Zoning By-law shall be designed to ensure:</p> <p>a) the use is located within the principal residence of the owner/operator and that only persons residing in the dwelling shall operate a Bed & Breakfast Establishment;</p> <p>b) the use preserves the character of the dwelling as a private residence;</p>	<p>This section has been re-worked to act as a base policy to which B&B permissions in later sections of the OP can refer back to.</p> <p>This new section largely replicates the existing policy, together with the prohibition that had been proposed via amendment which would prohibit B&Bs in ARU/Garden Suite units. This amended section incorporates the B&B provisions that were articulated separately in the new Short Term Vacation Rentals (STVR) policies added at B1.1.8 of the Plan, and then refers the reader back to the STVR policies for consideration of change requests, where specific criteria are outlined to guide decision-making.</p>

Modification #	Section or Schedule	Proposed Modification	Rationale
		<p>c) the use is licensed annually in accordance with Municipal Lodging and Bed and Breakfast Licensing or other Short Term Vacation Rental by-law, as amended;</p> <p>d) adequate parking facilities are provided on the lot for the proposed use;</p> <p>e) signage advertising the use is to be designed and located in accordance with the Municipality's sign by-law;</p> <p>f) additional residential units and garden suites shall not be used for Bed and Breakfast Establishments;</p> <p>g) the construction or conversion of buildings accessory to the dwelling to accommodate guests, shall not be permitted;</p> <p>h) the proposed use 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>i) separate kitchen or dining areas for guests may be provided. Establishment of a restaurant catering to persons other than guests shall not be permitted.</p> <p>j) no more than three bedrooms are available for guests. Proposals to exceed three bedrooms may be considered on a site-by-site basis and will be evaluated against the Short Term Vacation Rentals policies of Section B1.1.8.7 and B1.1.8.8 of this Plan.</p> <p>The implementing zoning by-law shall define a bed and breakfast establishment and further detail the conditions under which a bed and breakfast establishment may be permitted.”</p>	
7	OPA Item 71 Section B1.1.8	The new Section B1.1.8 added via OPA Item 71 is amended as follows:	

Modification #	Section or Schedule	Proposed Modification	Rationale
		<p>“Item B1.1.8.7 Special provisions applicable to Bed and Breakfast Establishments, including subsection (a) (b) and (c) are deleted. The following polices are renumbered accordingly.”</p> <p>Renumbered sub policy B1.1.8.9 (formerly B1.1.8.10) is further amended by deleting the quotation marks around ‘Additional Residential Units’ and the text ‘(per the Ontario Planning Act)’.</p>	<p>The B&B special provisions here have been consolidated within the B&B policy section at B1.1.7.</p> <p>Given changes to the Planning Act via Bill 23 and the fact that new Section B1.1.8 is a base policy that STVR permissions later in the OP relate back to, this section has been amended to remove the reference to ARUs ‘as articulated in the Planning Act’.</p> <p>ARUs were previously <i>required</i> by the Act without stated distinction for siting/servicing, but the wording of the Act has changed such that there is now instead a <i>prohibition</i> against policies or by-laws preventing such units from being established on parcels of urban (serviced) residential land. Later sections of the plan pertaining to rural areas, secondary settlements, and the shoreline areas will refer back to this policy and in those settings, ARUs are not ‘per the Act’ but instead are discretionary.</p>
8	OPA Item 73 Section B1.1.9.2	Renumbered section B1.1.9.2 is further amended by deleting the words ‘Day Nursery’ and replacing them with “A child care centre” .	Day Nurseries Act was replaced with Child Care and Early Years Act, 2014.
9	OPA Item 96 Section B1.6.3	The amended wording, replacing deleted text within Section B1.6.3 is further amended such that the second bullet point reads: “A child care centre as an accessory use to an approved institutional use”	<p>Currently reads “Day Nursery”</p> <p>Day Nurseries Act was replaced with Child Care and Early Years Act, 2014.</p>
10	OPA Item 112 Section B1.8.4	<p>The final sentence of the amended (new) policy B1.8.4 is deleted and replaced, as follows:</p> <p>“All 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>	<p>The adopted policy reads:</p> <p><i>“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.”</i></p> <p>The intent of this policy is that all residential development within the Special Policy and/or Secondary Plan Area achieve a minimum density of 60 units per net hectare. This would apply to standalone residential development, as well as mixed-use development. The wording has been slightly amended for clarity.</p>
11	OPA Item 112	OPA Item 112 is further amended by adding the following text, at the end of the first paragraph of new Section B1.8.4 following the words	The proposed addition here includes transition provisions to apply to the Centre/Union Secondary Plan area, to ensure that existing partially approved

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	Section B1.8.4	<p>'until the Secondary Plan has been approved by Council as an amendment to this Plan.'</p> <p>Add:</p> <p>“The foregoing will not limit the ability of existing approved developments or draft approved plans of subdivision/condominium to be built, provided that development complies with Provincial and Federal legislation relating to endangered species habitat. Nothing in this Plan shall limit the ability of implementing zoning amendments, part lot control by-laws, site plans or minor variances to implement the existing approved development or draft approved plans of subdivision / condominium.</p> <p>Further, this Section shall not limit the ability of the approval authority to revise the conditions of draft approval in accordance with the Planning Act. Should additional redline revisions, zoning amendments, part lot control by-laws, site plans, or minor variances be required, additional studies identified in this Plan will not be required, unless:</p> <ul style="list-style-type: none"> • Already required by existing draft conditions or a site plan agreement; • Conditions are revised in accordance with the Planning Act; • It is required by Provincial and Federal regulations; • The development is proposing to develop new lands that were not previously scheduled for development, or studied by previous background studies; • Major changes are being proposed to a development that significantly alters the original draft approval development (e.g. doubling the density of a draft plan of subdivision, developing in new lands, etc.). <p>Any application under the Planning Act, which was commenced and determined by the approval authority to be a complete application may be continued and finally disposed of under the former Municipality of Meaford Official Plan as it read on the day the matter or proceeding was commenced.”</p>	<p>applications may continue or be further amended as may be necessary, prior to approval of the implementing Secondary Plan.</p>

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12	OPA Item 113 Section B2.1.2	<p>OPA Item 113 is amended by deleting the text 'Move section to before B2.1.1'.</p> <p>The further deletion and replacement of text via OPA Item 113 is maintained.</p>	<p>Each of the Official Plan designations follow the same format:</p> <p>Bx.1.1 = Objectives</p> <p>Bx.1.2 = Location</p> <p>Bx.1.3 = Permitted Uses</p> <p>By maintaining this text in its current location, it follows this common format and further, prevents the need to amend all of the section numbering later in this section, and later in the Official Plan where policies refer back.</p>
13	OPA Item 115 Section B2.1.3	<p>The new (replacement) policy B2.1.3 (5) is deleted, together with the following table and the first paragraph of the following section entitled 'Other Uses'. The second paragraph beginning with 'Secondary uses....' is maintained.</p> <p>A new/replacement subsection (5) is added, reading as follows:</p> <p>5. "In addition to the above, the following other uses may be permitted:</p> <ul style="list-style-type: none"> a. Accessory Residential Uses per B2.1.4.4 of this Plan; b. Garden Suites per B1.1.4.2 and E1.2 of this Plan; c. Licensed aggregate operations identified as Mineral Resource Extraction on Schedule B; d. Sand and/or gravel operations proposed within Potential Aggregate Resource Areas identified on Schedule B; e. Wayside pits and quarries; f. Portable asphalt or concrete plans used for a specific public use contract; g. Forestry; h. Conservation uses; i. Institutional uses on existing lots, serving those segments of the population whose primary means of transportation is via horse and buggy and active transportation, subject to applicable policies of the Grey County Official Plan." 	<p>The following few modifications relate to a reorganization of the policies of the Agricultural Designation. The reordered/rearranged sections that follow, are intended to align with the use categories established within the Provincial Policy Statement (PPS), GCOP and Provincial Agricultural Use Guidelines.</p> <p>By ordering the development criteria/use-specific policies under these various headings (ag-related; on-farm diversified use, etc.), it can be more clearly articulated how change requests are to be considered and to discern which policy requirements of the GCOP and Provincial Guidelines would apply to such applications.</p> <p>The OPA as adopted by Meaford Council proposed edits to various policy sections within the existing Agricultural Designation – these edits, or their effect, have been largely maintained within the re-organized sections of the Plan. Some sections have required modification to the content for conformity purposes. Staff note that the pre-existing Meaford policy was written to conform to the 'old' Grey County Official Plan and prior to PPS (2014). These updated policy documents embrace quite a different framework for Ag/Ag-Related/On-farm Diversified uses and their sizing than the 'small scale commercial/industrial use framework' that preceded them.</p> <p>A new table of contents for the Agricultural Designation (as modified by the following items) is as follows:</p> <p>B2.1.1 Objectives</p>

Modification #	Section or Schedule	Proposed Modification	Rationale
			<p>B2.1.2 Location</p> <p>B2.1.3 Permitted Uses</p> <p>B2.1.4 Development Policies</p> <p>B2.1.4.1 The Creation of New Lots</p> <p>B2.1.4.2 Other Types of Consent</p> <p>B2.1.4.3 Farm Consolidations</p> <p>B2.1.4.4 Accessory Residential Uses</p> <p>B2.1.4.4 A) Additional Residential Units</p> <p>B2.1.4.4 B) Farm Help Accommodation</p> <p>B2.1.4.4 C) Temporary Farm Help Accommodation</p> <p>B2.1.4.5 Agricultural-Related Uses</p> <p>B2.1.4.5.1 Farm Produce Outlets</p> <p>B2.1.4.5.2 Wineries</p> <p>B2.1.4.6 On Farm Diversified Uses</p> <p>B2.1.4.6.1 Bed & Breakfast Establishments</p> <p>B2.1.4.6.2 Home Occupations & Custom Workshops</p> <p>B2.1.4.6.3 Home & Farm Industries</p> <p>B2.1.4.6.4 Farm Exhibitions & Agricultural Tourism</p> <p>B2.1.5 Implementing Zoning By-law</p>
14	Section B2.1.4.1	Subsection B2.1.4.1 (ii) of the Meaford Official Plan is amended by deleting the text 'and/or if a non- farm lot(s) has already been severed from the original township parcel. The creation or acquisition of a lot by a public authority will not be considered as	This requirement has been removed from the GCOP.

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		a previous severance providing this does not result in another remnant lot.'	
15	OPA Item 123 Section B2.1.4.4	<p>The new (replacement) text within OPA Item 123 pertaining to B2.1.4.4 preamble and item (a), is deleted. The remainder of OPA Item 123 is maintained.</p> <p>New replacement text is inserted as follows:</p> <p>“B2.1.4.4 Accessory Residential Uses</p> <p>a) Additional Residential Units:</p> <p>In the Agricultural, Rural or Specialty Agricultural designations a maximum of two Additional Residential Units are permitted on a lot, together with the main unit.</p> <p>Additional Residential Units may be permitted in a single, semi-detached or townhouse/rowhouse dwelling, with no more than one additional residential unit being permitted within a detached accessory building.</p> <p>Such units may only be established where the requirements of subsection B1.1.4.1 a) b) and c) are met, and subject to the following:</p> <ul style="list-style-type: none"> a) an additional residential unit in a detached accessory building shall only be permitted where the lot is of sufficient size to accommodate individual on-site sewage and water service for the use; b) a detached accessory building containing an additional residential unit shall be located within the farm building cluster and shall be sited in compliance with the Provincial Minimum Distance Formulae. c) In no case shall more than three permanent residential units be established on a farm property, however housing for temporary farm labour shall not be included within this total.” 	This policy links back to the base ARU policy established at B1.1.4.1 (a,b,c) and sets out additional ‘Ag/Specialty Ag/Rural’ designation-specific criteria, requiring the unit be located within the farm building cluster, meet MDS and be located on a lot of sufficient size to support private servicing of the main and additional units.

Modification #	Section or Schedule	Proposed Modification	Rationale
16	OPA Items 124 through 128, inclusive	The amendments proposed via OPA Items 124 through 128, inclusive, are hereby deleted.	<p>The content/effect of these amendments have been largely maintained within the reorganized sections to follow. These sections of the OPA are deleted due to the complexity of individually maintaining the policy-specific changes, while also reorganizing the section order and numbering.</p> <p>The revised Agricultural Designation of the Plan (per the following modifications) follows the Table of Contents, outlined above RE: OPA Item #115</p>
17	Section B2.1.4.5 Meaford Official Plan (Agriculture-Related Uses)	<p>Sections B2.1.4.5; B2.1.4.6; B2.1.4.7 and B2.1.4.8 of the Meaford Official Plan are hereby deleted.</p> <p>New policy B2.1.4.5 is inserted, as follows:</p> <p>“B2.1.4.5 Agriculture-Related Uses</p> <p>Agriculture/Farm-related uses in the Rural, Agricultural and Specialty Agricultural Designations shall be permitted subject to the following provisions.</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>	This text was added via the adopted OPA and has been reordered/numbered.

Modification #	Section or Schedule	Proposed Modification	Rationale
		<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 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; e) Uses shall be directly related to the farm operations in the area; f) Uses shall be supportive of agriculture by increasing capacities of existing agricultural operations in the area; g) Uses shall provide direct products and/or services to farm operations as a primary activity; and h) Uses shall benefit from being near farm operations that they serve.” 	
18	Section B2.1.4.5.1 Meaford Official Plan (Farm Produce Outlets)	<p>New policy B2.1.4.5.1 is inserted as follows:</p> <p>“B2.1.4.5.1 Farm Produce Outlets</p> <p>A Farm Produce Outlet is a premises accessory to an agricultural use where the majority of the products sold are produced or grown on the same lot. Such use would not typically include extended retail offerings beyond on-farm and locally grown produce, nor any café/small restaurant or similar hospitality use.</p> <p>Such use in the Rural, Agricultural and Specialty Agricultural Designations may be permitted as of right in the Zoning By-law and shall be subject to Site Plan Control. Requests to extend</p>	<p>Farm Produce Outlets were previously at B2.1.4.7.5 of the Meaford Official Plan. These are Ag-related uses where primarily selling locally grown produce/goods.</p> <p>Uses which include expanded retail components or value-added uses may be subject to the OFDU policies of the plan and change requests to add such items would need to be considered in-keeping with the OFDU framework and guidance within the GCOP and Ag Guidelines.</p>

Modification #	Section or Schedule	Proposed Modification	Rationale
		<p>the size or scope of use beyond such as-of-right permissions of the By-law shall be evaluated against those criteria within B2.1.4.5 a) through h).</p> <p>A Farm Produce Outlet may occur alongside or together with permitted On-Farm Diversified Uses, however those components are size/scale limited and where such uses are not permitted on an as-of-right basis within the Zoning By-law, change requests will be evaluated against section B2.1.4.6, of this plan, the policies of the Grey County Official Plan and the Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, as may be amended from time to time.</p> <p>This section shall not restrict a seasonal agricultural stand, subject to the standards of the implementing zoning by-law, where accessory to an agricultural use.”</p>	
19	<p>Section B2.1.4.5.2 Meaford Official Plan (Wineries)</p>	<p>New Policy B2.1.4.5.2 is inserted as follows:</p> <p>“B2.1.4.5.2 Wineries</p> <ul style="list-style-type: none"> i. Farm wineries shall be permitted in the implementing zoning by-law as part of a farm operation. ii. The production of wine from a farm shall be subject to the following criteria: <ul style="list-style-type: none"> a) All wines produced are to be made predominantly from fruit grown within the Municipality of Meaford by that farm operation, with the balance being predominantly from Ontario fruit; b) All wines produced are to be made predominantly from fruit crushed and fermented by that farm operation. iii. The retail sale of wine produced by the farm operation shall be permitted. The implementing zoning by-law shall permit accessory retail sale of wine on an as-of-right basis up to 18.5 square meters (200 square feet) provided it does not conflict with any minimum floor area for licensing approval. Expanded retail area may be considered via Zoning By-law 	<p>This section was previously at B2.1.4.9 of the Meaford Official Plan.</p> <p>It has been relocated/renumbered.</p> <p>Minor changes to the text have been introduced to reflect the sizing considerations for Ag-Related uses under the GCOP and provincial Ag Guidelines.</p> <p>An as-of-right permission for retail sale of wines from a farm winery has been maintained on a very small scale. It is noted that expanded retail area may be considered by Zoning Amendment. This may occur under the size-unlimited Ag-related policies, where those policy tests are satisfied (B2.1.4.5. of the Plan) OR may be considered as an On-Farm Diversified Use, where the use does not qualify as Ag-related and instead should be evaluated against policies of B2.1.4.6.</p> <p>In either setting, hospitality/tasting uses would be an On-Farm Diversified component of the use and thus are limited in scale and to properties of certain minimum sizes within the Ag (20ha); Specialty Ag (10ha) and Rural Designations.</p>

Modification #	Section or Schedule	Proposed Modification	Rationale
		<p>Amendment, subject to the provisions of sections B2.1.4.5 and B2.1.4.6 of this Plan, as may apply.</p> <ul style="list-style-type: none"> iv. An accessory hospitality/tasting room shall be permitted on lots greater than 2 hectares in the Rural Designation, greater than 10ha in the Specialty Agricultural Designation, and on lots greater than 20 hectares in the Agricultural Designation. The combined floor area for the retail sales and tasting room shall not exceed 75 square meters (800 square feet). Site Plan Control may apply. v. Requests for expanded hospitality/tasting floor area, beyond the sizing identified in (iv) above, may be considered via Zoning By-law Amendment, subject to the provisions of section B2.1.4.6 of this Plan relating to On-Farm Diversified Use. vi. A farm winery may exist in combination with other agriculture-related or On-Farm Diversified uses permitted by this Plan. vii. Where special events and related temporary structures are proposed accessory to a farm winery use, they may be permitted subject to the issuance of a special event permit or entertainment event license by the Municipality of Meaford.” 	
20	Section B2.1.4.6 Meaford Official Plan (On-Farm Diversified Uses)	<p>New Policy B2.1.4.6 is inserted as follows:</p> <p>“B2.1.4.6 On Farm Diversified Uses</p> <p>A variety of uses may qualify as on-farm diversified uses based upon the Provincial Policy Statement (PPS) definition. On-farm diversified uses should be related to agriculture, supportive of agriculture, or able to co-exist with agriculture without conflict. On-farm diversified uses are intended to enable farm operators to diversify and supplement their farm income, as well as to accommodate value-added and agri-tourism uses in agricultural areas.</p>	This is a new policy, added based on related wording within the Provincial Ag Guidelines and GCOP. It sets out general policy tests for On-Farm Diversified Uses, which are size/scale limited. More specific development policies to follow, refer back to the general OFDU policy tests for change-request applications where the permitted/as-of-right provisions would be exceeded.

Modification #	Section or Schedule	Proposed Modification	Rationale
		<p>On-Farm Diversified uses shall be limited in size and scale as detailed within the County of Grey Official Plan and the use-specific policies of this Plan.</p> <p>On-farm diversified 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) The use or activity does not interfere with, or generate off-site adverse impacts, and is <i>compatible</i> with surrounding uses, b) The use or activity can be sustained by local service levels and <i>infrastructure</i>, c) The buildings to be used meet all <i>Building Code</i> requirements for the type of use being proposed, d) The scale of the operation is secondary to the active agricultural use on the farm property, and appropriate to the site and the surrounding area, e) The timing and duration of activities does not hinder agricultural operations on site or in the area, f) For special events, the use or activity represents an occasional activity and is not a regular occurring activity and does not have permanent structures, and on-site parking can be accommodated without impacting the agricultural operation.” 	
21	<p>Section B2.1.4.6.1 Meaford Official Plan (Bed & Breakfast Establishments)</p>	<p>New Policy B2.1.4.6.1 is inserted as follows:</p> <p>“B2.1.4.6.1 Bed & Breakfast Establishments</p> <p>Bed and Breakfast Establishments are permitted in a rural residential context and on farm-properties as an On-Farm Diversified Use. The standards of the implementing Zoning By-law shall be designed to ensure that the considerations identified within section B1.1.7 of this Plan are appropriately addressed.</p> <p>Proposals to expand the scale of a Bed and Breakfast Establishments beyond the three-bedroom maximum identified in this plan, may be considered on a site-by-site basis and will be evaluated against the Short Term Vacation Rentals policies of</p>	<p>Bed & Breakfast Establishments were previously included under Section B2.1.4.5 of the Meaford Plan, this section has been moved and revised. It now clarifies that such uses are permitted in a rural residential and on-farm diversified context, and links back to the base B&B policies earlier in the Plan.</p> <p>Proposals to extend beyond those base provisions, would be subject to the tests of the STVR policies, and to the maximum scale provided for under B2.1.4.6 of the Plan, where being pursued on a farm-property as an On-Farm Diversified Use.</p>

Modification #	Section or Schedule	Proposed Modification	Rationale
		<p>Section B1.1.8.7 and B1.1.8.8. Where located on a farm-property as an On-Farm Diversified use, the general provisions of B2.1.4.6 will additionally apply.”</p>	
22	<p>Section B2.1.4.6.2 Meaford Official Plan (Home Occupations and Custom Workshops)</p>	<p>New Policy B2.1.4.6.2 is inserted as follows:</p> <p>“B2.1.4.6.2 Home Occupations and Custom Workshops</p> <p>The Municipality recognizes that the nature of farming is changing and that additional activities, such as home occupations and custom workshops can be carried out in the Rural, Agricultural and Specialty Agricultural designations and not have an adverse impact on agricultural uses. Such uses will be permitted as-of-right in the implementing zoning by-law, subject to certain criteria</p> <p>Home occupations are typically professional work activities that are carried on within the residential dwelling that typically do not involve the retail sale of goods and services. In addition, such uses generally occupy 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) and do not change the character of the dwelling. Such uses will be permitted as-of-right in the implementing zoning by-law, subject to certain criteria.</p> <p>Custom Workshops: A custom workshop is where a building or part of a building is used by a trade, craft or guild for the manufacture in small quantities of made-to-measure clothes or articles and shall include baking, custom woodworking, dressmaking, upholstering, weaving, repair, refinishing of antiques and other art objects, ceramic making, painting, sculpting, and the repair of personal effects.</p> <p>A Custom Workshop shall not include metal spinning or refinishing of automobiles, and further does not include any factory production or any shop or factory otherwise classified or defined in the implementing Zoning By-law.”</p>	<p>This section was included previously as B2.1.4.6 of the Meaford Official Plan. It has been relocated/numbered. The proposed edits via the adopted OPA have been maintained.</p>

Modification #	Section or Schedule	Proposed Modification	Rationale
23	Section B2.1.4.6.3 Meaford Official Plan (Home & Farm Industries)	<p>New Policy B2.1.4.6.3 is inserted, as follows:</p> <p>“B2.1.4.6.3 Home & Farm Industries</p> <p>Home/Farm Industries are small-scale industrial uses that are accessory to agricultural uses and/or a single detached dwelling and may be located in an accessory building or in the main building. Such uses may also support the agricultural industry in the area but may not meet the specific criteria for consideration as an Agricultural-related Use. These uses should not detract from the primary use of the property for agricultural or residential purposes.</p> <p>Home/Farm Industries may include welding, carpentry or machine shops, or agriculturally related uses that involve the processing or transportation of regionally produced agricultural crops or other products. The accessory retail sales of products produced in the home industry is also permitted. The repair, storage or sale of motor vehicles is not considered to be a home industry.</p> <p>Home/Farm Industries, being On-Farm Diversified Uses, shall be limited in size and scale as detailed within the County of Grey Official Plan. These industries are permitted in the Rural, Agricultural and Specialty Agricultural Designations, subject to Site Plan Control, however, may not occur on properties of less than 20 hectares in size in the Agricultural Designation, nor on parcels having less than 10ha of agriculturally productive area in the Specialty Agricultural Designation.</p> <p>As-of-right permissions may be established within in the implementing zoning by-law in the Rural, Agricultural and Specialty Agricultural Designation, to the scale identified below. Proposals to expand the size and scale of a Home/Farm Industry beyond the as-of-right permissions provided, may be considered on a site-by-site basis and will be evaluated against general</p>	<p>This section was formerly at B2.1.4.7.4 of the Meaford Official Plan.</p> <p>The adopted revisions which amended the wording to ‘on farm diversified uses’ have not been maintained, as OFDU is the broader category of use, to which more general policy considerations apply. Uses under <i>this</i> section are more accurately described as Home or Farm-Industries (a certain type of OFDU).</p> <p>The existing policy wording within the Meaford OP related back to the small scale comm/industrial policies of the GCOP pre: PPS2014, 2020 and the Provincial Agricultural Guidelines.</p> <p>Most of the existing OP wording has been maintained, however the distinction that these uses are ‘OFDU’ requires that the size/scale limitations of the GCOP and Provincial Ag Guidelines be applied.</p> <p>As such, home industries would be prohibited on lots of less than 20ha in the Agricultural designation, and on lots having less than 10ha of agriculturally productive land in the Specialty Agricultural Designation.</p> <p>Per the GCOP, OFDU’s are limited to the sizes set out in Table 8 of the Plan, which cap OFDU uses to the lesser of 2% of the property size to a maximum of 8000m², with buildings limited to not more than 20% of that overall area.</p> <p>For smaller rural parcels, less than 20ha in size, this is reduced to the lesser of 2% of the lot area, to a maximum of 2000m², though municipalities may exceed these provisions for home occupations/custom workshop uses as articulated within their Zoning By-law.</p>

Modification #	Section or Schedule	Proposed Modification	Rationale
		<p>provisions of B2.1.4.6 and the policies of the Grey County Official Plan.</p> <p>The implementing zoning by-law will address the following considerations:</p> <ul style="list-style-type: none"> a) Home/Farm Industries will not be permitted on properties of less than 20 hectares in size in the Agricultural Designation, nor on parcels having less than 10ha of agriculturally-productive area in the Specialty Agricultural Designation; b) In the Rural Designation, a home/farm industry may be permitted on lots having a minimum area of 6.0 hectares or greater; c) the building housing a home/farm industry should be located within the existing farm-building cluster, where located on a farm property; d) As-of-right permissions will limit the area of a home industry on the lot to not more than 800 square metres inclusive of buildings, outdoor storage, landscaped areas/buffering, dedicated servicing infrastructure, parking and new, dedicated access roads or laneways. The gross floor area of buildings used for home/farm industry purposes will be limited to a maximum of 240 square metres; e) Home/Farm Industries should be setback from all lot lines by a minimum of 30 meters. A lesser lot line setback may be considered by zoning amendment where it can be demonstrated that the use will not negatively affect adjacent properties. f) any open storage associated with the home/farm industry should be screened from view from public roads and neighbouring residences g) any retail component associated with the home/farm industry should be clearly accessory to the use and not detract from the primary use of the property.” 	
24	B2.1.4.6.4 Meaford Official Plan (Farm-related exhibitions and	<p>New policy B2.1.4.6.4 is inserted, as follows:</p> <p>“B2.1.4.6.4 Farm-Related Exhibitions and Agricultural Tourism Establishments</p>	<p>This section was previously located at B2.1.4.8 of the Meaford Official Plan. It has been moved/renumbered.</p> <p>The changes within the adopted OPA applicable to this section, have been maintained.</p>

Modification #	Section or Schedule	Proposed Modification	Rationale
	Agricultural Tourism Establishments)	<p>Council supports the development of uses that promote the importance of the agricultural community. On this basis, uses such as farm related exhibitions and agricultural tourism uses and agricultural business shall be permitted.</p> <p>Agricultural Tourism ('Agri-tourism') refers to the act of visiting a working farm or any agricultural, horticultural or agribusiness operation for the purpose of enjoyment, education or active involvement in the activities of the farm where the principle activity on the property remains farming and where products used in the activity are produced on the property or related to the farm.</p> <p>Such activities may include: farm machinery and equipment exhibitions, farm tours, farm holiday- related exhibitions and small-scale educational establishments that focus on farming instruction , a hay or corn maze, petting zoo, hay rides and sleigh, buggy or carriage rides, processing demonstrations; pick-your-own produce and farm themed playgrounds and other similar uses. Such uses shall be permitted in the Agricultural, Rural and Specialty Agricultural designations and are encouraged to locate in existing farm buildings wherever possible.</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>Prior to approving an amendment for a farm related exhibition or agri-tourism use, Council shall be satisfied:</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; 	

Modification #	Section or Schedule	Proposed Modification	Rationale
		<p>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;</p> <p>e) the use will have safe ingress and egress from a year-round maintained public road;”</p>	
25	OPA Item 130 Section B2.2.3	<p>The replacement text identified within Item 130 of the OPA is deleted and further replaced as follows:</p> <p>“1. The principal use of land in the Specialty Agricultural designation shall be agriculture as defined in subsection B2.1.3.1 of this Plan. All types and sizes of agricultural uses and their related buildings and structures shall be permitted.</p> <p>2. Agriculture-related and On-farm Diversified uses, as defined in Section B2.1.3.1 of this Plan shall also be permitted based on policies established in Sections B2.1.4.4 through B2.1.4.6 and other applicable policies of this Plan, the Grey County Official Plan and provincial guidelines.</p> <p>3. In addition to the above, the following other uses may be permitted:</p> <p>a) Accessory Residential Uses per B2.1.4.4 of this Plan; b) Garden Suites per B1.1.4.2 and E1.2 of this Plan; c) Licensed aggregate operations identified as Mineral Resource Extraction on Schedule B; d) Sand and/or gravel operations proposed within Potential Aggregate Resource Areas identified on Schedule B; e) Wayside pits and quarries; f) Portable asphalt or concrete plans used for a specific public use contract; g) Forestry; h) Conservation uses.</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</p>	Specialty Agricultural Permitted Uses - This section has been further modified to follow the same format as the Agricultural Designation, with minor edits to the wording for clarity and to ensure the range of permitted uses aligns with the related GCOP policies.

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		<p>electricity generation facilities and transmission and distribution systems, and that secondary uses require technical approval from Hydro</p> <p>One Networks Inc.”</p>	
26	OPA Item 133 Section B2.2.3	<p>The replacement text for Section B2.3.3 (a) identified within Item 133 of the OPA is deleted and further replaced, as follows:</p> <p>“B2.3.3 a) uses listed in B2.1.3 of this Plan subject to the applicable policies of this Plan, the Grey County Official Plan and provincial guidelines;”</p>	<p>Rural Permitted Uses</p> <p>The adopted policy wording links back to the permitted uses identified within the Agricultural Designation per B2.1.3.</p> <p>As other policies within this section give specific section references to the development policies/criteria that apply, this text has been added to clarify that these same uses are permitted and are also subject to the related Development Policies as are outlined within Agricultural Designation/section of the Plan. This list of permitted includes accessory residential uses at B2.1.4.4; Garden Suites at B1.1.4.2 & E1.2 of the Plan.</p>
27	OPA Item 134 Section B2.3.4	<p>Notwithstanding OPA Item 134, the Section heading “B2.3.4 Development Policies” is maintained.</p> <p>Replaced (New) policy B2.3.4 is renamed as “B2.3.4.1 (a) Consent Policies – Agricultural Parcels”</p>	<p>The Section Heading B2.3.4 Development Policies has been maintained, such that this Rural Designation will follow the layout of the other designations of the Plan, where Section BX.X.4 is ‘Development Policies’</p> <p>The following section amendments will establish the consent policies within B2.3.4.1 as items (a) Agricultural Parcels (b) Residential Parcels and (c) Other uses.</p> <p>This further allows that all existing development policies can maintain existing numbering/references:</p> <p>B2.3.4.1 – Consent Policies (a)(b)(c) B2.3.4.2 – Institutional Uses B2.3.4.3 – Commercial Dog Kennels B2.3.4.4 – Cemeteries And so on...</p>

Modification #	Section or Schedule	Proposed Modification	Rationale
		<p>Sub-item (1) is amended by:</p> <p>Inserting the text “lot creation may be considered up to the lot density maximums identified within Section B2.3.4.1 (b) (1).” following the words ‘Rural Designation’</p> <p>And, further by replacing ‘10’ with “20” in both instances.</p> <p>Replaced (New) policy B2.3.4.1 (b)(5) is amended by deleting the words ‘land use type’ and replacing them with “Designation”</p>	<p>This added text has been included to clarify that the lot density maximums of B2.3.4.1 (b) (1) also apply to agricultural parcels. Further, per the Rural Designation of the GCOP, a lot of 20ha or larger is considered to be ‘farm sized’ within that designation.</p> <p>This policy will now read:</p> <p><i>1) Within the Rural Designation, lot creation may be considered up to the lot density maximums identified within Section B2.3.4.1 (b) (1). The minimum lot size for newly created farm-sized lots shall be 20 hectares. Lots less than 20 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.</i></p> <p>This change has been made for consistency and clarity purposes, providing specific reference to the ‘Rural Designation’ of the Plan.</p>
28	OPA Item 135 Section B2.3.4.1 & New B2.3.5	<p>New policy B2.3.5 is renamed as “B2.3.4.1 (b) Consent Policies – Residential Parcels”</p> <p>Sub-item (2) is expanded by adding the following:</p> <p>“New lot creation less than 0.4ha in size shall only be considered with the successful completion of a nitrate study demonstrating that the lot can be serviced in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5 Series Guidelines, or any successor thereto.”</p>	<p>This policy is amended to reflect a requirement for a nitrate study in support of any lot creation having an area of 0.4ha or less on private or partial services.</p> <p>This requirement has been added to the GCOP via OPA11.</p>

Modification #	Section or Schedule	Proposed Modification	Rationale
29	OPA Item 135 New Section B2.3.6	<p>New policy B2.3.6 is renamed as “B2.3.4.1 (c) Consent Policies – Other Uses.”</p> <p>Sub-item (1) is amended by adding the following text, after ‘may be permitted subject to’</p> <p>Add: “the density provisions of B2.3.4.1(b)(1) and”</p> <p>Sub-item (3) is deleted in its’ entirety.</p> <p>Sub-item (5) is amended to read:</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 does not exceed the maximum rural lot density in accordance with Section B2.3.4.1 (b)(1).”</p>	<p>Sub-item 3) indicated that in order to comply with the lot density requirements, a ZBLA may be required to prohibit a dwelling on the lot. While re-zoning to prohibit a dwelling is common in the case of a surplus farm dwelling severance on Agricultural lands, such ZBLA would not exempt the lot creation from the density provisions of B2.3.4.2 (1) – these lot density maximums apply to lot creation for all purposes in the Rural Designation.</p> <p>Edits to sub-item (5) are intended for clarity, and to update the section reference for the applicable lot density policies of the Plan.</p>
30	OPA Item 139	OPA Item 139 is deleted in its entirety.	<p>This Item of the OPA proposed to insert a new Section regarding Short Term Vacation Rentals, identical to that inserted at B1.1.8 of the Plan. Later references within the Plan to the STVR policies proposed for insertion at B2.3.6, will be updated to refer to the section at B1.1.8</p> <p>Reference is made to the earlier STVR section within the Agricultural Designation policy B2.1.4.6.1 (Bed & Breakfast Establishments). This section then relates to B&B’s in a rural-residential or on-farm context, and links back to the STVR policies for consideration regarding proposed expansions in scale of use.</p>
31	OPA Item 143 Section B2.4.3	<p>The replacement B2.4.3 (1) within OPA Item 143 is amended as follows:</p> <p>Item (1)(c) is amended to read:</p> <p>“Bed and breakfasts subject to B1.1.7 and B1.1.8 of this Plan;”</p>	Links back to base policies at B1.1.7 and B1.1.8 of the Plan for B&B uses and STVRs. This facilitates deletion of the designation-specific policies at B2.3.6 of the Plan which duplicated B1.1.8 of the Plan.
32	OPA Item 145 Section B2.4.4.2	The replacement B2.4.4.2 within OPA Item 145 is deleted and replaced as follows:	As with other ARU Sections of the Plan, this modification inserts a shoreline-designation specific ARU policy, which links back to the base requirements of

Modification #	Section or Schedule	Proposed Modification	Rationale
		<p>“B2.4.4.2 Additional Residential Units:</p> <p>In the Shoreline designation a maximum of one ARU is permitted on a lot, together with the main unit.</p> <p>The ARU may be permitted in a single, semi-detached or townhouse/rowhouse dwelling, or within a detached accessory building.</p> <p>Such units may only be established where the requirements of subsection B1.1.4 a) b) and c) are met, and subject to the following:</p> <p style="padding-left: 40px;">a) an additional residential unit in a detached accessory building shall only be permitted where the lot is of sufficient size to accommodate individual on-site sewage and water service for the use;”</p>	<p>B1.1.4 (a,b,c) of the Plan, also setting out the additional designation-specific considerations relating to private servicing/lot area.</p>
33	<p>OPA Item 147</p> <p>Section B2.5</p>	<p>OPA Item 147 is expanded by adding the following:</p> <p>“All references to ‘Rural Settlement Area’ within Section B2.5 and subsections are deleted and replaced with the text ‘Secondary Settlement Area’.”</p>	<p>Typographical.</p>
34	<p>OPA Item 148</p> <p>Section B2.5.3</p>	<p>The replacement B2.5.3 text within OPA Item 148 is amended by deleting the following bullet/item reading:</p> <p>‘Residential uses including additional residential units in accordance with Section B2.4.4.2 of this Plan’</p> <p>And replacing it with:</p> <p>“Residential uses including additional residential units in accordance with Section B2.5.5.2 of this Plan”</p>	<p>These modifications clarify/update section references.</p>

Modification #	Section or Schedule	Proposed Modification	Rationale
		<p>This replacement text is further amended by deleting the final bullet, and replacing it with the following:</p> <p>“small scale accommodation facilities such as inns, as well as Bed and Breakfast Establishments and STVRs subject to B1.1.7 and B1.1.8 of this Plan”</p>	
35	OPA Item 150 Section B2.5.5.2	<p>The replacement text B2.5.5.2 within OPA Item 150 is deleted and replaced as follows:</p> <p>“B2.5.2.2 Additional Residential Units:</p> <p>In the Secondary Settlement Area designation a maximum of two ARUs are permitted on a lot, together with the main unit.</p> <p>ARUs may be permitted in a single, semi-detached or townhouse/rowhouse dwelling, with no more than one additional residential unit being permitted within a detached accessory building.</p> <p>Such units may only be established where the requirements of subsection B1.1.4 a) b) and c) are met, and subject to the following:</p> <p>a) an additional residential unit in a detached accessory building shall only be permitted where the lot is of</p>	As with the other designations of the Plan, this ARU policy has been inserted to link back to the standard requirements of B1.1.4 of the plan for ARU's, subject to the additional designation-specific requirement regarding private servicing/land area.

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		<p>sufficient size to accommodate individual on-site sewage and water service for the use.”</p>	
36	Section B2.7.2 of Official Plan	Section B2.7.2 of the Meaford Official Plan is amended by deleting the reference to ‘Schedule A-1’ within the first paragraph, and replacing it with “ Schedule B ”.	Reflects the change that Mineral Resource Extraction sites are now shown on Schedule B (previously on Schedule A-1 of the Plan).
37	OPA Item 156 Section B2.7.4.3	<p>Section B2.7.4.3 of the Meaford Official Plan is further amended by:</p> <p>Deleting the words ‘Rural Settlement Areas’ within Section (j) and replacing them with “Secondary Settlement Areas”.</p> <p>Deleting the words ‘qualified individual’ in item iii) b) and replacing them with “Registered Professional Planner”.</p> <p>Adding a new item iii) (i) after iii) (h), as follows:</p> <p>“i) An Agricultural Impact Assessment, if the proposed new or expanding extraction operation is within the Agricultural or Specialty Agricultural land use designation, that evaluates the potential impacts on agriculture, including agricultural operations, agricultural uses, and prime agricultural areas and recommends ways to avoid, or if avoidance is not possible, minimize and mitigate adverse impacts, as well as inform future rehabilitation of a proposed mineral aggregate operation.”</p> <p>Adding a new item iii) (j), as follows:</p> <p>“j) A progressive rehabilitation plan, including the use of maximum disturbed area provisions, where feasible.”</p>	Modifications for typographical, clarity purposes. And insertion of additional assessment and rehabilitation requirement for extraction on Ag lands, per the GCOP.
38	OPA Item 157 Section B2.7.4.6	<p>The replacement text within OPA Item 157 is amended as follows:</p> <p>The reference within item/sub-policy (2) to ‘Potential Aggregate Resource Areas’ is deleted and replaced with “Aggregate Resource Areas”.</p>	<p>These edits have been made to reflect the updated wording within the GCOP and to unify wording within the Meaford Official Plan and Schedules, which have otherwise been updated to refer to ‘Aggregate Resource Areas’ rather than the old wording ‘potential mineral aggregate extraction areas’.</p> <p>Re: Item (4) the GCOP per OPA11 now includes some expanded permission/consideration of non-farm lot creation within Aggregate Resource Areas where specifically for the purposes of a surplus farm dwelling severance.</p>

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		<p>Item/sub-policy (4) is amended by deleting the reference to 'Potential Mineral Aggregate Extraction' and replacing it with "Aggregate Resource Area".</p> <p>Item/sub-policy (4) is further amended by adding the words "policies of the Grey County Official Plan and" between 'in accordance with' and 'the PPS'.</p> <p>Item/sub-policy (5) is amended by deleting the reference to 'Potential Mineral Aggregate Extraction' and replacing it with "Aggregate Resource Areas".</p>	
39	Section B2.7.5	<p>Section B2.7.5 of the Meaford Official Plan is amended by renumbering the existing section 'Implementing Zoning By-law; as "B2.7.6"</p> <p>The following new policy is inserted at B2.7.5,as follows:</p> <p>"B2.7.5 Bedrock and/or Shale Resources Areas</p> <p>The Province has provided mapping for Bedrock and Shale Resource Areas, within 8 metres of the surface, which have been shown on Appendix E of the Grey County Official Plan. This mapping identifies areas subject to a potential development constraint to non-farm sized lot creation and establishment of certain non-Agricultural uses on subject properties within the Municipality of Meaford. The related policies of Grey County Official Plan shall apply."</p>	<p>This development constraint has been identified within the GCOP but not included within the text of schedules of the Meaford Official Plan per adopted OPA.</p> <p>A reference policy has been included to direct the reader to the GCOP schedules and text, to discern whether or not this potential constraint applies to lands and if it will limit non-farm lot creation or certain non-Agricultural uses per the GCOP.</p>
40	OPA Item 161 Section B3.1.2	<p>Section B3.1.2 of the Meaford Official Plan is further amended as follows:</p> <p>At the end of item (b) relating to Natural Function, add:</p>	<p>Notation had been provided on Schedule B of the plan identifying that the mapping was illustrated for reference purposes, and referring the reader to the GCOP.</p>

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		"Additional policies relating to components of the Natural Heritage System within Core Areas, Linkages and their adjacent lands are included within the Grey County Official Plan. The Natural Heritage System Core Areas and Linkages are shown on Schedule B of this Plan as an overlay for informational purposes." "	This text referral has been included within the part of the Official Plan which speaks to natural heritage features, for clarity purposes.
41	OPA Item 162 Section B3.1.3	Section B3.1.3 of the Meaford Official Plan is further amended as follows: Following the above added text, as a new paragraph, add: "New non-farm sized lot creation is limited within Core Areas and Linkages of the Natural Heritage System and may be only considered in specific circumstances. Permitted Uses within these areas are outlined within the Grey County Plan, as may be amended from time to time. Certain types of development proposed within Core Areas, their 120m adjacent lands, or Linkages will be required to undertake an environmental Impact study (EIS) unless otherwise exempted by the policies of the Grey County Official Plan."	As above.
42	OPA Item 164 Section B3.1.4.2	OPA Item 164 is deleted.	This item sought to clarify the manner in which lands may be secured through the development approvals process for environmental protection/public stewardship purposes. The new text refers to 'height and density bonusing' which is a tool that has recently been removed from the planner's toolbelt, via changes to the Planning Act. Thus this reference has been deleted and the existing general wording is maintained.
43	OP Section C2.1	The first full paragraph following listed items a) through d) within Section C2.1 of the Meaford Official Plan is amended by deleting and replacing the final sentence, as follows: "Where an Environmental Impact Study concludes setbacks may be reduced and/or where it has been determined to be appropriate by the Grey Sauble Conservation Authority and/or Municipality , these setbacks may be reduced."	This Modification has been included on advice of GSCA Staff who note that discretion for waiving of an EIS or reduction of these setbacks may fall to the municipality (or qualified agent thereof) where such decision relates to natural heritage matters and where GSCA is satisfied from a flooding hazard perspective.
44	OPA Item 183	The first sentence of new policy C3 (1) is amended by deleting the text and replacing it with:	Schedule Reference updated.

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	Section C3	<p>“Hazard lands are shown on Schedules A and A-1 of this plan, within the Environmental Protection Designation”</p> <p>New item/sub-policy (13) is amended by deleting the first sentence and replacing it as follows:</p> <p>“Where new development is proposed on a site which includes environmentally protected or hazardous lands, such lands may not be acceptable as part of the five per cent dedication for parkland.”</p>	Reworded slightly for clarity.
45	OPA Item 188 New C4.1.2	<p>New policy C4.1.2 within IPA Item 188 is amended as follows:</p> <p>A New item/sub-policy (3) is added, as follows, with the following subsections being renumbered accordingly:</p> <p>“3. The Events Based Area shown on Schedule “D” reflects the spatial extent of the IPZ3 but does not illustrate the delineation between EBA components, as is provided within the Source Protection Plan. Components of the EBA include a prohibition area (EBA-2000L) where the establishment of a new fuel storage is prohibited, save and except for replacement of an existing fuel storage servicing the public Marina. An EBA-5000L component and EBA-12000L component are also identified. The implementing Zoning By-law may include this detailed delineation as constraint mapping or overlay, to establish prohibitions and/or size-limitations for fuel storages in-keeping with the Source Protection Plan.”</p> <p>Renumbered item/sub-policy (4) is amended to read:</p> <p>“4. The storage of fuel in excess of 5,000L (EBA-5000) or 12,000L (EBA-12000) within the Event Based Area 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.”</p>	<p>The Source Water Protection mapping and policies proposed for inclusion within the adopted OPA provide a high-level depiction of the Events Based Policy area around the Meaford surface water/drinking water intake, however do not include reference to the fuel storage prohibition area (EBA-2000) which applies within the IPZ-3.</p> <p>This policy has been added to identify that more detailed delineation of the IPZ is available within the Source Protection Plan, as may support implementation of this prohibition area through restrictive zoning, within the comprehensive Zoning By-law.</p>

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46	OPA Item 204 Section C10	<p>The replacement text identified in OPA Item 204 to be inserted following 'may be permitted provided' is amended to read:</p> <p>“provided it has been identified as a previously identified site or an assessment has been completed to determine”</p>	<p>The OPA included text which referred to this as a 'cleared site'.</p> <p>The GCOP and schedules to Meaford OP have been updated to describe these as 'previously identified sites' and thus the wording is amended accordingly.</p> <p>From GCOP:</p> <p><i>“Previously Identified Site” – these abandoned landfill sites have either been determined to have no risk, were proven to not exist, or there was a lack of information to locate a site. Although the locations of these sites are still shown on Appendix A, no further study is required for development proposed either within or adjacent to these locations.</i></p>
47	OPA Item 205 Section C10	<p>The text of OPA Item 205 is deleted and replaced to read:</p> <p>Add “Except where a closed landfill site has been identified as a previously identified site or has been previously evaluated by way of a D-4 study or its successor document resulting in a reduced assessment area” before ‘All lands within the assessment area shall be subject to a Holding provision in the implementing zoning by-law.’</p>	Clarity purposes.
48	OPA Item 207 Section C11	<p>The text of OPA Item 207 is amended as follows:</p> <p>The proposed deletion in the second paragraph of text is amended to read:</p> <p>Delete ‘should be completed with the’ 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> <p>The final sentence of the third paragraph is further amended by deleting ‘and/or’ prior to ‘Grey Sauble Conservation Authority’ and replacing with the word “and”.</p>	<p>This edit is made as the deleted text did not remove enough of the existing sentence such that it was grammatically correct/functional when the new text was inserted.</p> <p>The revised policy now reads:</p> <p>“Any alteration to the shoreline below the 100 year flood elevation shall require the appropriate approvals from the Ministry...”</p> <p>This modification is proposed on advice of GSCA who note that their engagement around development below the 100-year flood line is required and</p>

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			not discretionary, given application of their regulations which extend into this area.
49	OPA Item 209 Section C12	OPA Item 209 is deleted in its entirety.	<p>This item added new policy to Section C12 of the plan, outlining the potential use of MECP Environmental Noise Guideline NPC-300 which allows for identification of a Class 4 area where approval may be granted to new noise sensitive uses (e.g. residential) in proximity to existing, lawful stationary noise sources, subject to certain tests outlined within the guideline.</p> <p>This policy is discretionary and would not be 'required' to facilitate use of this Guideline (Class 4 areas may be established through the land use planning approvals process, without specific reference within the Official Plan).</p> <p>As this proposed new policy section did not offer detail regarding how such 'approval' is preferred to be implemented (e.g. OPA, ZBLA, Agreement?) further discussion with Staff was pursued. It was determined that this Section is best removed. Future applications may consider identification of a Class 4 area at the discretion of Council, subject to the guidance within NPC-300.</p>
50	OPA Item 211 Section C14	<p>Notwithstanding the text of OPA Item 211, the first bullet/ paragraph beginning 'An assessment will be required' proposed for deletion, is maintained.</p> <p>The proposed replacement text is deleted.</p> <p>The second replacement paragraph within OPA Item 211 is maintained but is further amended by deletion and replacement of the final sentence:</p> <p>Delete:</p> <p>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:</p> <p>"The study shall be to the satisfaction of the Municipality, County, Grey Sauble Conservation Authority and the appropriate</p>	<p>The GCOP sets out a test-hole procedure for determining if further karst investigation is required, where potential for karst has been identified. This procedure acts as 'ground-truthing' of the mapping and would flag situations where shallow (<1m) overburden exists atop the bedrock – in that case, further site study is indicated, and the subsequent policy outlines this study requirement.</p> <p>The proposed revision to C14 via the OPA would establish a requirement that an assessment by a qualified person be provided to determine if shallow overburden with karst topography does exist (rather than the test hole approach). This would effectively establish study needs prior to development on all lands within the Municipality being mapped as having Karst potential and would require landowners to retain a consultant to assess depth of overburden.</p> <p>County Staff are of the opinion that this may result in undue cost and delay to applications and further may duplicate hazard review functions of the Conservation Authority relating to unstable soils and bedrock, hazardous sites and lands.</p> <p>Staff suggest that the current procedure is adequate and allows for a landowner/proponent to excavate the test holes, providing opportunity for</p>

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		<p>authority designated under the Ontario Building Code for sewage systems.”</p>	<p>municipal officials and CA Staff to observe overburden depth as part of the pre-submission consultation process. Together with the CA, specific study needs/terms of reference could then be identified in the event that shallow overburden was confirmed, or should broader landscape features of karst be observed during that site visit. Only then would a qualified person need to be obtained to advise on evaluation and mitigation on any associated risks via development.</p>
51	<p>OPA Item 216 Policy D1.2</p>	<p>The replacement text within OPA Item 216 is deleted and replaced as follows:</p> <p>“This shall not prevent the creation of permitted additional residential units, 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>Minor rewording for grammatical purposes.</p>
52	<p>OPA Item 294 Section E1.2</p>	<p>The text within OPA Item 294 proposing deletion of ‘garden suite’ is deleted, this wording is maintained.</p> <p>The text within OPA Item 294 proposing deletion of ‘A garden suite may be permitted on a property for up to 20 years’ is deleted, this wording is maintained.</p> <p>Section E1.2 of the Meaford Official Plan is further amended as follows:</p> <p>Item h) is deleted and replaced with “Where a garden suite is proposed, the criteria of Section B1.1.4.2 shall be considered in addition to the foregoing. Garden suites should be located within the existing building cluster, where possible.”</p>	<p>The OPA proposed deletion to references within E1.2 regarding Garden Suites, however various other sections preceding within the Official Plan refer to this section specifically regarding Garden Suites. This wording is maintained.</p> <p>The additional item has been suggested to provide a link back to the Garden Suite policies within B1.1.4.2.</p>
53	<p>OPA Item 296 Section E1.4</p>	<p>Section E1.4 of the Meaford Official Plan is further amended as follows:</p> <p>In the first paragraph of E1.4.1, the final sentence is deleted and replaced as follows:</p>	<p>Recent changes to the Planning Act scope the matters that can be addressed via Site Plan Control, particularly relating to elements of exterior building design. Section 41 (4.1) of the Planning Act sets out specific exclusions from site plan control which would limit those circumstances where exterior building design may be considered.</p> <p>This section of the Meaford OP does include reference to exterior building design and massing however rather than reiterating the nuanced list of exclusions of the Planning Act within the OP, Staff support maintenance of the</p>

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		“Any required site plan agreement shall deal with the following, as appropriate, subject to any specified exclusions of the Planning Act.”	existing policy wording subject to an added preamble making reference to these exclusions of the Act. Nuanced revised wording could be considered through future housekeeping amendment to the plan.
54	OPA Item 297 Section E1.4.2	The second set of proposed deletion/replacement text within OPA Item 297 is duplicate of the first deletion/replacement and is deleted.	Duplicate removed.
55	OPA Item 298 Section E1.5	The final paragraph of the new policy within OPA Item 298 is further amended by deleting the word ‘complain’ and replacing it with “by-complaint” .	Typographical.
56	OPA Item 303 Section E2.1	The second proposed deletion text within OPA Item 303 is deleted.	Duplicate removed.
57	OPA Item 305 Section E2.3	The first line of text within OPA Item 305 is amended to read: “Add new policy E2.3, renumbering the existing policy to E2.4” .	Section Numbering.
58	OPA Item 311 Section E7	OPA Item 311 is deleted in its entirety.	This proposed addition added policy to Section E7 of the Plan and sought to establish a framework for long pending or dormant files, where an application was received but has not progressed substantially after a period of two years. A maintenance fee was proposed. With recent legislative changes, it is now required that for applications that are not processed within the timelines of the Planning Act, fee rebates are required on a progressive basis. The proposed policy section was drafted prior to this legislation. Given the new ‘rebate of fees’ approach, there is incentive for municipalities to offer a distinct ‘decision’ on a file within the legislated timelines (i.e. approve, refuse) and it is expected that the ordering of the planning process may change in response to this legislative requirements, such that the process may frontload site investigations/study allowing a fully complete application to be submitted, which can then move quickly through the approvals stage to a decision.