

**AMENDMENT No. XX
TO THE
MUNICIPALITY OF MEAFORD OFFICIAL PLAN**

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**AMENDMENT No. XX TO THE
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THE CONSTITUTIONAL STATEMENT

PART A – THE PREAMBLE does not constitute a part of the Amendment.

PART B – THE AMENDMENT consisting of the following text and schedule, constitutes Amendment No. XX to the Municipality of Meaford Official Plan.

PART C – THE APPENDICES attached hereto do not constitute a part of this Amendment.

PART A – THE PREAMBLE

PURPOSE

The purpose of the Official Plan Amendment is to redesignate the subject lands from the “Rural” and “EP_Amend” designations to the “Special Policy Area X” designation to allow for the development of a resource-based recreational community on the subject lands.

LOCATION

The lands affected by the proposed Official Plan Amendment are described as Part of Lots 10 and 11, Concession 1 and Part of Lots 10 and 11, Concession 2, geographic Township of St. Vincent now in the Municipality of Meaford, County of Grey.

BASIS

The subject lands are predominantly vacant and include approximately 800 metres of shoreline along south Georgian Bay, west of the existing Christie Beach Conservation Area. The Official Plan directs that the rural area between the Meaford urban area and the eastern boundary of the Municipality be properly planned with resource-based recreational development on full municipal or communal services. The subject lands include direct shoreline access and a portion of the southeast clay banks along Georgian Bay. The development proposes to unlock this 800-metre shoreline to provide public waterfront access to the unique resource and address the direction in the Official Plan regarding the resource-based recreational development on the site.

The proposed amendment would expand the settlement area boundary to allow for the development of a resource-based recreational community south of the Georgian Bay shoreline that will include a variety of recreational and mixed use components.

The proponent, in support of the application, submitted a Planning Rationale and Comprehensive Review report and other technical studies to address the requirements of the *Planning Act*, Provincial Policy Statement, the County Official Plan, and the Municipality Official Plan. The Planning Rationale and Comprehensive Review, the Master Servicing Study, and the Residential Market Justification and Fiscal Benefits Assessment were prepared to justify an expansion of the settlement area boundary to allow for the development of a resource-based recreational community. These background reports can be found in Appendix A.

PART B – THE AMENDMENT

INTRODUCTORY STATEMENT

All this part of the document entitled “Part B – The Amendment” consisting of the following text and Schedules constitutes Amendment No. XX to the Official Plan of the Municipality of Meaford.

DETAILS OF THE AMENDMENT

The Official Plan of the Municipality of Meaford is hereby amended as follows:

1. **Official Plan Schedule “A-1” Land Use** is hereby amended by re-designating the lands shown on Schedule ‘A’ affixed hereto from the ‘Rural’ land use designation and ‘EP_Amend’ land use designation to the ‘Special Policy Area X’ land use designation.
2. **Section B1.8** is hereby amended by the addition of the following new subsection:

B1.8.X Special Policy Area X – Location

Special Policy Area X is identified on Schedule A-1 and located in the eastern portion of the Municipality of Meaford, north of Highway 26 and west of Christie Beach Road. The subject lands are adjacent to the Christie Beach Conservation Area and include approximately 800 metres of shoreline along the southern shore of Georgian Bay.

B1.8.X.1 Vision for Special Policy Area X

The vision for Special Policy Area X is to develop as a resource-based recreational community, as directed by policy A2.2.2(2) of this Plan, consisting of a variety of recreational, residential, community, and retail uses. The area will develop as a recreational and mixed use community located above the southeast clay banks of Georgian Bay’s shoreline. The development will protect the site’s natural features and be designed around public access to the waterfront, both to the lands at the water’s edge and along the clifftops. The community will be anchored by a Village Centre which will function as the community hub with recreational uses, retail commercial amenities, space for community events, and attractive public spaces. The Village Centre is also envisioned to include a community facility. A variety of public and private recreational amenities will be provided to existing and future residents. Natural features and trails will be integrated throughout the community.

B1.8.X.2 Permitted Uses

The following uses shall be permitted on the lands designated Special Policy Area X:

- a) Public and private recreational uses, such as but not limited to, community facility, indoor and outdoor recreational facilities, club house, indoor and outdoor event centres, parks, campgrounds;
- b) Permanent and seasonal residential uses, including single detached dwellings, semi-detached dwellings, townhouse dwellings, and apartments;
- c) Retail uses;
- d) Service uses;
- e) Day care;
- f) Private and commercial schools, including outdoor education centres;
- g) Institutional uses;
- h) Restaurants;
- i) Hotels, Inns and bed and breakfasts; and,
- j) Seasonal vendors.

B1.8.X.3 Development Principles

The following principles shall guide the development of the Special Policy Area X lands:

Trails, Parks, and Open Space

- a) Development of the lands should provide a publicly accessible waterfront and an active community through an integrated and extensive open space network including parks, trails, natural features, and recreational amenities.
- b) Development of the lands will explore trail improvements and connectivity between the shoreline and the lands being redesignated as part of this amendment, where feasible.
- c) Public access to the site's waterfront will be explored via trail connections through the natural features on the site and from Christie Beach Road via the existing and planned road network adjacent to the Christie Beach Conservation Area.
- d) The Georgian Trail traverses the subject lands for an approximate length of 2 kilometres. Where feasible, enhancements to the Georgian Trail will be made where proposed streets or trails intersect with the Georgian Trail on the subject lands. Enhancements may include physical or visual components, such as trail widenings, seating areas, recreational structures, and public art. The use of the trail will be enhanced by access to the adjacent retail areas and proximity to the planned publicly accessible shoreline.
- e) Public and private parks will be developed throughout the community and provide a range of recreational amenities.
- f) Stormwater management facilities will be designed as community amenities with walking trails around the facilities.

Streets and Blocks

- g) Development will provide for an appropriate and interconnected street network consisting of public and private streets.
- h) Public streets will be provided to facilitate access to public recreational amenities, including parks and trails throughout the community.
- i) A central spine road through the lands will connect Highway 26 and the area of the proposed Village Centre on the subject lands and extend north towards the clay banks.

Village Centre

- j) The Village Centre will be located on the central spine road and will support local recreational activity and small-scale retail commercial uses.
- k) The Village Centre will include a public open space component that will be visible from the central spine road and the Georgian Trail.
- l) A municipal or non-profit community facility is envisioned to be the anchor of the recreational activity within the Village Centre and will be accessible from the Georgian Trail.
- m) Enhanced streetscaping is encouraged within the Village Centre including the use of paving, seating, lighting, and planting.

Residential

- n) Residential development is intended to be a mix of single detached dwellings, semi-detached dwellings, and townhouse dwellings.
- o) Residential development within the Village Centre will generally include more compact built form, such as townhouses or apartments, but may include single detached and semi-detached dwellings.
- p) Residential development will generally be up to a density of 15 units per gross hectare.

B1.8.X.4 Conditions to Develop

All development in Special Policy Area X shall be subject to rezoning. Prior to development occurring, an agreement will be entered into between the landowner(s) and the Municipality. In considering the approval of a proposed zoning by-law amendment, the following information will be provided to Council's satisfaction:

- a) A land use plan which incorporates a mix of uses, including recreational, retail, and residential uses, in accordance with the development principles above. The land use plan will identify the public recreational components of the development including parks, trails, and recreational facilities.
- b) An Environmental Impact Study prepared in accordance with Section C6 of this Plan and will identify natural features and buffers to be protected.

- c) A Functional Servicing Report which will detail how the development will be serviced with respect to sewer, water, and stormwater services.
- d) A Phasing Plan, which demonstrates the order of development including infrastructure, facilities and amenities, as needed, to support each phase of development.
- e) Land for a community facility will be acquired by the Municipality, or another public or non-profit body that will build, own and operate the facility.
- f) The detailed location and conveyance of public parks and trails will be established under subdivision approval and shall be dedicated to the Municipality as a condition of development approval.

B1.8.X.5 Zoning By-law Implementation

When Special Policy Area X is approved for redevelopment, it will be placed in the appropriate Recreational, Commercial, and Residential Zones. The municipality may also use a Holding symbol in conjunction with the zoning of Special Policy Area X to require conditions of development, such as entering into agreement(s), to be fulfilled prior to development.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan, as well as through a Zoning Bylaw Amendment for the subject lands under Section 34 and 36 of the Planning Act R.S.O. 1990.

PART C – THE APPENDICES

The following Appendices do not constitute part of Amendment No. XX but are included as information supporting the Amendment.

Appendix A Planning Rationale and Comprehensive Review report,
 and Technical Studies

Schedule 'A-1'
Official Plan Amendment
Municipality of Meaford
207065 Highway 26 (Sykes Street North)
Part of Lots 10 and 11, Concession 1 and Part of Lots 10 and 11, Concession 2

