



# Notice of Passing of a Zoning By-law

**This is a notice about a decision of Council on a Zoning By-law Amendment Application for the lands known as 412 Miller Street.**

**Council approved the application and passed By-law 2024-25 on April 29, 2024.**

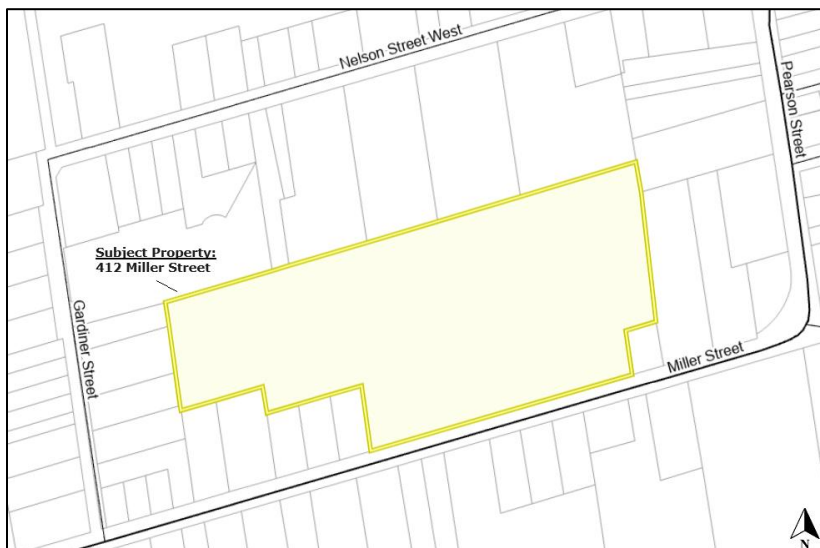
## **What was the purpose of the By-law?**

The purpose of the by-law was to rezone the subject property to permit residential development with a minimum of 122 units. A range of housing types are now permitted on site. The entire property is subject to Exception 305, except for the lands zoned as Open Space. Exception 305 restricts the minimum lot area for semi-detached dwellings on the Residential 2 lands and restricts the uses on the Residential Multiple (RM) lands to multiple unit, triplex, townhouse dwellings and accessory apartment dwelling units. Infrastructure, including stormwater management facilities, is now permitted on all lands subject to Exception 305. A holding symbol has been placed on the subject property, which may only be lifted once certain conditions have been met to the satisfaction of Council.

The entire Zoning By-law Amendment with provisions is attached to this notice.

An application under the Planning Act for approval of a plan of subdivision has been submitted to the County of Grey. The County File Number is 42T-2024-01.

## **Key Map:**



Upon request, this document can be made available in other accessible formats.

File Number: Z01-2024  
Tax Roll: 421049200105700

Date of this Notice: May 7, 2024

### **Feedback from the Public**

Written comments from agencies and the public were considered by Council prior to making a decision on this application. Comments with concerns about this proposal were included in the staff report for the application and were considered by Council prior to their decision.

### **Rights to Appeal the Decision**

If you disagree with this decision you may file an appeal to the Ontario Land Tribunal. An appeal must include the required Appellant Form and Fees in the form of a Certified Cheque or Money order, made out to the Minister of Finance. The Appellant Form must state the reasons for the appeal.

The Appellant Form and fees must be delivered in person or by registered mail to:

Municipality of Meaford  
Attention: Clerk  
21 Trowbridge Street West  
Meaford, ON N4L 1A1

The last date for filing an appeal is **May 27, 2024**. More information about how to file an appeal, including the forms and fees, is available on the Ontario Land Tribunal website at <https://olt.gov.on.ca/>

Only individuals, corporations and public bodies may appeal a Zoning By-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Upon request, this document can be made available in other accessible formats.

# The Corporation of the Municipality of Meaford

## By-law Number 2024-25

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### **Being a by-law to amend Zoning By-law 60-2009 of the Municipality of Meaford regarding lands known as 412 Miller Street**

**Whereas**, the Council of the Corporation of the Municipality of Meaford deems it in the public interest to pass a by-law to amend By-law 60-2009; and,

**Whereas**, pursuant to the provisions of Sections 34 and 36 of the Planning Act R.S.O. 1990, as amended, by-laws may be amended by Councils of Municipalities;

#### **The Council of the Corporation of the Municipality of Meaford enacts as follows:**

1. That Map 6 of Schedule B to By-law 60-2009 is amended by rezoning a portion of the lands described as Lot 1690 and Part of Lots 1687 to 1689 and 1691, Plan 309, Municipality of Meaford and shown on the attached Schedule A, affixed hereto, as follows:

- a) From Development (D) to the Residential Three- Exception 305-A-Holding 5 (R3-305-A-H5)
- b) From Development (D) to the Residential Two – Exception 305-B-Holding 5 (R2-305-B-H5)
- c) From Development (D) to the Residential Multiple – Exception 305-C-Holding 5 (RM-305-C-H5)
- d) From Development (D) to the Residential Multiple – Exception 305-D-Holding 5 (RM-305-D-H5)
- e) From Development (D) to Open Space (OS)
- f) From Environmental Protection to Environmental Protection with Exception (EP-305)
- g) From Development (D) to Environmental Protection with Exception (EP-305)

2. Section 9 of By-law 60-2009 is further amended by adding the

following new subsection 9.305 as follows:

**9.305 412 Miller Street, Part of Lots 1687 to 1689 and 1691, Lot 1690, Plan 309 (Meaford)**

Notwithstanding any other provision of this by-law, the provision of this section shall apply to those lands denoted by the symbol \*305 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

**9.305.1** Special Site Provisions for all of Exception 305

1) Number of Permitted Residential Units:

a) Minimum of 122 units within all of Exception 305

1) Additional Permitted Use:

a) Any public infrastructure, including stormwater management facilities.

**9.305.2** Lands zoned Residential Three Exception, Suffix A (R3-305-A)

1) No other special provisions.

**9.305.3** Lands zoned Residential 2 Exception 305, Suffix B (R2-305-B)

1) Zone Standards:

a) Minimum Lot Area - Semi-detached Dwelling: 315 square metres.

**9.305.4** Lands zoned Residential Multiple Exception 305, Suffix C (RM-305-C)

1) Only Permitted Uses:

a) Dwellings, Townhouse

b) Dwelling Units, Accessory Apartment

**9.305.5** Lands zoned Residential Multiple Exception 305, Suffix D (RM-305-D)

1) Only Permitted Uses:

b) Dwellings, Multiple Unit

c) Dwellings, Triplex

### **9.305.7 Removal of Holding Symbol**

In accordance with the provisions of Section 36 of the Planning Act R.S.O 1990, Chapter P.13, as amended, and in addition to the requirements of Section 2.6.2.5, the Holding "H5" Symbol shall not be removed from the whole or part of the lands until such time as the following has been completed:

- 1) A Subdivision/Development Agreement, or other applicable agreement to the satisfaction of the Municipality, has been executed to address:
  - a) That it shall be demonstrated to the satisfaction of the Municipality that a minimum of 122 dwelling units is planned for the whole of the lands subject to Exception 305.
  - b) Servicing installation, design, capacity, and allocation details are confirmed to the satisfaction of the Municipality.
  - c) Satisfaction of the Environmental Protection Act regarding change of use, which may include a Record of Site Condition;
- 2) That municipal sanitary services with sufficient capacity for the intended use of the lands are installed and available across the entire frontage of the lands.
3. Schedule A and all notations thereon, are hereby declared to form part of this by-law.
4. That this by-law shall come into force and take effect upon approval of the Draft Plan of Subdivision by the County of Grey.

**Read a first, second and third time and finally passed this 29th day of April, 2024.**

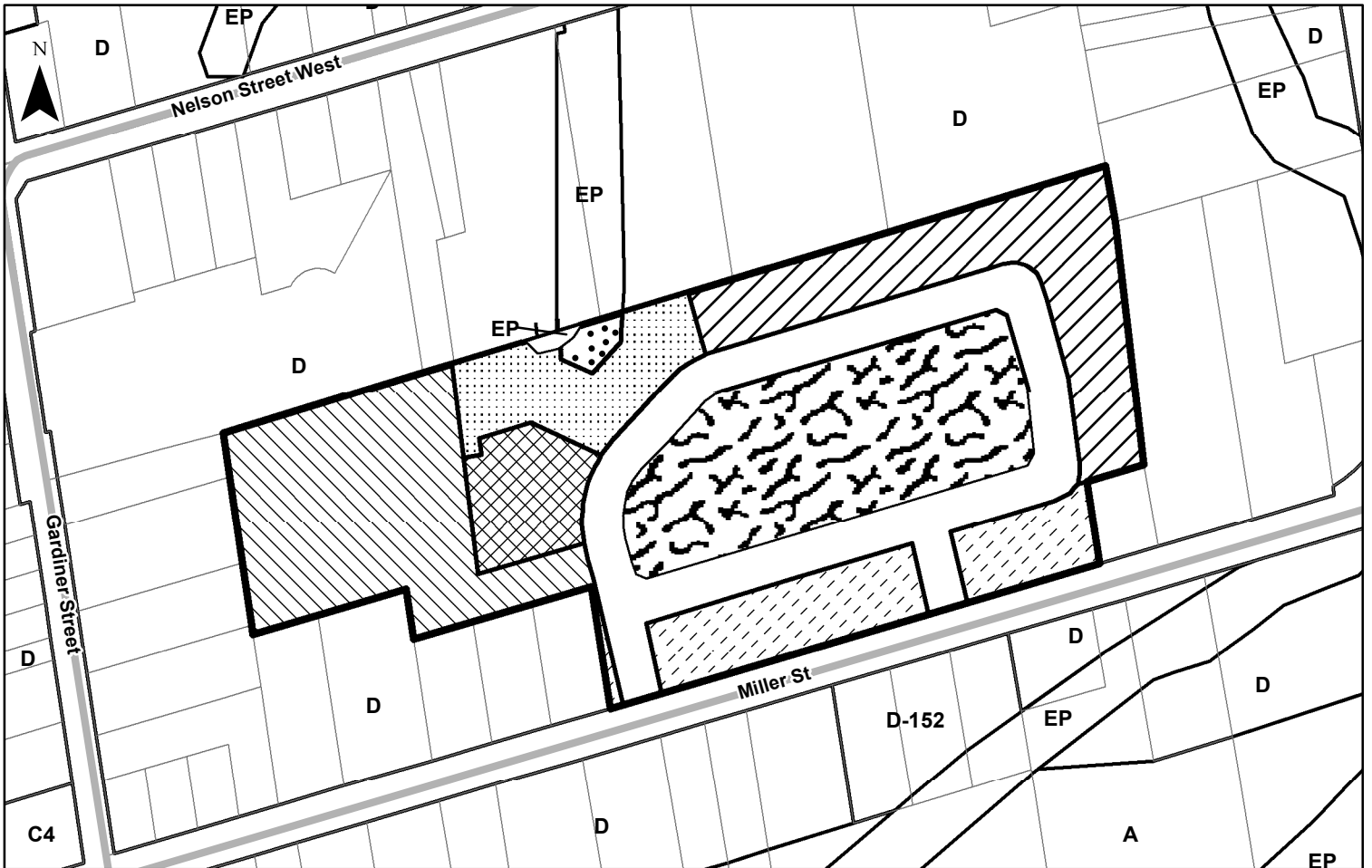
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
**Shirley Keaveney, Deputy Mayor**

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**Margaret Wilton-Siegel, Deputy Clerk**

**Schedule A**  
**By-law 2024-25**  
**Amending By-law No. 60-2009**  
**Municipality of Meaford**  
**PLAN 309 LOT 1690 PT LOTS;1687 TO 1689 AND 1691**



-  Lands to be rezoned from the Development (D) Zone to the Residential Three Exception - A - Holding (R3-305-A-H5) Zone
-  Lands to be rezoned from the Development (D) Zone to the Residential Two Exception - B - Holding (R2-305-B-H5) Zone
-  Lands to be rezoned from the Development (D) Zone to the Residential Multiple Exception - C - Holding (RM-305-C-H5) Zone
-  Lands to be rezoned from the Development (D) Zone to the Residential Multiple Exception - D - Holding (RM-305-D-H5) Zone
-  Lands to be rezoned from the Development (D) Zone to the Open Space (OS) Zone
-  Lands to be rezoned from the Development (D) Zone to the Environmental Protection with Exception (EP-305) Zone
-  Lands to be rezoned from the Environmental Protection (EP) Zone to the Environmental Protection with Exception (EP-305) Zone

**This is Schedule A to By-law 2024-25**

**Passed on the 29 day of April, 2024**

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**Shirley Keveaney, Deputy Mayor**

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**Margaret Wilton-Siegel,  
 Deputy Clerk**