

The Corporation of the Municipality of Meaford

Zoning By-law Amendment No. ____

Being a by-law to amend Zoning By-law 60-2009 of the Municipality of Meaford pertaining to 12, 18, 22, 24, 28 and 34 Collingwood Street; Meaford

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 37 of the Planning Act R.S.O. 1990, as amended, by-laws may be amended by Councils of Municipalities; and,

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

1. Map 9 of Schedule B to By-law 60-2009 is hereby amended by re-zoning the lands shown on Schedule "A-1", affixed hereto, from the Downtown Commercial (C1) Zone to the Downtown Commercial – Site Specific Hold (C1-XXX) (H5) Zone.
2. Section 9 of By-law 60-2009 is hereby amended by adding the following: Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the Schedule 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.XXX.1 Additional Permitted Uses

The following additional uses are permitted:

- a) *Multiple Unit Dwelling*;
- b) A permitted commercial use is permitted within a *Multiple Unit Dwelling*.

9.XXX.2 Special Site Provisions

- a) The lots subject to this Special Provision shall be regarded as one lot for the purposes of meeting zoning regulations;
- b) Development may proceed by way of registered condominium;
- c) The maximum building height shall be five (5) stories and 15.5 metres;
- d) The portion of the building fronting onto Collingwood Street for any *Apartment Building* is required to be non-residential save an except for the residential building entrance;
- e) Non-residential uses are required at ground level in any *Multiple Unit Dwelling* save and except for the residential unit entrance or residential garage;
- f) Notwithstanding Section 4.5.1, more than one dwelling unit is permitted per

- lot;
- g) For the purpose of this by-law, Collingwood Street is the *front lot line*;
 - h) Parking shall be provided at a minimum rate of 1 space per dwelling unit for residential uses;
 - i) Accessible parking spaces are not required for *the Multiple Unit Dwelling(s)*;
 - j) Residential and non-residential units are permitted to be rented for 30 days or more, and;
 - k) An easement be granted to the Municipality for pedestrian access through the property from Collingwood Street to McCarroll Park.
3. Notwithstanding the provisions of Section 9.XXX.1 and 9.XXX.2 above, a Holding provision (H5) is hereby applied to the whole of the Site. The Holding provision shall be lifted provided the following occurs to the satisfaction of the CAO for the Municipality of Meaford:
- a) That a Site Plan Agreement be executed by the Municipality which shall include but not be limited to provision of the facilities, services and/or matters as set out in item 2k of this by-law.
4. Schedule "A-1" and all notations thereon, are hereby declared to form part of this By-law.
5. This by-law shall come into force and take effect upon being passed by Council, pursuant to the Planning Act, R.S.O. 1990, as amended.

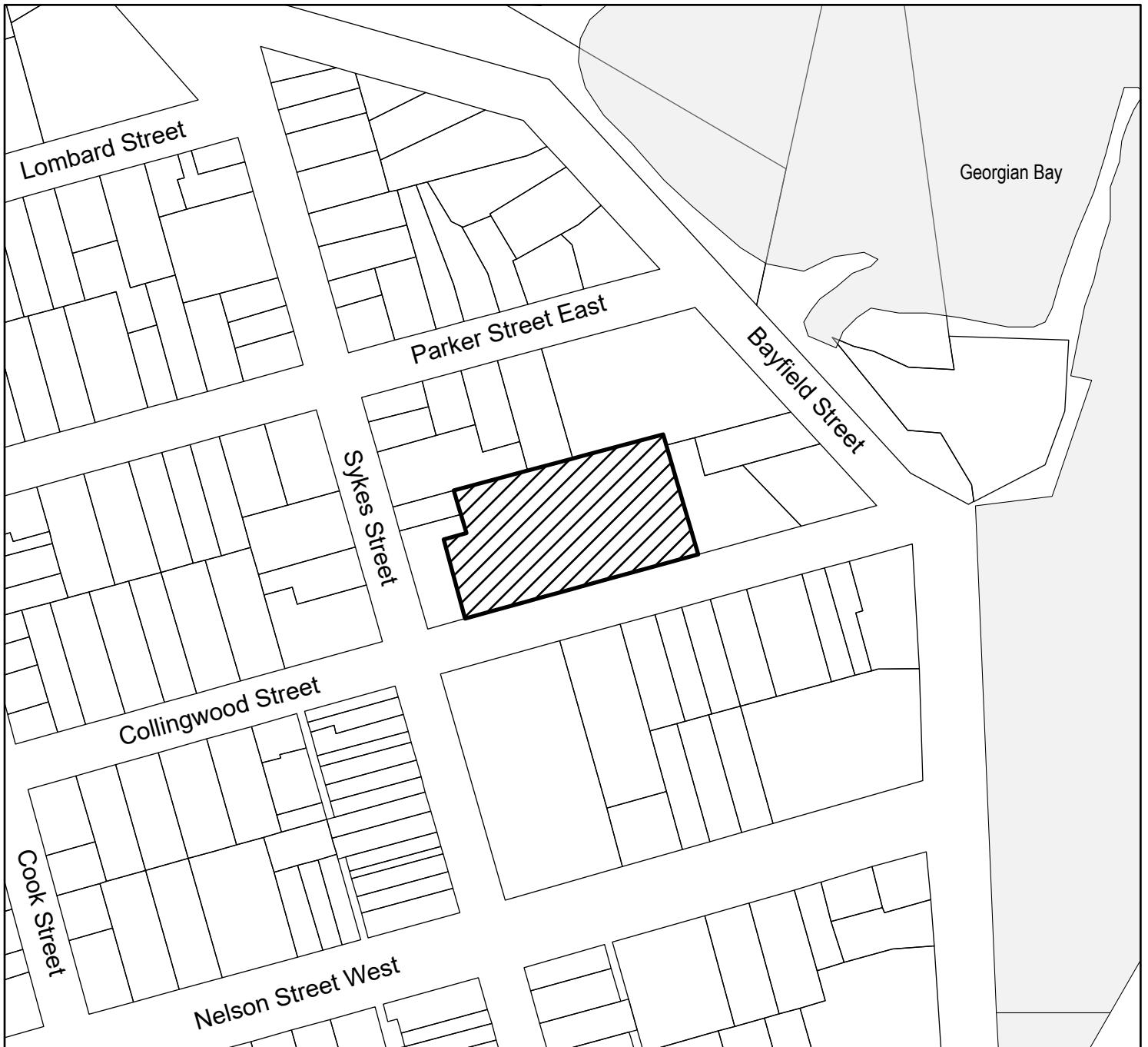
Read a first, second and third time and finally passed this ____ day of _____, 2022


Barb Clumpus, Mayor

Matt Smith, Clerk

Schedule 'A-1'

Part of Lot 16, Concession 5
Town of Meaford
County of Grey



 Lands to be rezoned from Commercial (C1) Zone to Commercial Hold (C1-XXX) (H5) Zone

This is Schedule 'A-1' to Zoning By-law 60-2009
Passed this ____ day of _____, 2022

Mayor

Clerk