

Notice of Passing – Zoning Change



In accordance with Section 34 of the Planning Act

Dated:
January 15th, 2021

Affected Lands:
Plan 309, Part Lots 1654-1659 & 1695, 16R-1810 Pt Part Lot 1, and 16R-3593 Part 1, being 408 Ridge Road, in the geographic Town of Meaford, now in the Municipality of Meaford

Contacts:
To file a Notice of Appeal to By-law 2021-06 [Not Later than February 3rd, 2021]
Please Contact:

Municipal Clerk
21 Trowbridge St. W.
Meaford, ON, N4L 1A1



For questions or to discuss the amendment application, please contact Planner I, Keirsten Morris at kmorris@meaford.ca 519-538-1060 X1119

The complete Amending Zoning By-law is available for inspection at the Clerk's office during regular business hours.

Zoning Amendment

On January 11th, 2021, the Council of the Corporation of the Municipality of Meaford **approved** a request for an amendment to Zoning By-law 60-2009 via the passing of By-law 2021-06 under Section 34 of the Planning Act, R.S.O. 1990, as amended. Written and/or oral comments were received from internal departments, external agencies and members of the public regarding the re-zoning application and were considered by Council in advance of a decision on the application. Council considered the comments raised and found the application to be consistent with the Provincial Policy Statement; the objectives and intent of the County and Local Official Plans and, to represent good planning. The amendment was approved.

AND TAKE NOTICE that a person or agency may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the decision by filing with the Clerk of the Corporation of the Municipality of Meaford not later than the **3rd day of February, 2021** a notice of appeal, setting out the reasons for the appeal, and a cheque made payable to the Minister of Finance in the amount required by the Local Planning Appeal Tribunal.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal 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 Tribunal, there are reasonable grounds to add the person or public body as a party.

Explanatory Note (Purpose & Effect)

A revised Zoning Amendment application was received to create 51 single detached residential units within a proposed Vacant Land Plan of Condominium on a portion of the Meaford Golf Course. The Zoning By-law Amendment rezones a portion of the lands from the Major Recreation-Exception Zone (MR-262-F) to the Residential-Holding (R1 (H5); R1 (H5)(H6)) and Residential-Exception-Holding (R1-283-A (H5); R1-283-A (H5)(H6); R1-283-B (H5)(H6); R1-283-C (H5)(H6); R1-283-D (H5); R1-283-E (H5)) Zones. The site specific exception reduces the required frontage for proposed lots 6, 31, 32 and 33 as well as increases the required rear yard and side yard setbacks for lots 48 and 49 based on GSCA recommendations. The H6 Holding symbol has been placed on a portion of the lands to require an EIS to be completed to the satisfaction of the Municipality and GSCA before any site alteration or development can occur. The H5 holding symbol has been placed on all the subject lands applicable to Phase B to require that a development agreement be entered into before development occurs.

