

# Notice of Passing – Zoning Change



In accordance with Section 34 and 37 of the Planning Act

Dated:  
October 25<sup>th</sup>, 2021

**Affected Lands:**  
1 Legion Road, being Plan 309, Part Lot 1242 & Part Berry Street, Reference Plan 16R-10850 Parts 9 & 10, in the geographic Town of Meaford, now in the Municipality of Meaford

**Contacts:**  
To file a Notice of Appeal to By-law 2021-71 [Not Later than November 15<sup>th</sup>, 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](mailto: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 (Application #: Z09-20)

On October 18<sup>th</sup>, 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 2021-71 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 Ontario Land Tribunal (OLT) in respect of the decision by filing with the Clerk of the Corporation of the Municipality of Meaford not later than the **15<sup>th</sup> day of November, 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 Ontario Land Tribunal.

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

## Explanatory Note (Purpose & Effect)

1 Legion Road is zoned to permit an apartment building use. The form of development proposed for the lands exceeds the maximum height permissions to the extent that, along with other site specific exceptions needed by the design, a zoning by-law amendment was required. The approved zoning amendment amends the existing site specific RM-190(H5) zone to permit 150 dwelling units within a five (5) storey, 16.57m high apartment building including two levels of underground parking to be developed on the lands. The applicant has offered \$300,000 contribution towards the Legion Park Plan to satisfy Section 37 of the Planning Act for the increased height. The by-law includes a site specific exception placing a holding provision on the lands, requiring a Development Agreement that will include the Section 37 provisions, and confirmation of servicing capacity in addition to establishing site specific standards to mitigate the impact of the exceptions needed by the design. The site specific exceptions of the by-law also include permission for an additional use of a private club, amend the zone standards for required front, rear, interior side yards and height, and amends parking standards. A subsequent Site Plan Approval will be required once the technical and detailed design are complete. The proposed site plan is shown at right (Figure 1)

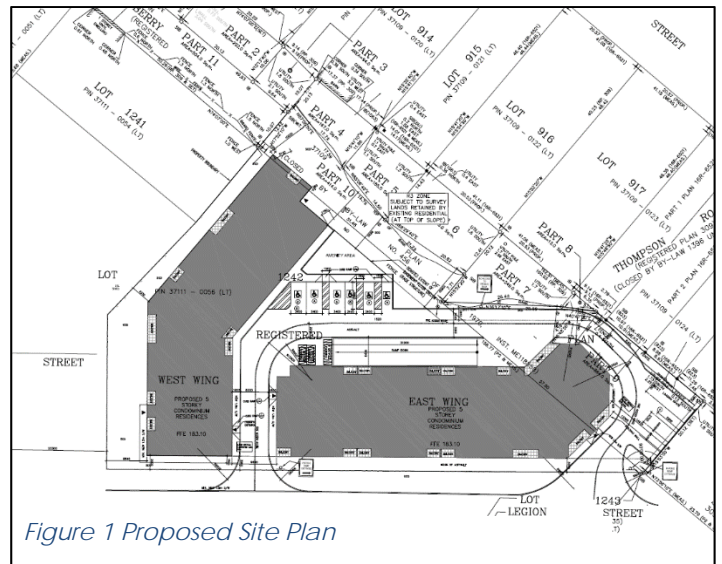


Figure 1 Proposed Site Plan