

The Corporation of the Municipality of Meaford

By-law Number 2021-28

Being a by-law to amend Zoning By-law 60-2009 of the Municipality of Meaford pertaining to Part of Lots 4 & 14, Judge's Plan 541 in the geographic Township of St. Vincent, now in the Municipality of 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 & 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. Map 2 of Schedule B to By-law 60-2009 is hereby amended by re-zoning a portion of those lands described as Part of Lots 4 & 14, Judge's Plan 541 in the geographic Township of St. Vincent, now incorporated as part of the Municipality of Meaford and shown on Schedule A-1, affixed hereto, as follows:
 - a. From Highway Commercial (C2) and the Development (D) Zones to Residential R4 – Exception-285 - A – Holding 5 (R4-285-A (H5))
 - b. From Development (D) to Residential Four – Exception-B – Holding 5 (R4-285-B (H5))
 - c. From Development (D) to Residential R1 – Exception-A – Holding 5 (R1-286-A (H5))
 - d. From Development (D) to Residential R1 – Exception-B – Holding 5 (R1-286-B(H5))
 - e. From Development (D) and (C2) to Open Space (OS)
 - f. From Development (D) to Environmental Protection (EP)
 - g. From Highway Commercial (C2) to Environmental Protection - Holding 5 (EP(H5))

h. From Development (D) to Environmental Protection -Holding 5 (EP(H5))

2. Section 9 to By-law 60-2009 is hereby amended by adding the following:

9.285 Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *285 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.

9.285.1 Lands Subject to Exception 285, Suffix A

1) Permitted Uses:

a) Notwithstanding Table 6.1, the following uses are the only uses permitted on lands zoned R4-285-A:

- a. Dwelling, Single Detached
- b. Dwelling, Semi-Detached
- c. Dwelling, Townhouse
- d. Dwelling Unit, Accessory Apartment

b) Notwithstanding Section 4 General Provisions, a "Cottage Rental" shall not be permitted on the lands zoned R4-285-A.

2) Zone Standards & Special Site Provisions:

a) The following specific Zone Standards apply to any "Dwelling, Semi-detached":

- a. *Minimum required lot frontage – 8 metres;*
- b. *Where the rear lot line abuts public authority lands in the EP Zone any accessory building or structure shall be set back a minimum of 6.0 metres from the rear lot line;*
- c. Unless specifically modified/amended above, the provisions of Table 6.2 Zone Standards which would normally apply to a "Dwelling,

Semi-Detached” in the Residential Four (R4) Zone shall apply.

- b) The following specific Zone Standards apply to any other use permitted (except “*Dwelling, Townhouse*”):
 - a. Where the *rear lot line* abuts *public authority* lands in the EP Zone any *accessory building or structure* shall be set back a minimum of 6.0 metres from the *rear lot line*.
 - b. Unless specifically modified/amended above, the provisions of Table 6.2 Zone Standards which would normally apply to that specific use in the Residential Four (R4) Zone shall apply.
- c) The following specific Zone Standards apply to any “*Dwelling, Townhouse*”:
 - a. Where the *rear lot line* abuts *public authority* lands in the EP Zone any *accessory building or structure* shall be set back a minimum of 6.0 metres from the *rear lot line*.
 - b. Unless specifically modified/amended above, the provisions of Table 6.2 Zone Standards which would be applicable to “*Dwelling, Townhouse*” in the Residential Multiple (RM) Zone shall apply.

9.285.2 Lands Subject to Exception 285, Suffix B

1) Permitted Uses

- a) Notwithstanding Table 6.1, the following uses are the only uses permitted on lands zoned R4-285-B:
 - a. Dwelling, Single Detached
 - b. Dwelling Unit, Accessory Apartment
- a) Notwithstanding Section 4 General Provisions, a “Cottage Rental” shall not be permitted on the lands zoned R4-285-B.

2) Zone Standards & Special Site Provisions

a) For those lots having a rear lot line which abuts Highway 26 (or abuts public authority lands which abut Highway 26):

a. Minimum required rear yard – 1.2 m

b. Maximum lot coverage for main buildings – 40%

b) Unless specifically modified/amended above, the provisions of Table 6.2 Zone Standards which would normally apply to that specific use in the Residential Four (R4) Zone shall apply.

9.286 Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *286 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.

9.286.1 Lands Subject to Exception 286, Suffix A

1) Permitted Uses:

a) Notwithstanding Table 6.1, the following uses are the only uses permitted on lands zoned R1-286-A:

a. Dwelling, Single Detached

b. Dwelling Unit, Accessory Apartment

b) Notwithstanding Section 4 General Provisions, a "Cottage Rental" shall not be permitted on the lands zoned R4-285-A.

9.286.2 Lands Subject to Exception 285, Suffix B

1) Permitted Uses

a) Notwithstanding Table 6.1, the following uses are the only uses permitted on lands zoned R1-286-B:

a. Dwelling, Single Detached

b. Dwelling Unit, Accessory Apartment

- b) Notwithstanding Section 4 General Provisions, a "Cottage Rental" shall not be permitted on the lands zoned R1-286-B.

2) Zone Standards & Special Site Provisions

- a) Minimum lot frontage – 16 metres
- b) For those lots having a *rear lot line* which abuts Highway 26 (or abuts *public authority* lands which abut Highway 26):
 - a. *Minimum required rear yard* – 1.2 m
 - b. *Maximum lot coverage for main buildings* – 40%
- c) Unless specifically modified/amended above, the provisions of Table 6.2 Zone Standards which would normally apply to that specific use in the Residential One (R1) Zone shall apply.

3. 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 symbol "H5" shall not be removed from the whole or part of the lands until such time as a Development Agreement or other applicable agreement has been executed that addresses the following additional matters:

- a) That it shall be demonstrated to the satisfaction of the Municipality that a minimum of 172 dwelling units is planned for the whole of the lands subject to Exception 285 and 286. In considering the number of units, any lands held by the municipality for future access to the west may count for not more than 2 dwelling units total.
- b) Servicing installation design, capacity, and allocation details are confirmed to the satisfaction of the Municipality through the appropriate agreement;
- c) Warranted traffic improvement and their detailed design are confirmed to the satisfaction of the Municipality through the appropriate agreement.

- d) Notwithstanding Table 6.2.1 and Exception Section 285.2, for those Lands Subject to Exception 285, Suffix B a maximum of four (4) lots may be created with a minimum *lot frontage* of 10.6 m.
4. Schedule A-1 and all notations thereon, are hereby declared to form part of this By-law.
5. This by-law shall not come into force and take effect until the County of Grey has approved Official Plan Amendment No 26 adopted by By-law No. 2021-27, pursuant to the Planning Act, R.S.O. 1990, as amended.

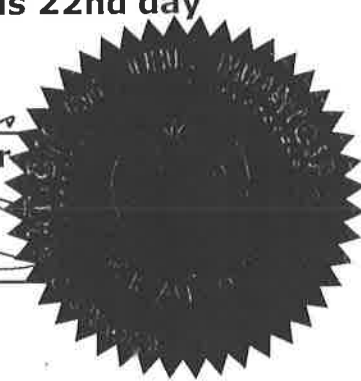
Read a first, second and third time and finally passed this 22nd day of March, 2021.



Barb Clumpus, Mayor



Matt Smith, Clerk



I HEREBY CERTIFY THAT THE
FOREGOING IS A TRUE COPY OF
THE ORIGINAL DOCUMENT

April 1/21
DATE



DEPUTY CLERK

SCHEDULE A-1

To By-law No. 2021-28

Of The Corporation of the Municipality of Meaford

Passed on this 22nd day of March, 2021.

