

# 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 LT 382-385, 387-392 PL 309, PT LT 386 PL 309 Meaford as in MF12445; PT of Bridge St SW of Huron St N of LT 383 and LT 384 PL 309 Meaford closed by MF12428 AS IN MF12445; S/T R185101; PT LT 354 PL 309 Meaford as in R95913 (fourthly); PT LT 353-354 PL 309 Meaford as in MF13334 EXCEPT R95913; PT Bridge St PL 309 Meaford closed by MF13352 as in MF13353 (firstly); PT LT 386 PL 309 Meaford as in MF13353 (secondly); and LT 1707 PL 309 Meaford; PT LT 353-354 PL 309 Meaford as in R188927; 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; and,

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

1. Map 7 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 Development (D-2) Zone to the Residential Exception (RM-XXX) 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) The uses permitted in the C1 zone.

**9.XXX.2 Special Site Provisions**

- a) The existing lots subject to this Special Provision shall be regarded as one lot for the purposes of meeting zoning regulations;
- b) Severances are permitted without meeting minimum lot frontage, setback, and area requirements, as these lands are considered one lot for planning purposes;

- c) Parking, loading and driveways providing access to parking shall not require a setback from interior property lines shared with properties Zoned RM-XXX on Map 7;
- d) Maximum building height of 5 storeys;
- e) Minimum required setbacks of 4 metres;
- f) Parking shall be provided at a rate of 0.9 spaces per dwelling unit for townhouse and apartment uses; and,
- g) Parking shall be provided at a rate of 0.75 space per guest room for hotel use.

3. Schedule "A-1" and all notations thereon, are hereby declared to form part of this By-law.

4. 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 \_\_\_\_\_, 20\_\_.**

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**Barb Clumpus, Mayor**

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**Matt Smith, Clerk**

# Schedule A1

