



Notice of Passing of a Zoning By-law

This is a notice about a decision of Council on a Zoning By-law Amendment Application for the lands known as Part of Lots 421, 422, 423, 424 and 425, Plan 309 (Meaford), known municipally as 324 Union Street.

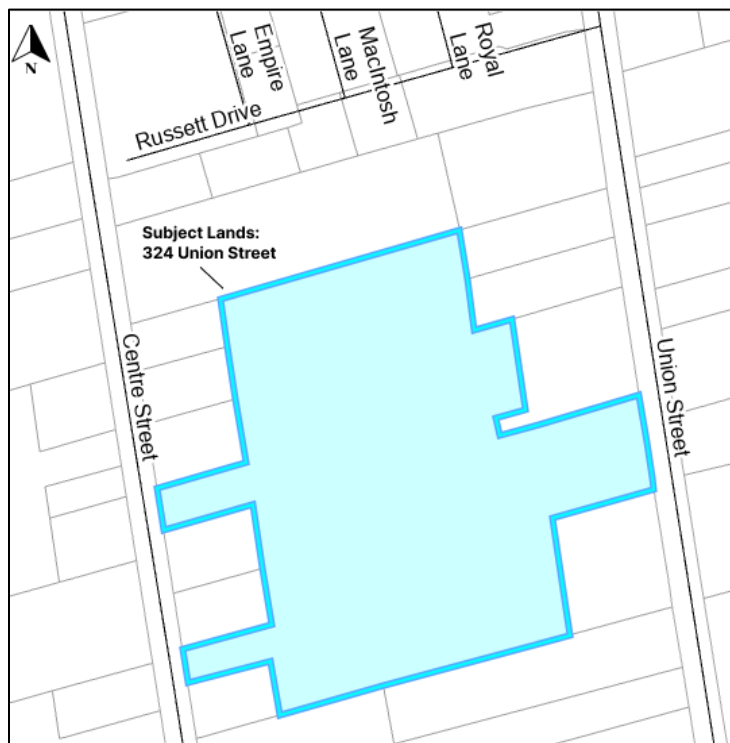
Council approved the application and passed By-law 2023-40 on June 12, 2023.

What was the purpose of the By-law?

The purpose of the by-law is to provide for appropriate zoning to allow for a residential subdivision on the lands. The lands were rezoned from the Development (D) zone to a combination of:

- Residential Four – Exception 302-A Holding 5 (R4-302-A-H5)
- Residential Four – Exception 302-B Holding 5 (R4-302-B-H5)
- Residential Four – Exception 302-C Holding 5 (R4-302-C-H5)
- Environmental Protection (EP)

Figure 1: Key Map



The R4 zone is intended for new development in the Urban Living Area. The Exception number 302 provides site specific building and development parameters that align with the subdivision boundaries, lots and uses. A portion of the lands were placed in the Environmental Protection (EP) zone to recognize onsite hazards such as water courses and wet areas. A holding provision has also been applied to ensure appropriate development agreements are executed prior to the development of the lands.

The entire Zoning By-law Amendment with provisions is attached to this notice.

The Council of the Municipality of Meaford also gave support of the associated Draft Plan of Subdivision application to the County of Grey, subject to the conditions contained in staff report DEV2023-08. This report containing the full review of the application is available online through a link on the Meaford Website under [Current Developments - Union Centre Street Subdivision](#). Please note that the approval authority on the Draft Plan of Subdivision is the County of Grey.

Feedback from the Public

Written comments from internal departments, external agencies and the public were considered by Council prior to making a decision on this application. A summary of comments on the application can be found in the staff report DEV2023-08, at the link above.

Rights to Appeal the Decision

If you disagree with this decision, you may file an appeal to the Ontario Land Tribunal no later than **July 13, 2023**. An appeal must include the required Appellant Form and Fees and must state the reasons for the appeal.

The Appellant Form and fees must be delivered in person or by registered mail to:

Municipality of Meaford
Attention: Clerk
21 Trowbridge Street West
Meaford, ON N4L 1A1

More information about how to file an appeal, including the forms and fees, is available on the Ontario Land Tribunal website at <https://olt.gov.on.ca/>

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

Upon request, this document can be made available in other accessible formats.

The Corporation of the Municipality of Meaford

By-law Number 2023-40

Being a by-law to amend Zoning By-law 60-2009 of the Municipality of Meaford pertaining to lands known as Part of Lots 421 to 425, Plan 309, fronting on Union and Centre Streets, in the geographic Town 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 and 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 12 of Schedule B to By-law 60-2009 is hereby amended by rezoning those lands described as Part of Lots 421, 422, 423, 424 and 425, Plan 309, fronting on Union and Centre Streets, in the geographic Town of Meaford, now incorporated as part of the Municipality of Meaford and shown on Schedule A-1, affixed hereto, as follows:
 - a. From Development (D) to Residential Four – Exception 302-A – Holding 5 (R4-302-A-H5)
 - b. From Development (D) to Residential Four – Exception 302-B – Holding 5 (R4-302-B-H5)
 - c. From Development (D) to Residential Four – Exception 302-C – Holding 5 (R4-302-C-H5)
 - d. From Development (D) to Environmental Protection (EP)
2. Section 9 to By-law 60-2009 is hereby amended by adding a new subsection 9.302 as follows:

9.302 Part of Lots 421 to 425, Plan 309 (Town of Meaford)

Notwithstanding any other provision of this By-law, the provisions of this section shall apply to those lands denoted by the symbol *302 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.

9.302.1 Lands Subject to Exception 302, Suffix A

1) Permitted Uses:

- a) Notwithstanding Table 6.1, the following uses are the only uses permitted on lands zoned R4-302-A:
 - i) Dwelling, Single Detached
 - ii) Private Home Daycare

9.302.2 Lands Subject to Exception 302, Suffix B and Suffix C

1) Permitted Uses:

- a) As provided in Table 6.1 Residential Zone Use Permissions for the R4 zone;
- b) Notwithstanding Section 4 General Provisions, a "Cottage Rental" shall not be permitted.

2) Zone Standard & Special Provisions

- a) The individual leased areas in the case of a life lease development and the individual parcels or units in the case of a condominium shall be considered "lots" for the purposes of applying the residential zone standards of Table 6.2.1, sight triangle, site specific standards and special provisions, and applicable general provisions of the Zoning By-law.
- b) Notwithstanding any other provision of this by-law, there shall be no parking permitted on any private street.
- c) Minimum exterior side yard for any lot where the exterior side lot line abuts a public street – 5.0 m
- d) Detached accessory buildings and structures shall not be located between a main building and any private or public street.
- e) The following specific Zone Standards apply to any "Dwelling, Semi-Detached":
 - i) Minimum Lot Frontage – 7.5m/unit

- ii) Maximum lot coverage for main buildings – 40%
- iii) Maximum lot coverage for accessory buildings and structures subject to Section 4.1.1.5 of this by-law.
- iv) 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.

9.302.3 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 "H5" Symbol shall not be removed from the whole or part of the lands until such time as the following has been completed:

- 1) A Subdivision/Development Agreement, or other applicable agreement to the satisfaction of the Municipality, has been executed to address:
 - a) That it shall be demonstrated to the satisfaction of the Municipality that a minimum of 75 dwelling units is planned for the whole of the lands subject to Exception 302;
 - b) Servicing decommission, installation, design, capacity, and allocation details are confirmed to the satisfaction of the Municipality through the appropriate agreement(s);
 - c) Satisfaction of the Environmental Protection Act regarding change of use which may include a Record of Site Condition;
- 2) For Lands Subject to Exception 302, Suffix A
 - a) In addition to the matters applicable to the whole of the lands subject to exception 302, for those lands subject to Suffix A the following additional matters shall be addressed:
 - i) That municipal water and sanitary services with

sufficient capacity for the intended use of the lands are installed and available across the entire frontage of the lands subject to Suffix A to the satisfaction of the municipality;

3) For Lands Subject to Exception 302, Suffix B

a) In addition to the matters applicable to the whole of the lands subject to exception 302, for those lands subject to Suffix B the following additional matters shall be addressed:

i) That the lands subject to exception 302, Suffix B have been merged together or a portion of them has been merged with another parcel of land having frontage on a public or private street either in accordance with Section 4.8 or 4.9 of the Zoning By-law and that lot frontage for all parcels is of sufficient width to satisfy the zoning by-law requirements for the proposed use of the lands;

10 That Schedule A-1 and all notation thereon, are hereby declared to form part of this by-law.

11 That this by-law shall come into force and take effect upon approval of the Draft Plan of Subdivision by the County of Grey.

Read a first, second and third time and finally passed this 12th day of June, 2023.

Ross Kentner, Mayor

Matthew Smith, Clerk

Schedule 'A-1'

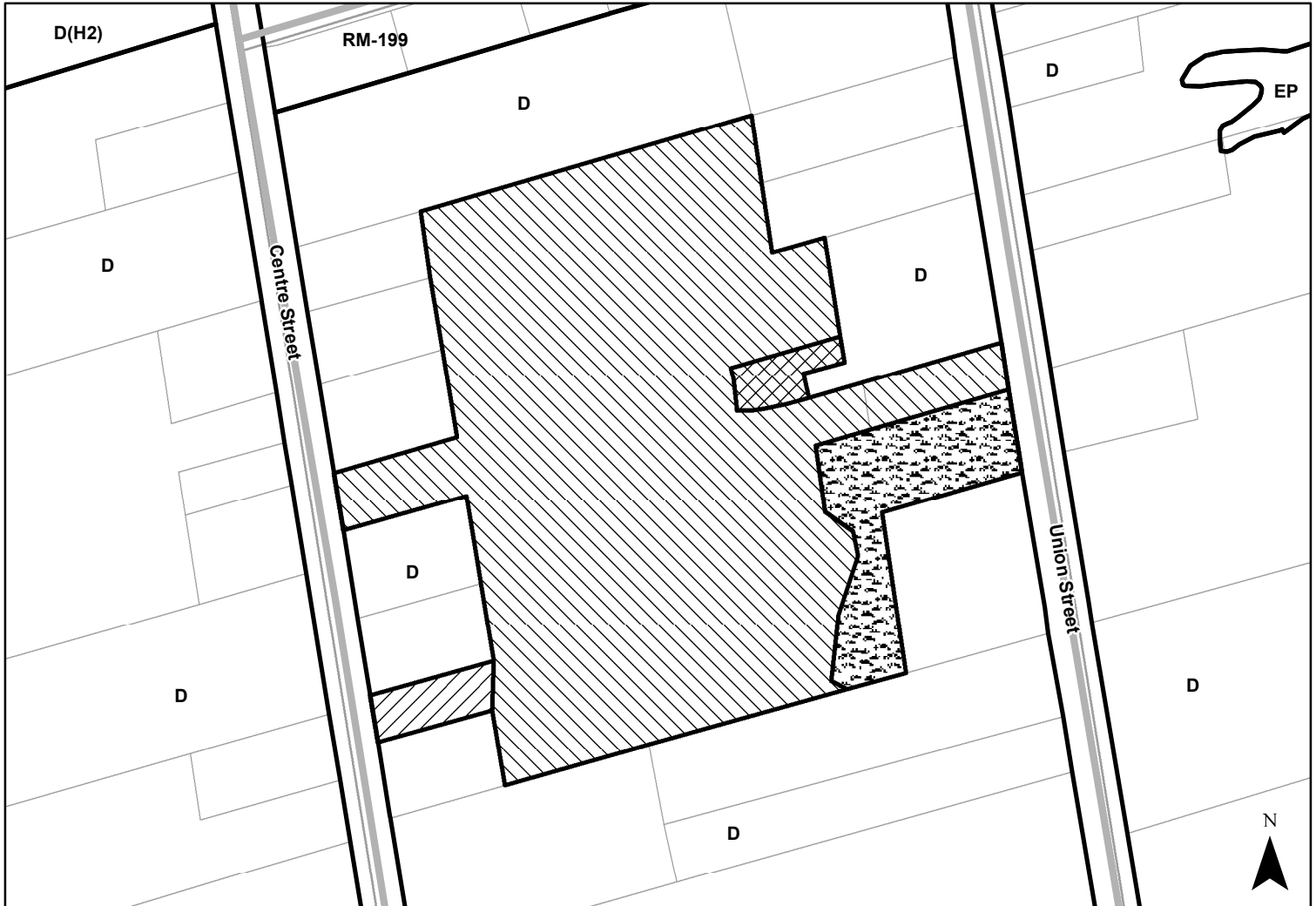
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



Amending By-law No. 60-2009

Municipality of Meaford

PLAN 309 PT LOTS 421 TO 425; RP 16R8356 PARTS 1 TO 3;

RP 16R9139 PART 1; RP 16R6036 PARTS 5 & 6



-  Lands to be rezoned from the Development (D) Zone to the Residential Four - Exception 302-A - Holding 5 (R4-302-A-H5) Zone
-  Lands to be rezoned from the Development (D) Zone to the Residential Four - Exception 302-B - Holding 5 (R4-302-B-H5) Zone
-  Lands to be rezoned from the Development (D) Zone to the Residential Four - Exception 302-C - Holding 5 (R4-302-C-H5) Zone
-  Lands to be rezoned from the Development (D) Zone to the Environmental Protection (EP) Zone

This is Schedule 'A-1' to By-law 2023-40

Passed this 12 day of June, 2023

Mayor

Clerk