



# Notice of Passing of a Zoning By-law

**This is a notice about a decision of Council on a Zoning By-law Amendment applying to the entire Municipality of Meaford**

**Council approved the amendment and passed By-law 2024-24 on April 29, 2024.**

## **What was the purpose of the By-law?**

The amendment applies to Additional Residential Units or “ARUs” in the Municipality of Meaford.

An ARU is a separate residential unit that may be inside a single detached dwelling, semi-detached dwelling or townhouse dwelling (sometimes through a basement apartment), or, may be detached as a separate building (for example behind the house or above a garage).

Some other names used to describe an ARU are basement apartment, granny flat, laneway house, garden suite, in-law suite, or even tiny home.

The purpose of this amendment is to update Meaford’s Zoning By-law 60-2009 to align with new requirements of the Planning Act, R.S.O. 1990. One of the key changes is to enable one additional residential unit on an urban residential parcel. The Zoning By-law previously allowed for one ARU where two are now permitted.

Other changes to encourage more ARUs and clarify the regulations include:

- Changing the name of these units in the Zoning By-law from “Accessory Apartment Dwelling Unit” to “Additional Residential Unit” to be more in line with Provincial changes.
- Increase the maximum permitted height up to 5.5m in most urban areas and 6 metres in most rural areas
- Remove the restriction on number of bedrooms
- Increase maximum size to 90% of the main unit for detached units
- Eliminate the maximum size on attached units
- Clarify that Additional Residential Units are separate from apartments accessory to a commercial use on properties zoned Commercial.

This by-law applies generally to the entire municipality and therefore there is no map or property associated with this amendment.

The entire zoning amendment is attached to this notice.

### **Feedback from the Public**

Written comments from agencies and the public were considered by Council prior to their decision on this application. Comments received were in support of this zoning by-law amendment. No comments were received with concerns about this amendment.

### **Rights to Appeal the Decision**

If you disagree with this decision you may be entitled to file an appeal to the Ontario Land Tribunal. Please note that appeals on an enacting by-law for additional residential units are restricted by section 34 (19.1) of the Planning Act. For further information seek legal advice about whether you have appeal rights.

An appeal must include the required Appellant Form and Fees in the form of a Certified Cheque or Money order, made out to the Minister of Finance. The Appellant Form 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

The last date for filing an appeal is **May 22, 2024**. 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 2024-24

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### **Being a by-law to amend Zoning By-law 60-2009 of the Municipality of Meaford for general purposes**

**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 Section 34 of the Planning Act R.S.O. 1990, as amended, by-laws may be amended by Councils of Municipalities; and

**Whereas**, the subject amendment is pursued to address matters arising through Provincial Legislation changes, policies updates in the Official Plan, Council's housing goals, housekeeping items and corrections;

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

1. That Part 3.0 Definitions is amended by:

a. deleting the definition **ACCESSORY APARTMENT DWELLING UNIT**.

b. Adding the following new definitions:

**ADDITIONAL RESIDENTIAL UNIT**

Means a *dwelling unit* on a *lot* which already contains a *main dwelling unit*.

**DWELLING, ADDITIONAL**

Means a *dwelling unit on a lot* which already contains a *main dwelling unit* and means the same as *additional residential unit*

**DWELLING, MAIN**

Means a *dwelling unit* which is the *main building* on a *lot* and may be a *single detached, semi-detached* or *townhouse dwelling*.

2. That section 4.1.1.2 is amended by adding the following additional sentence:

This section also does not prevent a main dwelling from being converted to an additional residential unit to allow the construction of a new main dwelling.

3. That section 4.2 is amended by deleting and replacing with the following:

## **4.2 Additional Residential Units and Apartment Units**

These provisions apply only to additional residential units in residential zones and apartment dwelling units in commercial zones.

### **4.2.1 Additional Residential Units**

The R1, R2, R3, R4, RT, R5, RM, CR, RR, SR, RLS, A, SA, RU, and D zones permit *additional residential units*, subject to the regulations in this section.

Apartment dwellings established in conjunction with a permitted non-residential use in the RT zone are subject to the provisions of 4.2.2.1.

#### **4.2.1.1 Units within a Main Dwelling**

A maximum of 2 additional residential units are permitted to be added to a main residential use, in either a single detached; semi-detached or townhouse dwelling on a lot, provided that:

- a) The total number of dwellings units on the lot is not greater than 3; and,
- b) Where the lot also contains a detached additional residential unit, only 1 additional residential unit is permitted in the main building.

#### **4.2.1.2 Unit Within a Detached Structure (Urban; Serviced)**

The R1, R2, R3, R4, RM and RT zones permit 1 detached additional dwelling unit on a lot, subject to the following regulations:

- a) Maximum floor area: 90% *gross floor area* of the main

dwelling unit

(excluding floor area where the distance between finished ceiling and finished floor is 1.2 meters or less)

- b) Required side yards: As required for a main dwelling in the applicable zone
- c) Required rear yard: 4 metres
- d) Required front yard: Not less than the existing front yard of the main dwelling measured at the front wall facing the public street.
- e) Maximum Height: 5.5 metres
- f) Maximum Lot Coverage: 15%
- g) Special Setbacks: As required by Section 4.23, if applicable
- h) Conversion is permitted, of an existing accessory structure that is non-compliant with respect to height or lot coverage, to an additional dwelling unit provided all other requirements of this by-law applicable to such a unit are met.
- i) The main dwelling on the lot shall contain no more than 2 dwelling units.

#### 4.2.1.3 Units Within a Detached Structure (Rural; Private Services)

The R5, CR, RR, SR, RLS, A, SA, RU, and D zones permit 1 detached additional dwelling unit, subject to the following regulations:

- a) Minimum Lot Area: 0.8 ha
- b) Maximum floor area: 90% *gross floor area* of the main dwelling unit  
  
(excluding floor area where the distance between finished ceiling

and finished floor is 1.2 meters or less)

- c) Required Yards: As required for a main dwelling in the applicable zone
- d) Maximum Height: 6 metres
- e) Maximum Lot Coverage: Same as the main dwelling in the applicable zone
- f) Maximum distance from the main dwelling: 50 metres
- g) Special Setbacks: As required by Section 4.23, if applicable

h) This section shall not prevent the conversion, of an existing accessory structure that is non-compliant with respect to height or lot coverage, to an accessory apartment dwelling unit provided all other requirements of this by-law applicable to such a unit are met.

i) The main dwelling on the lot shall contain no more than 2 dwelling units.

j) Where serviced by full or partial municipal services, item a) above, shall not apply.

4. That section 4.2.2 is amended by deleting the word "Accessory".
5. That section 4.2.2.1 is amended by deleting the word "accessory" in paragraph one and deleting the word "accessory" in item b).
6. That section 4.2.2.2 is amended by deleting the clause "accessory apartment dwelling units and" in paragraph one; deleting the word "accessory" from item a); deleting the second instance of the word "accessory" from item i) and item iii), and deleting words "accessory or" from item c).
7. That Table 6.1 is amended by deleting "Dwelling Unit, Accessory Apartment" under number 6 and replacing with "Additional Residential Units"; and adding an X under the RM zone for number 6.
8. That Table 8.1 is amended by deleting "Dwelling Unit, Accessory Apartment" under number 11 and replacing with "Additional Residential

Units”.

9. Schedule A and all notations thereon, are hereby declared to form part of this by-law.
10. 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 29th day of April, 2024.**

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**Shirley Keaveney, Deputy Mayor**

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**Margaret Wilton-Siegel, Deputy Clerk**