



Notice of Public Meeting

The Municipality of Meaford is considering changes to the Meaford Zoning By-law for **Additional Residential Units** (also known as “ARUs” or “ADUs”). The proposed changes apply to the entire Municipality of Meaford and this notice is not tied to a specific property.

You are invited to review the proposed changes and provide feedback by participating in the upcoming public meeting, writing a letter, or just follow along with this project.

Public Meeting: March 4, 2024 at 5:00 PM
157859 7th Line, Meaford, ON
(Council Chambers)

This meeting is in person, but there is the option to participate remotely via Zoom for those who want to speak on this proposal. See the next page for more information on how to register for Zoom.

You can also watch the meeting live or at your convenience on Municipality of Meaford’s YouTube channel at www.meaford.ca/youtube You do not need to register to watch the meeting on YouTube.

What is an ARU?

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.

Why is Meaford Changing the Rules for ARUs?

The short answer is we have to! The Provincial Government passed changes to the Planning Act in 2022 through More Homes Built Faster Act, known as Bill 23. The Planning Act changes affect what Municipalities can regulate in the Zoning By-law.

Meaford already permits additional residential units in Meaford’s Zoning By-law 60-2009 under “Accessory Apartment Dwelling Units”. However due to changes in the

Planning Act, as well as feedback over the past few years from the public, the Municipality is proposing to make changes to make it even easier to add additional units to a property! ARUs are one of the ways the Municipality can help to create housing for people who need it.

What Did the Province Change in Bill 23?

Bill 23 changes apply to serviced urban residential land only. The Planning Act now allows up to 3 units in a single detached, semi-detached or townhouse. The 3 units may be any of the following:

- 3 units in a main building (no detached units)
- 2 units in a main building and 1 detached unit
- 1 unit in a main building and 2 detached units

The Planning Act limits required parking to no more than one parking space per ARU and there is no minimum floor area of an ARU allowed in the Zoning By-law.

What Proposed to Change?

The Zoning By-law will be updated to allow one additional unit on an urban residential parcel as required by the Planning Act. Other proposed changes 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 2 storeys (currently 4.5m in urban residential zones and 5.5m in rural zones)
- Remove the restriction on number of bedrooms (currently limited to 2 bedrooms)
- Increase maximum size to 90% of the main unit (currently no greater than 50% of the size of the main dwelling)
- Clarify that Additional Residential Units are separate from apartments accessory to a commercial use on properties zoned Commercial.

Additional changes may include reduction to minimum required yards (setbacks), relationship to the main dwelling and minimum distance from a main dwelling in rural areas (currently no greater than 50m from a main dwelling).

See the current regulations on the on Meaford's website www.meaford.ca/zoningupdate.

How Do I Take Part in the Public Meeting?

You can provide comments and on this proposal in writing to planning@meaford.ca or in person at the public meeting. If you wish to speak at the public meeting, you may do so either in-person or remotely via Zoom (phone/internet).

Those wishing to speak at the public meeting via Zoom MUST register in advance with Development Services by noon on March 4, 2024 by contacting planning@meaford.ca or 519-538-1060 ext. 1120.

When Will Council Make a Decision?

After the public meeting, staff will bring a report to Council with recommendations about zoning changes. There is no firm date at this time.

Where Can I Find More Information?

Review page setup on Meaford's website www.meaford.ca/zoningupdate or contact Planning Services:

Denise McCarl
Manager, Planning Services
Development Services Office
15 Trowbridge St W
Meaford, ON



planning@meaford.ca



519-538-1060 extension 1120

Mailing Address:

Municipality of Meaford - Administration Office
21 Trowbridge St W
Meaford, ON, N4L 1A1

Please note that there are no appeal rights on Zoning By-law Amendments dealing with Additional Residential Units and the decision of Council is final. Get involved early to provide your feedback!

A note about information you may submit to the Municipality: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Municipal website, and/or made available to the public upon request.