

# The Corporation of the Municipality of Meaford

## By-law Number 2020-67

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### **Being a by-law to amend Zoning By-law 60-2009 pertaining to 186 Cook Street in the geographic Town of Meaford**

**Whereas**, 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 7 of Schedule B to By-law 60-2009 is hereby amended by re-zoning those lands known municipally as 186 Cook Street and described as Lots 918 to 922, 1461 to 1463, 1465, 1467 to 1472, Parker Street (closed by MF11473) and Part of Lots 923 to 928, and 1459 to 1460 Registered Plan 309, in the geographic Town of Meaford, now incorporated as part of the Municipality of Meaford and shown on Schedule "A-1", affixed hereto, from the Urban Institutional (UI) Zone to the Urban Institutional-Exception-Holding (UI-284 (H5)) and Development-Exception-Holding (D-284 (H5)) Zones.
2. Section 9 to By-law 60-2009 is hereby amended by adding a new Section 9.284 as follows:

9.284 Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol \*284 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.

#### **9.284.1 Lands Subject to Exception 284**

1) Permitted Uses:

- a) Permitted Uses on those lands zoned UI-284 shall include a Long-term Care Facility.

- b) On those lands zoned D-284, parking spaces, loading spaces, snow storage areas and driveways developed concurrent with the Long-term Care facility as part of the overall development concept for the lands shall be permitted as an interim use of the lands, subject to Site Plan Control. Parking spaces, loading spaces and driveways shall not require a setback from interior property lines shared with lands zoned UI-284.


## 2) Zone Standards & Special Site Provisions:


The following site-specific provisions apply to lands zoned UI-284:

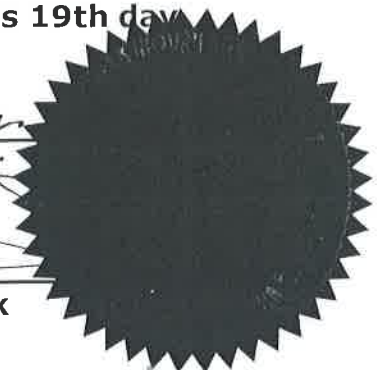
- a) The Thompson Street frontage of the Long Term Care Facility lot shall be considered the 'front' lot line, for the purposes of zoning interpretation.
- b) The minimum required yard relative to west and north interior lot lines of the Long Term Care Facility lot, abutting existing residential lots in the R3 zone, shall be 4.5m.
- c) The minimum required yard relative to the rear lot line and to all other interior lot lines of the Long Term Care Facility lot not otherwise addressed in clause b, above, shall be:
  - i. 0.0 meters for a portion of a building less than 2 storeys in height; and,
  - ii. 4.5 meters for a portion of a building 2 storeys in height or greater.
- d) Parking, loading and driveways providing access to parking shall not require a setback from the east or south property lines of the Long Term Care Facility lot;
- e) Parking shall be provided at a rate of 1.75 spaces per 4 beds for the Long Term Care facility use;
- f) 1 loading space shall be required for a Long Term Care Facility use; and,

- g) The boundary of the UI-284 zone substantially follows lot lines anticipated to be created by a consent application and shall be deemed to follow such lot lines ultimately created by consent.
3. Schedule A-1 and all notations thereon, are hereby declared to form part of this by-law
4. That this by-law shall come into force and take effect pursuant to the Planning Act, R.S.O. 1990, as amended.

**Read a first, second and third time and finally passed this 19th day of October, 2020.**

  
**Barb Clumpus, Mayor**

  
**Matthew Smith, Clerk**



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

Oct 26, 2020  
DATE

  
CLERK

# SCHEDULE A-1

To By-law No. 2020-67

Of The Corporation of the Municipality of Meaford

Passed on this 19th day of October, 2020.

