

Notice of Passing – Zoning Change



In accordance with Section 34 of the Planning Act

Dated:
October 26th, 2020

Affected Lands:
186 Cook Street, being Plan 309 Lots 918 to 922, 1461 to 1463, 1465, 1467 to 1472, Park Street (closed by MF11473) and Part of Lots 923 to 928, and 1459 to 1460, in the geographic Town of Meaford, now in the Municipality of Meaford.

Contacts:
To file a Notice of Appeal to By-law 2020-67 [Not Later than November 16th, 2020]
Please Contact:

Municipal Clerk
21 Trowbridge St. W.
Meaford, ON, N4L 1A1



For questions or to discuss the amendment application, please contact Planner I, Keirsten Morris at kmorris@meaford.ca 519-538-1060 X1119

The complete Amending Zoning By-law is available for inspection at the Clerk's office during regular business hours.

Zoning Amendment

On October 19th, 2020, the Council of the Corporation of the Municipality of Meaford **approved** a request for an amendment to Zoning By-law 60-2009 via the passing of By-law 2020-67 under Section 34 of the Planning Act, R.S.O. 1990, as amended. Written and/or oral comments were received from internal departments, external agencies and members of the public regarding the re-zoning application and were considered by Council in advance of a decision on the application. Council considered the comments raised and found the application to be consistent with the Provincial Policy Statement; the objectives and intent of the County and Local Official Plans and, to represent good planning. The amendment was approved.

AND TAKE NOTICE that a person or agency may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the decision by filing with the Clerk of the Corporation of the Municipality of Meaford not later than the **16th day of November, 2020** a notice of appeal, setting out the reasons for the appeal, and a cheque made payable to the Minister of Finance in the amount required by the Local Planning Appeal Tribunal.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal 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 Tribunal, there are reasonable grounds to add the person or public body as a party.

Explanatory Note (Purpose & Effect)

Official Plan and Zoning Amendment applications have been submitted by peopleCare Inc. to establish a mixed-use campus of care on the lands formerly occupied by the Meaford Community School. Based on public and agency comments received to-date, together with applicant and Ministry timelines relating to development approvals and construction for the Long-Term Care (LTC) Facility planned for the site, the applicant has requested that the ZBLA for this first phase of development be expedited and be considered separately from the applications in process for the balance of the lands. As the subject lands are designated Institutional, with in-principle policy support for the LTC facility already in place through that designation, the zoning amendment has been approved to rezone the lands from the Urban Institutional (UI) zone to the Urban Institutional-Exception-Holding (UI-284 (H5)) and Development-Exception-Holding (D-284 (H5)) Zones. The lands placed in the UI-284 (H5) zone will facilitate the LTC facility and related zone standards. The lands within the D-284 (H5) zone will facilitate interim use for parking, loading, snow storage spaces developed concurrent with the LTC facility subject to Site Plan Control. The remainder of the Official Plan and Zoning Amendment applications related to the Retirement Home and Townhomes will be continued following the LTC application processes.

