



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 4 & 14, Judge's Plan 541.

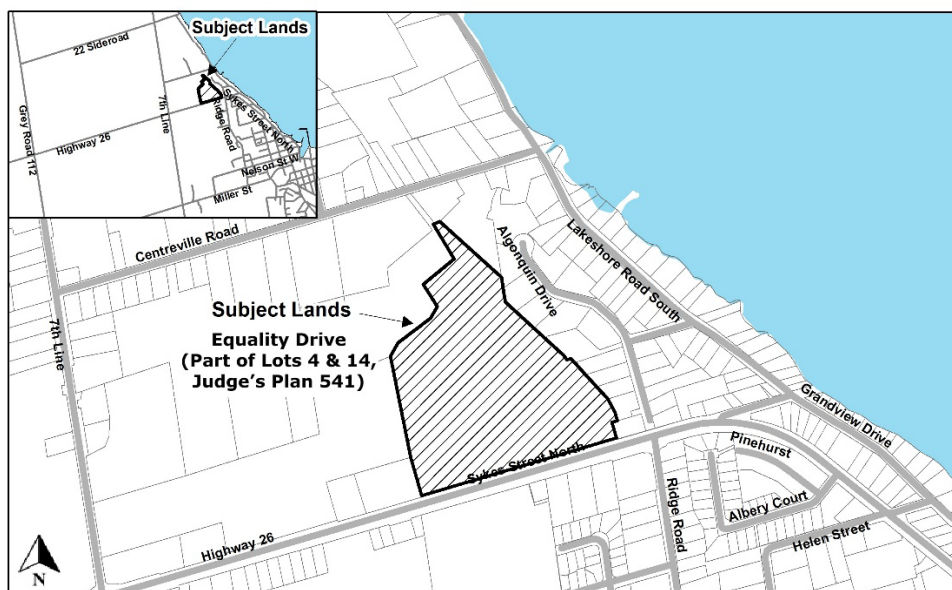
Council approved the application and passed By-law 2025-30 on May 26, 2025.

What was the purpose of the By-law?

The applicant requested to revise the Draft Plan of Subdivision to convert 23 single-detached lots to 36 townhouse lots. In order to implement this change, a Zoning By-law Amendment was required as the current zoning of the subject area of the site does not permit townhouses. The applicant had also requested to extend site-specific zoning provisions that were previously granted approval to specific lots within the subdivision to the entirety of the R4-285-A (H5) zone.

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

Key Map:



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

Feedback from the Public

Written comments from agencies and oral comments from the public were considered by Council prior to making a decision on this application. All comments were included in the staff report for the application and was considered by Council prior to their decision.

Rights to Appeal the Decision

If you disagree with this decision you may file an appeal to the Ontario Land Tribunal. 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 **June 16, 2025**. 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 specified 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.

The Corporation of the Municipality of Meaford

By-law Number 2025-30

Being a by-law to amend Zoning By-law 60-2009 of the Municipality of Meaford pertaining to Part of Lots 4 & 14, Judge's Plan 541 in the geographic Township of St. Vincent, now in the Municipality 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;

Whereas, pursuant to the provisions of Section 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. That Map 2 of Schedule B to By-law 60-2009 is hereby amended by rezoning a portion of those lands described as Part of Lots 4 & 14, Judge's Plan 541 in the geographic Township of St. Vincent, now the Municipality of Meaford from the Residential R4 - Exception-285 - B - Holding 5 (R4-285-B (HS)) zone to the Residential R4 - Exception-285 - A - Holding 5 (R4-285-A (HS)) zone and shown on Schedule A-1, affixed hereto.

2. Section 9 of By-law 60-2009 is further amended by deleting and replacing Section 9.285.1 2) as follows:

2) Zone Standards & Special Site Provisions:

b) The following specific Zone Standards apply to any other use permitted (except "Dwelling, Townhouse"):

a. Where the rear lot line abuts public authority lands in the EP Zone any accessory building or structure shall be set back a minimum of 6.0 metres from the rear lot line.

b. The minimum lot frontage for a single detached dwelling shall be 8.0 metres and the minimum interior side yard on one side shall be 0.3 metres provided that no dwelling shall be located closer than 1.5 metres to any dwelling on a separate lot.

c. 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.

3. Schedule A and all notations thereon, are hereby declared to form part of this By-law.

4. 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 26th day of May, 2025.

Ross Kentner, Mayor

Margaret Wilton-Siegel, Acting Clerk

Schedule 'A'
By-law 2025- 30
Amending By-law No. 60-2009
Municipality of Meaford
JUDGE 'S PLAN 541 PT LOTS 4;AND 14 RP 16R11472 PT PART 1



Lands to be rezoned from the Residential 4 Exception (R4-285-B(H5)) Holding Zone to the Residential 4 Exception (R4-285-A(H5)) Holding Zone

This is Schedule 'A' to By-law 2025-30

Passed on the 26 day of May, 2025

Ross Kentner, Mayor

Margaret Wilton-Siegel (Acting Clerk)