

The Corporation of the Municipality of Meaford

Zoning By-law Amendment No. ____

Being a by-law to amend Zoning By-law 60-2009 of the Municipality of Meaford pertaining to LT 382-385, 387-392 PL 309, PT LT 386 PL 309 Meaford as in MF12445; PT of Bridge St SW of Huron St N of LT 383 and LT 384 PL 309 Meaford closed by MF12428 AS IN MF12445; S/T R185101; PT LT 354 PL 309 Meaford as in R95913 (fourthly); PT LT 353-354 PL 309 Meaford as in MF13334 EXCEPT R95913; PT Bridge St PL 309 Meaford closed by MF13352 as in MF13353 (firstly); PT LT 386 PL 309 Meaford as in MF13353 (secondly); and LT 1707 PL 309 Meaford; PT LT 353-354 PL 309 Meaford as in R188927; 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; 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; and,

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 the lands shown on Schedule "A-1", affixed hereto, from the Development (D-2) Zone to the Residential Multiple – Site Specific (RM-XXX) Zone.
2. Section 9 of By-law 60-2009 is hereby amended by adding the following:

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the Schedule 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.XXX.1 Additional Permitted Uses

The following additional uses are permitted:

- a) The uses permitted in the RM zone, including *Apartment Building*, and *Townhouse Dwelling* in accordance with the definitions of Zoning By-law 60-2009 and *Multiple Unit Dwelling* defined as "a building containing four or more dwelling units, each of which having independent entrance directly from the outside or through a common vestibule or common corridor";
- b) A *Hotel* defined as "premises that contains rooms that are rented on a temporary basis to the public or dwelling units, or a combination of both, equipped to be occupied as temporary accommodation for the public, and which may contain a public dining area and meeting rooms" and its accessory uses, which

may include a *Restaurant* including patio, *Commercial Fitness Centre*, and *Personal Service Shop* (i.e. spa), but does not include *Retail Store*;

- c) Accessory solar collector installations; and,
- d) A *Temporary Sales Office* defined as “a building or structure, facility or trailer on the lot used for the purpose of the sale or lease of dwelling units to be erected on the lot and/or the administration and management of construction activity related to the construction on the lot.”

9.XXX.2 **Special Site Provisions**

- a) The lots subject to this Special Provision shall be regarded as one lot for the purposes of meeting zoning regulations;
- b) Severances and lot divisions by way of registered condominium plan are permitted without meeting minimum lot frontage, setbacks, lot coverage and area requirements to newly created lot lines and for newly created parcels, as these lands are considered one lot for planning purposes;
- c) Parking, loading and driveways providing access to parking shall not require a setback from interior property lines shared with properties zoned RM-XXX on By-law 60-2009 Schedule B Map 9;
- d) Notwithstanding Section 3.0 Definitions of Zoning By-law 60-2009, a *Storey* is defined as “an enclosed area that occupies more than 50% of the floorplate of the building that pierces the surface grade. Mechanical and elevator penthouse are not considered part of the enclosed area of this definition”;
- e) *Hotel* building shall have a maximum building height of five (5) storeys;
- f) *Apartment Building* and *Multiple Dwelling* are permitted to have a maximum building height of four (4) storeys, plus both enclosed and unenclosed rooftop amenity space, the enclosed amenity space not to exceed 20% of the floorplate of the *Apartment Building* and not to exceed 50% of the floorplate of the *Multiple Dwelling*;
- g) Minimum required setbacks of 4.0 metres along the mutual property line with the Municipality of Meaford waterfront;
- h) Residential patios and any patio associated with the *Hotel* may encroach into the setback a maximum of 2.0 metres for the residential uses and 4.0 metres for the *Hotel*;
- i) *Townhouse Dwellings* facing Fuller and Boucher Street East shall have a minimum setback of 6.0 metres to any garage, and a minimum setback of 4.0 metres to any porch;

- j) *Apartment Building* shall have a minimum setback of 6.0 metres to Boucher Street East;
 - k) *Balconies* for the *Apartment Building* may be permitted to encroach a maximum of 2.0 metres into the setback along Boucher Street East;
 - l) Parking shall be provided at a minimum rate of 1 space per dwelling unit for residential uses;
 - m) Parking shall be provided at a minimum rate of 0.75 space per guest room for *Hotel* use including parking for accessory commercial uses within the building;
 - n) Beehives are permitted outside the rear yard and within 30 metres of a lot line of a property zoned RM-XXX if the beehive is located on the rooftop of a building; and
 - o) Loading docks shall be permitted within front and side yards subject to proper screening.
3. Notwithstanding the provisions of Section 9.XXX.1 and 9.XXX.2 above, a Holding provision (H) is hereby applied to the whole of the Site. The Holding provision shall be lifted provided the following occurs to the satisfaction of the Director of Planning for the Municipality of Meaford:
- a) That a commitment be submitted from a hospitality and accommodation operator (i.e. hotelier) prior to any building permit being issued for development of any portion of the Site; and
 - b) That a Site Plan Agreement be executed by Meaford Municipal Council to provide for development in accordance with Site Plan Control Application, including financial securities for the extension of municipal services, road and streetscape improvements, and upon receipt of a Record of Site Condition and an acknowledgement letter from the Ministry of Environment, Conservation and Park.
4. Schedule "A-1" and all notations thereon, are hereby declared to form part of this By-law.
5. 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 ____ day of _____, 2022.

Barb Clumpus, Mayor

Matt Smith, Clerk

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