



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

March 24, 2026

Municipality of Meaford
21 Trowbridge St. West
Meaford, ON
N4L 1A1

Attention: Denise McCarl
Manager, Planning Services

Dear Ms. McCarl

**Re: Planning Justification Report
Application for Zoning By-law Amendment
Lots 226, 267, and 276 to 284, Part Lots 268, 273, 274 and 285 to 289, Plan 309
Geographic Town of Meaford
Municipality of Meaford
279 St. Vincent Street
Owner: Toronto Engineering College Inc.**

Further to recent pre-consultation discussions involving your office, enclosed please find a completed Zoning By-law Amendment application. Also included in this submission are the Articles of Incorporation showing that Amaninder Bharj has signing authority on behalf of the corporate ownership and the requested Traffic Impact Study.

To assist your office in evaluating this application, I am providing the following information:

Proposal:

The former Georgian Bay Secondary School in Meaford has been purchased by Toronto Engineering College Inc. for the purposes of operating a privately-owned college. This learning facility will be known as Toronto Excellence College and will offer post-secondary courses to prepare students for employment opportunities in various industries. The school will also provide continuing education courses to assist adults in upgrading and refining their skills. Approximately 200 students will be enrolled each semester.

The landowner intends to refurbish the existing building to fit the needs of the college. As well, three dormitories containing a total of 79 units will be erected to accommodate students and staff. These new residential buildings will be three storeys in height, plus a basement, and will be located along the east and south sides of the property.

Onsite parking for 120 vehicles will be provided.

The proposed redevelopment is illustrated on the submitted Site Plan.

The current 'UI' (Urban Institutional) zoning of the subject property permits only legally existing uses as of September 21, 2009 and an accessory day nursery. As such, an amendment to the Zoning By-law is required to allow for a college or any other use to utilize this site.

The Subject Lands:

The subject property is located within the urban area of Meaford, with road frontages along St. Vincent Street, Aiken Street, and Eliza Street, as illustrated on Figure 1 of this Planning Justification Report.

This 2.78-hectare parcel is occupied by the large former school building. Vehicular access to the site is available from Aiken Street and Eliza Street.

The existing building is vacant, excepting however that the gymnasium is used a few hours per week for pickleball.

Neighbouring Land Uses:

Most of the properties within the immediate vicinity of the subject lands appear to be occupied by detached residential dwellings. A large sports field, previously owned by the Bluewater District School Board and used in conjunction with the former school, exists along the opposite side of Aiken Street. In addition, tennis courts and ball diamonds are located approximately 60 metres to the northeast, along the opposite side of Eliza Street.

An aerial photograph (2020) illustrating the subject property and adjacent land uses is provided in Figure 2 of this Planning Justification Report.

Municipality of Meaford Zoning By-law:

The subject property is zoned 'UI' (Urban Institutional), as illustrated on Figure 3. Any land use other than a school or accessory day nursery requires a Zoning By-law Amendment. The Municipality chose to apply this restrictive zoning on all school properties and other lands used

for institutional purposes within the Municipality in order to afford an opportunity for a thorough evaluation of any redevelopment proposal through the rezoning process.

The proposed Zoning By-law Amendment will permit a private college and student residences, as well as other uses that are typically allowed in the 'Institutional' zone in other municipalities. This will allow for some flexibility in the possible future use of the site.

The proposed By-law will also provide relief from the 'minimum side yard' requirement from 4.5 metres to 4.0 metres to reflect the proposed location of two of the three new dormitory buildings.

The suggested wording of the site-specific zoning proposed for the site is as follows:

On those lands zoned 'UI-x', the following shall apply:

i. Permitted Uses:

- *clinics*
- *commercial school*
- *community centre*
- *offices*
- *community lifestyle facility*
- *crisis residence*
- *day nursery*
- *group home*
- *group residence*
- *hospital*
- *library*
- *long term care facility*
- *cafeteria*
- *museums/galleries*
- *place of worship*
- *schools*
- *studio*
- *student and staff residence*
- *research and development*

ii. Provisions:

The provision of Section 8.4 shall apply excepting however that the 'minimum required interior side yard' shall be 4.0 metres.

Municipality of Meaford Official Plan:

The subject property is designed 'Urban Living Area' on Schedule A-1 of the Municipality of Meaford Official Plan, as shown on Figure 4 of this Planning Justification Report.

Section B1.1 *Urban Living Area* includes the following:

B1.1.2 Location

The Urban Living Area applies to developed lands on full municipal sewer and water services and undeveloped lands proposed to be serviced by full municipal sewer and water in the Meaford urban area.

Any expansion of the Urban Living Area beyond the existing Settlement Area boundaries shall be supported by the completion of a Comprehensive Review.

Comment: Full municipal services are already provided to the subject property.

B1.1.2 Location

The Urban Living Area applies to developed lands on full municipal sewer and water services and undeveloped lands proposed to be serviced by full municipal sewer and water in the Meaford urban area.

Any expansion of the Urban Living Area beyond the existing Settlement Area boundaries shall be supported by the completion of a Comprehensive Review.

B1.1.3 Permitted Uses

Permitted uses in the Urban Living Area designation include:

- a. Single detached dwellings;*
- b. Additional residential units subject to Section B1.1.4;*
- c. Semi-detached dwellings;*
- d. Duplex dwellings;*
- e. Townhouse, multiple and apartment dwellings subject to Section B1.1.5;*

- f. Home occupations subject to Section B1.1.6;*
- g. Bed and breakfast establishments in single detached dwellings, subject to Section B1.1.7;*
- h. Private home daycare for up to five children; and,*
- i. Complementary uses such as residential care facilities, daycare centres, small-scale institutional uses and local commercial uses subject to Section B1.1.9.***
- j. Garden suites, subject to Section B1.1.4.2;*

Comment: A public school had existed on the subject property for decades, until its recent closing. The use of the existing building as a college is essentially an identical use, without the residence. The scale of the institutional component of the proposed college is not changing.

The construction of three dormitories on the same property is also supported by the policies above.

B1.1.9.2 Daycare Centres and Small-Scale Institutional Uses

Daycare centres and small-scale institutional uses which serve adjacent residential uses, may be permitted provided Council is satisfied that:

- a. the use will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads;*
- b. the scale, massing and siting of the development is compatible and consistent with development on adjoining lands; and,*
- c. the use is located on a site that has adequate land area to incorporate required parking, sustainable design elements, pick-up and drop-off area, recreational facilities (if required), landscaping and buffering on-site.*

A childcare centre shall be permitted as an accessory use to an approved institutional use.

Comment: A new use of the subject property will not cause traffic hazards or an unacceptable level of congestion on surrounding roads. The Traffic Impact Study that was prepared at the request of the Municipality concluded that the traffic volumes associated with the proposed development can be more than sufficiently

accommodated by the existing road network within the study area without any mitigation requirements.

The size of the existing building is not changing. The three new dormitories will have a building height of 11 metres, which should be deemed compatible and consistent with the existing development on the neighbouring lands.

The subject property has sufficient area to accommodate the existing building, proposed dormitories, parking, etc.

In view of the above, the proposal conforms with the Meaford Official Plan.

Provincial Planning Statement:

The Provincial Planning Statement (PPS) directs urban type development to the settlements areas.

The PPS also acknowledges that healthy, livable, and safe communities will be sustained by accommodating an appropriate range of residential, commercial, industrial, institutional, recreational, parks, and open space uses to meet the long-term needs.

A variety of housing types and tenures is also strongly encouraged as required to address the accommodation needs of everyone.

As well, the PPS requires development to be serviced with municipal water and sanitary sewers where such services are available.

Furthermore, the PPS encourages the efficient use of land and municipal infrastructure as well as intensification and cost-effective development.

Lastly, the promotion of new development to achieve long-term economic prosperity is also encouraged by the PPS.

Each of the directives described above support the redevelopment of the former school property into a college that includes accommodation. The proposed Zoning By-law Amendment is clearly consistent with the Provincial Planning Statement.

Planning Discussion:

The introduction of a post-secondary education facility in Meaford is an exciting opportunity for the community and will provide economic benefits.

As well, the college will result in a highly appropriate use of an existing building that is primarily empty at this time.

This new institutional use is almost identical to the previous use, but with a residential component added.

A reduction in the side yard provision from 4.5 metres to 4.0 metres is required in order to accommodate two of the dormitories on the site. This minor reduction should not negatively impact the neighbouring property owners given the location of their respective houses. It should also be noted that the proposed buildings will have a height of 11 metres, even though the Zoning By-law would allow for a 14-metre high building. By limiting the height, any perceived concern about the 0.5-metre reduction in the side yard requirement should be alleviated.

The only relevant issue that has not been discussed in this Planning Justification Report is onsite parking. As mentioned, 120 parking spaces will be provided. The Zoning By-law includes parking requirements which are based specifically on the type of use. There are no standards, however, for colleges or dormitories, and so there is no provision to which the proposed parking arrangement can be evaluated. The operator of the college, however, is satisfied that the 120 parking spaces will provide sufficient parking for the students, teachers, and other employees. It is understood that most students attending post-secondary schools do not have automobiles. This matter can be further discussed during the Municipality's review of the requested Zoning By-law Amendment and then implemented through the Site Plan Agreement.

The rezoning of the site required to facilitate the new use conforms with the Meaford Official Plan and is consistent with the Provincial Planning Statement.

Based on the foregoing, the Zoning By-law Amendment should be given favourable consideration.

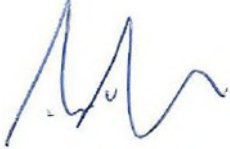
A Site Plan Agreement will be required following the approval of the Zoning By-law Amendment.

Final Remarks:

I trust this information is satisfactory. Should you have any questions, please contact the undersigned.

Lastly, before scheduling the public meeting, please advise of the potential meeting date to ensure our availability.

Respectfully submitted,

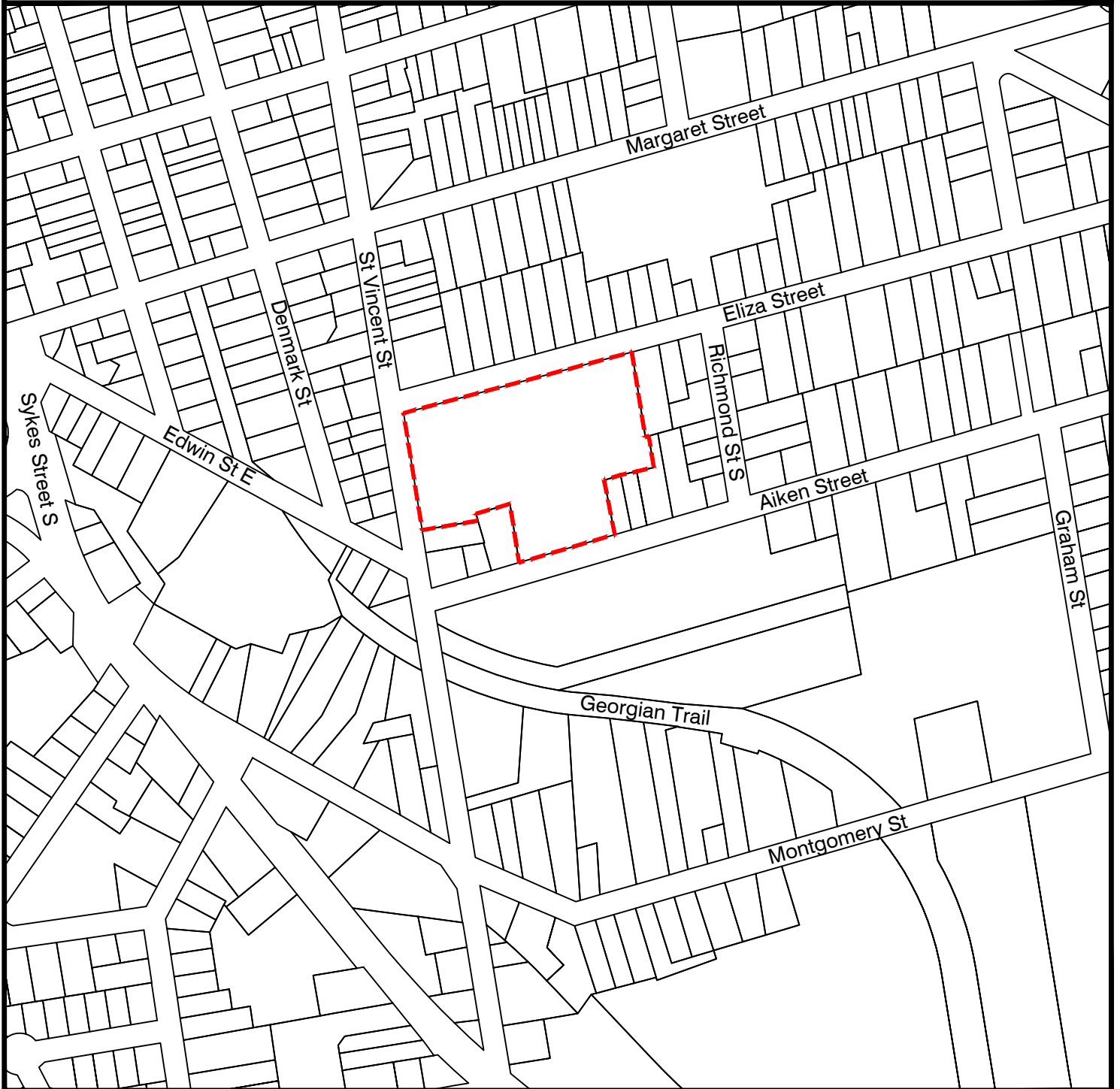
A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, cursive script.

Ron Davidson, RPP, MCIP, BES

c.c. Amaninder Bharj

Figure 1: Location Map

 Subject Lands



279 St. Vincent Street
Meaford, ON

Figure 2: Aerial Photograph

 Subject Lands

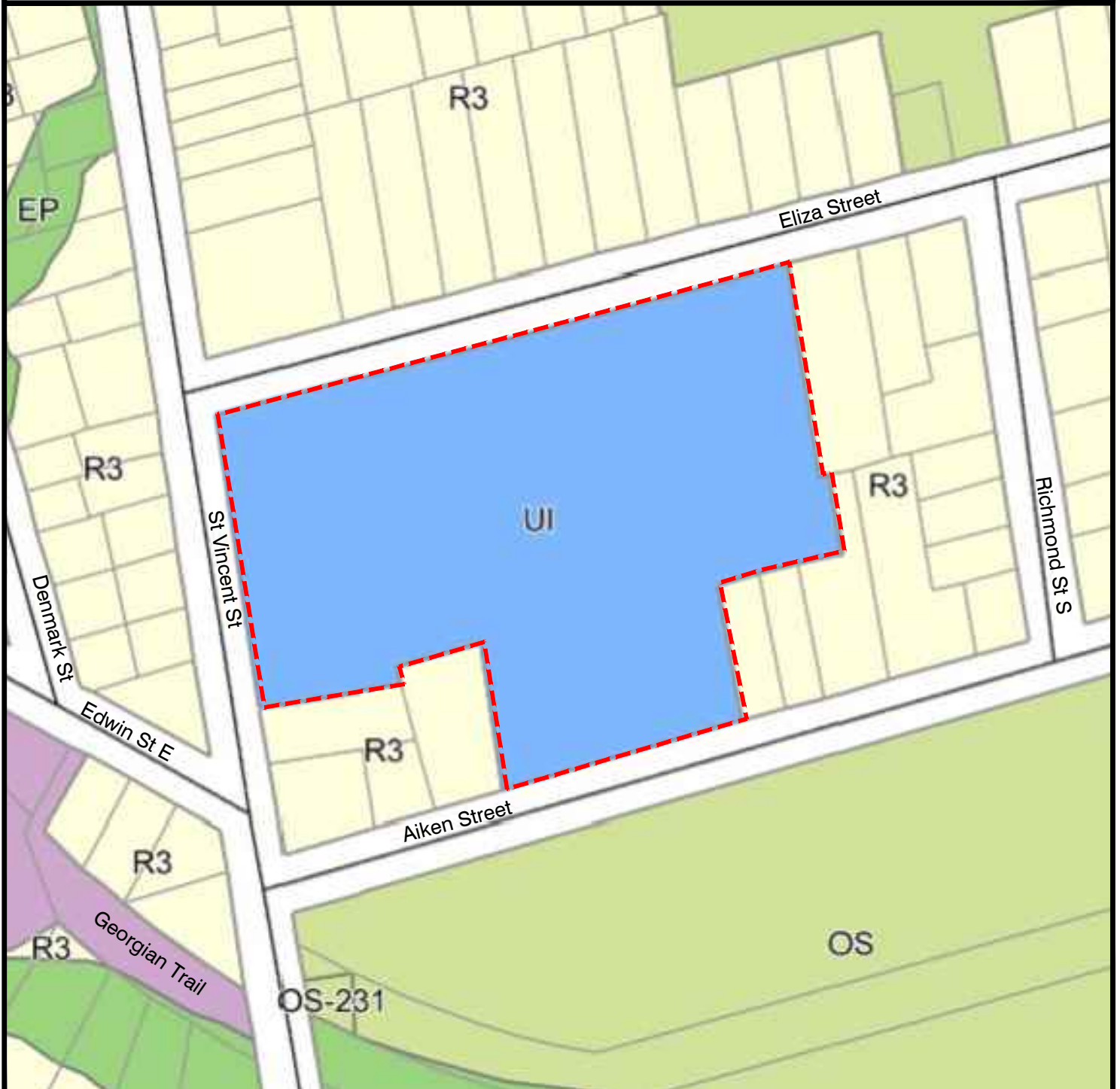
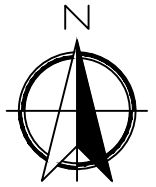


279 St. Vincent Street
Meaford, ON

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
Scale 1:2000


Figure 3: Municipality of Meaford Zoning By-law Schedule A

 Subject Lands



279 St. Vincent Street
Meaford, ON

Figure 4: Municipality of Meaford Official Plan Schedule A-1

-  Subject Lands
-  Major Open Space
-  Urban Living Area
-  Environmental Protection



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