



Notice of Complete Application and Public Meeting

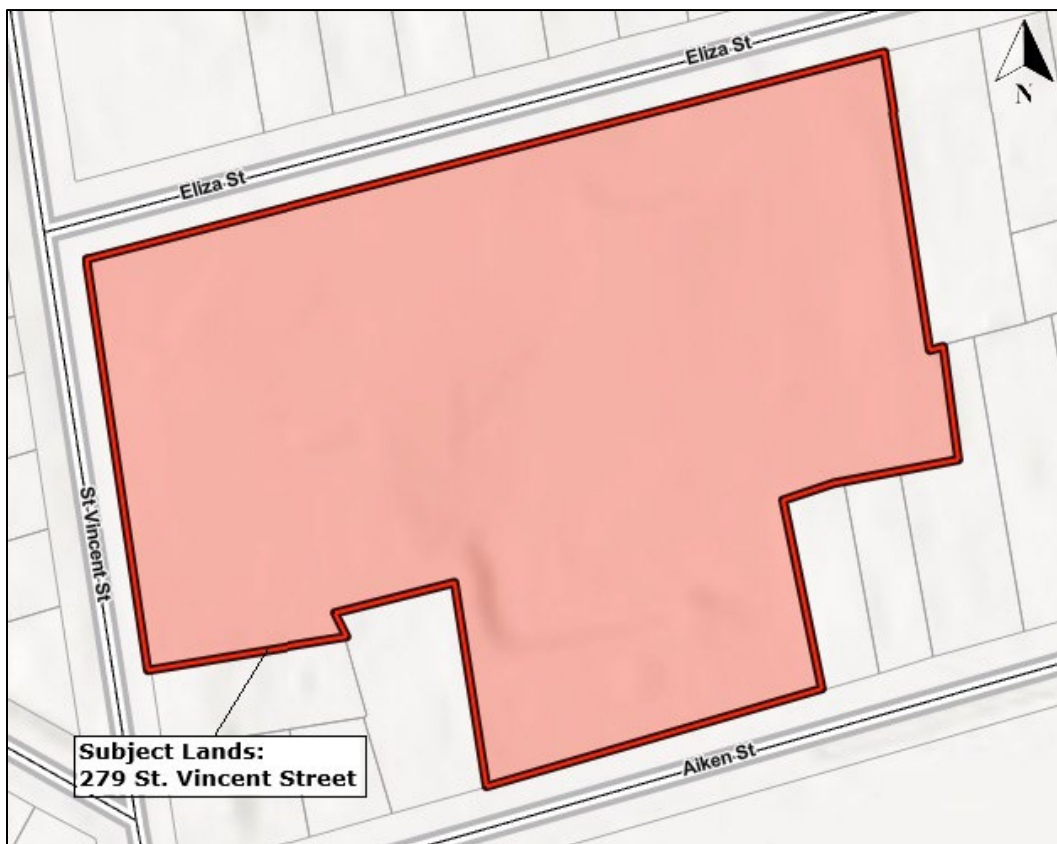
This notice is concerning an application for Zoning By-law Amendment submitted to the Municipality of Meaford. The Municipality of Meaford deemed this application complete and circulated to property owners within 120 metres of the property and to appropriate agencies.

Subject Property: 279 St. Vincent Street, Meaford
(Plan 309 Lots 266, 267, 275 to 284, Part Lots 268, 273, 274 and 285 to 289)

Public Meeting: May 4, 2026 at 5:00 PM
157859 7th Line, Meaford, ON
(Council Chambers)

**This meeting is in person but there is the option to participate remotely via Zoom.*

Key Map – Property Location



What is Proposed?

The property owner requests to modify the existing zoning of the lands at 279 St. Vincent Street (formerly GBSS School) to allow for a privately-owned college known as Toronto Excellence College.

The current zoning of the property –Urban Institutional (UI) Zone -restricts the permitted uses to those that were existing on September 21, 2009. The zoning amendment proposes a site-specific exception is added to the property, to permit the college use, on-site dormitories containing a total of 79 units, reduced side yard setback and provides for on-site parking.

The property owner intends to refurbish the existing school building on-site to fit the needs of the college and to construct three dormitories along the east and south sides of the property. Each dormitory would be a maximum of 11 metres in height. To accommodate two of the dormitories, the proposal requests a reduced side yard setback from 4.5 metres to 4.0 metres. As some of the current parking area would be used for the dormitories, the zoning amendment proposes to allow a total of 120 parking spaces for the uses.

The Official Plan designates the subject property as Urban Living Area.

Meeting Information: Members of the public are invited to provide comments and on this application. Provide your comments in writing to planning@meaford.ca or in person at the meeting.

If a member of the public wishes to speak at the public meeting, they may do so either in-person or remotely via Zoom (phone/internet). **Those wishing to speak at the public meeting in-person or remotely MUST register in advance with Development Services by noon on May 4, 2026 by contacting planning@meaford.ca or 519-538-1060 ext. 1153.**


You can also watch the meeting live via the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.


Where Can I Find More Information?

Application materials can be found on the Meaford Development page here: [279 St. Vincent Street Institutional Redevelopment](#)

Application materials are also available in the Development Services Office, at the address below during normal office hours or by contacting us by phone or email.

Helena Fascinato, Planner
Development Services Office
21 Trowbridge St W
Meaford, ON

 planning@meaford.ca

 519-538-1060 ext. 1153

Mailing Address:
Municipality of Meaford - Administration Office
21 Trowbridge St W
Meaford, ON, N4L 1A1

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposal. Attendees have the opportunity to hear a brief presentation about the application, ask questions and make comments.

The public meeting will take place at a Council meeting and the moderator will keep the meeting in order and allow the applicant (and their development team), the public, and members of Council to speak and ask questions. No decisions are made at this meeting, it is simply an opportunity for you to learn and provide feedback.

Why is this Public Meeting being held and what are your rights?

Within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. By law, a municipality must hold a public meeting for the zoning by-law amendment, and this meeting is just one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is Section 34 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed zoning by-law amendment.
2. If a **person* or public body would otherwise have an ability to appeal the decisions of the Municipality of Meaford to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Municipality of Meaford before the zoning by-law amendment is approved or refused, the person or public body is not entitled to appeal the decisions to the Ontario Land Tribunal.
3. If a **person* or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Meaford before the zoning by-law amendment is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
4. If you wish to be notified of the decision by the Municipality of Meaford in respect to the approval or refusal of the zoning by-law amendment, you must make a written request to the Municipality, at the addresses noted on the previous page.
5. If you have any questions, please do not hesitate to contact Municipal staff, who would be happy to answer any questions on the matter.

*The prescribed list of 'specified persons' eligible to appeal a decision of the Municipality on the Zoning By-law Amendment as per subsection 34(19) is outlined in the Planning Act. The revised Planning Act can be found here:

<https://www.ontario.ca/laws/statute/90p13#BK82>

A note about information you may submit to the Municipality: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Municipal website, and/or made available to the public upon request.

If your property contains 7 or more residential units, please post all pages of this notice in a location that is visible to all residents.

This document can be made available in other accessible formats as soon as practicable upon request.