



January 5, 2024

Ms. Denise McCarl RPP MCIP
Manager, Planning Services
Town of Meaford
21 Trowbridge Street West
Meaford, ON

Ms. Stephanie Lacey-Avon
Senior Planner
Grey County,
Owen Sound, ON

VIA EMAIL ONLY

Dear Ms. McCarl and Ms. Lacey-Avon,

**Re: Harry Littler
412 Miller Street
Applications
Draft Plan of Subdivision and Re-zoning**

Please accept this planning cover letter and the attached materials as our applications for a Draft Plan of Subdivision and related Zoning By-law Amendment.

1. Completed Application Forms (Town of Meaford and County of Grey).
2. Planning Justification Report (Travis, January 5, 2024)
3. Environmental Impact Study (Birks, December 22, 2023)
4. Functional Servicing Report (Tatham, December 22, 2023)
5. Hydrogeological Assessment (Tatham, December 20, 2023)
6. Stormwater Management Report (Tatham, December 22, 2023)
7. Geotechnical Investigation Report (Green Geotechnical December 22, 2023)
draft
8. Traffic Impact Study (Tatham, December 20, 2023)
9. Archaeological Stage 1 and 2 (Amick, November 23, 2022)

The subject lands have a municipal address of 412 Miller Street. The 7ha parcel has about 246m frontage (surveyed) along Miller Street.

The majority of the subject lands are designated Urban Living Area and a smaller northerly piece designated Environmental Protection. The overall land use principle is that the subject lands are located within a settlement area and are designated for development on full municipal services. The proposal calls for a housing mix that would contribute to broadening the range of accommodation dwelling types within the Town and, at a density consistent with the directions of both the County and Local Official Plans.

The Owner proposes to subdivide the subject lands through a Draft Plan of Subdivision and related implementing Zoning By-law to enable development of 163 dwelling units. Four dwelling types are proposed: small lot singles; semis; street townhouses, and: condominium townhouses. The Draft Plan has provisions for a neighbourhood park and has accounted for road widenings along Miller St among other matters.

Please note that we have advised the Owner of required application fees and that these fees will be submitted separately. The Owner is aware that further processing of these applications will not commence until the required fees have been provided.

Apart from hard copies of the Meaford Application forms being hand delivered to Meaford Planning Services, all materials will be filed electronically.

We look forward to acknowledgement of this application and supporting materials and, your advisory that the applications can be deemed complete. Should your respective offices require additional information or clarification please do not hesitate to contact me directly.

Yours Truly



Travis & Associates
Colin Travis, MCIP RPP

Cc: Owner: Harry Littler
Tatham Engineering: Andrew Overholt
Birks: Melissa Fuller