

Notice of Complete Application & Public Meeting

Meeting Date and Time: Monday, December 7th, 2020 at 5:00 p.m

Meeting Location: 12 Nelson Street E. Meaford, Ontario (Meaford Hall Opera House; please note that masks are required & social distancing procedures will be in place)

Purpose and Effect: The property at 337 Sykes Street South is zoned C2 (Highway Commercial) which allows for a range of commercial uses. The application proposes to re-zone the lands to allow for a three-storey, multi-use building consisting of six commercial units on the main floor and a total of 20 residential apartments on the second and third floors. Access to the site would be gained through the existing driveway that is shared with the adjacent gas station with a second new access off of St. Vincent Street.

In order to facilitate the proposed use, the applicant has requested an amendment to the Zoning By-law to permit 20 residential apartments to be located above the ground floor of the commercial uses through a site-specific zoning exception (C2-273). No specific commercial uses have been proposed although they would be limited to those uses currently permitted in the C2 zone. The exception will also restrict those uses that would be incompatible with the above residential uses such as a car wash, automotive repair, and automotive body repair etc. A detailed site plan review and agreement would be required as a component of the approval process.

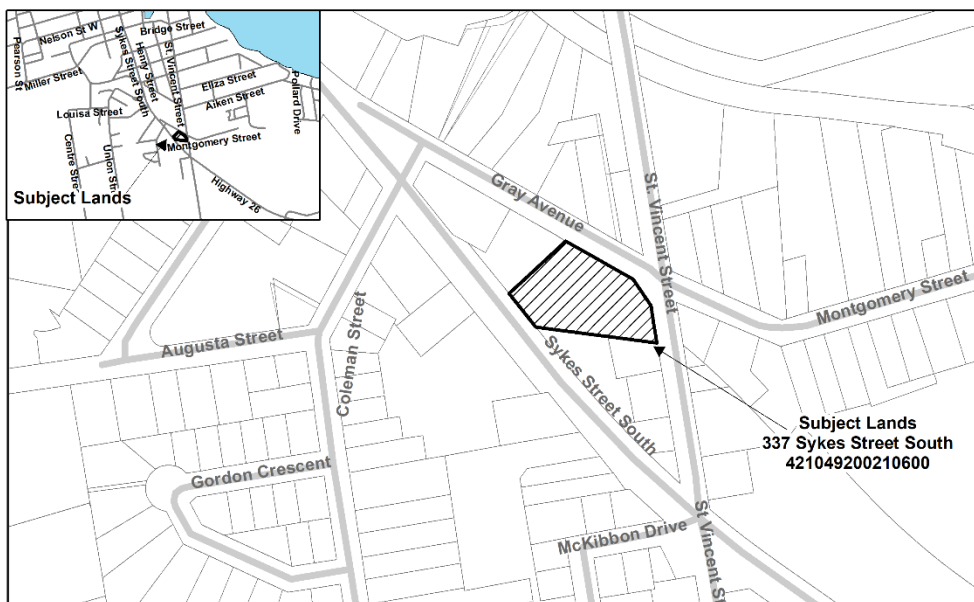
The application has been supported with submission of a variety of studies, investigations and reports. These studies, related plans, and a copy of this notice will be available on the municipal websites for review:

<https://www.meaford.ca/en/business-development/current-developments.aspx>

Related

Applications: None

Location: 337 Sykes Street South, being Plan 309 Part Lots 438, 439, 451 & 452, Part Sykes St, Reference Plan 16R10616 Parts 2 & 3, in the geographic Town of Meaford, now in the Municipality of Meaford.



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

Who can I contact with Questions or for more Information?

Rob Armstrong
CAO/Director, Dev. Services
ramstrong@meaford.ca
519-538-1060 ext. 1121

Keirsten Morris
Planner I
kmorris@meaford.ca
X1119

How can I contribute my opinion?

Any person or agency may attend the Public Meeting and/or make verbal or written comments regarding the proposal.

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 proposed Zoning By-law Amendment is approved, the person or public body is not entitled to appeal the decision of the Municipality of Meaford to the Local Planning Appeal Tribunal and may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the Municipality of Meaford in respect to the Zoning By-law Amendment, you must make a written request to the Municipality at the address noted below.

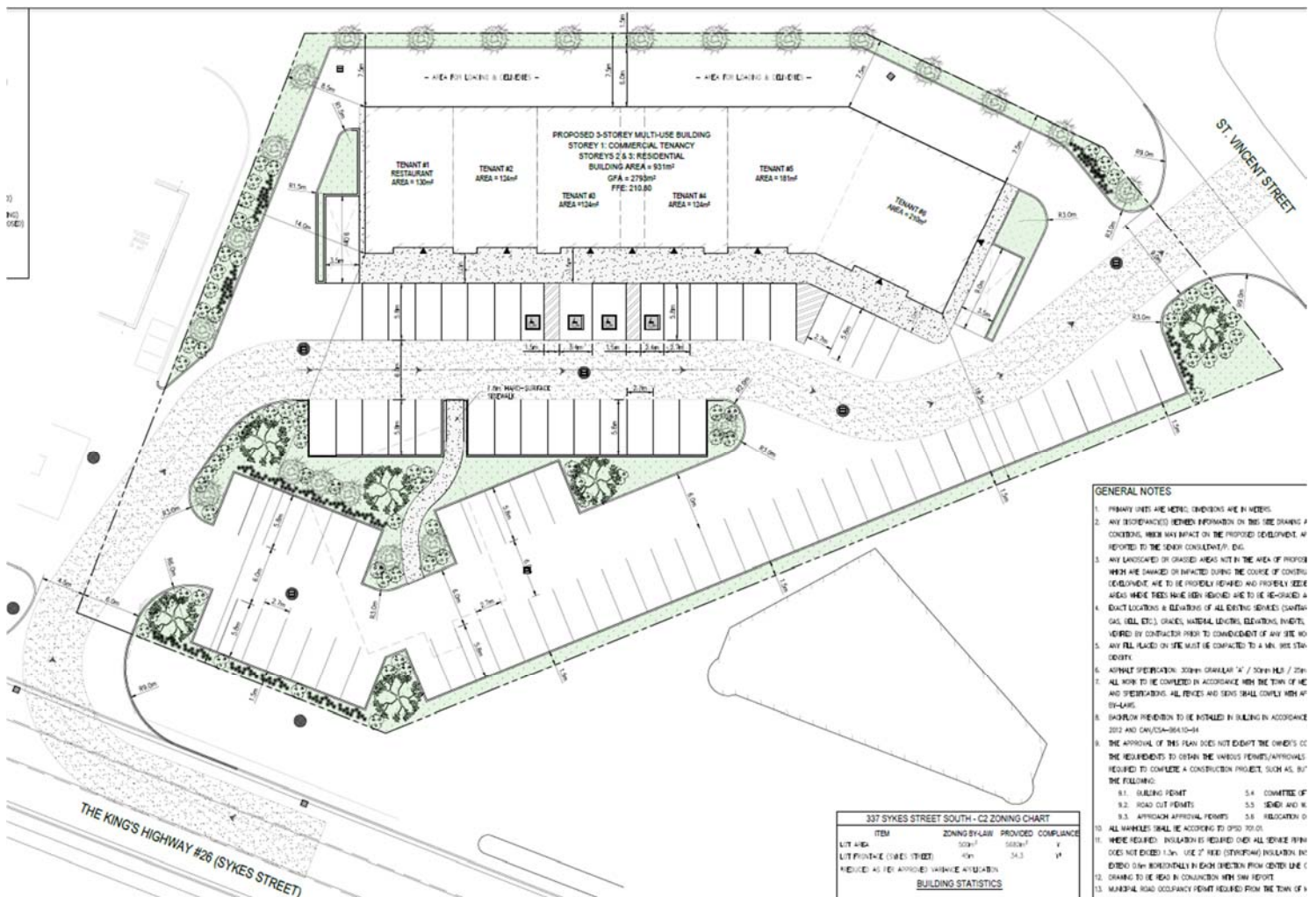
How do I submit my comments?

Submit written comments prior to the meeting or sign-up to be notified of a decision by contacting or mailing the Clerk:



Matt Smith, Clerk
Municipality of Meaford
 21 Trowbridge Street West
 Meaford, Ontario N4L 1A1
msmith@meaford.ca
 519-538-1060 ext. 1115

Proposed Site Layout



Note: The requested amendments would be set out in a site-specific C2-273 Zone to be created for the lands.