

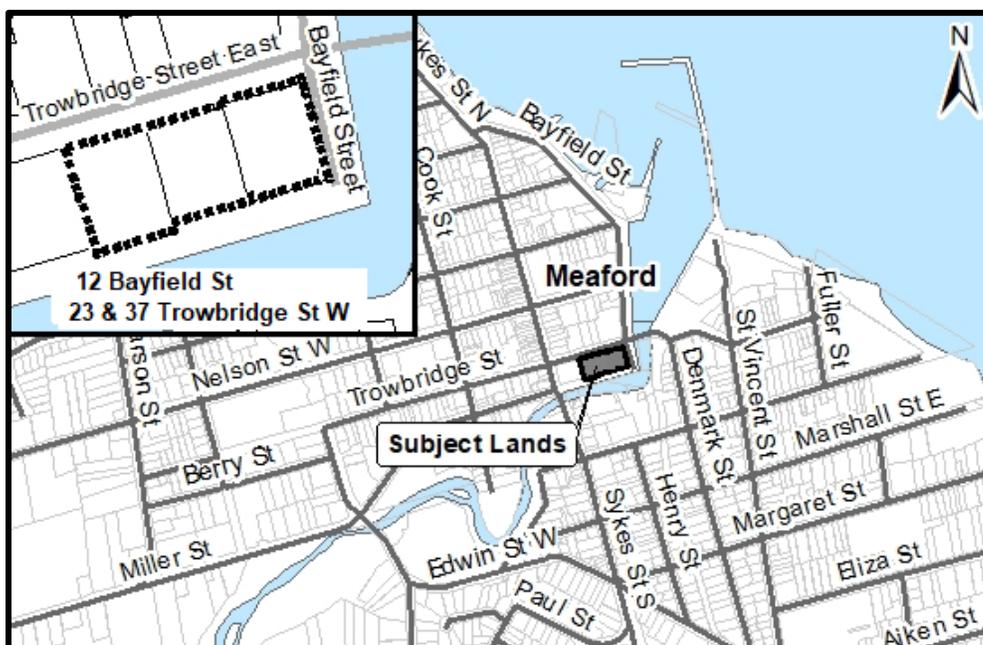
Notice of Complete Applications

File Numbers: OPA29 and Z06-21 (Georgian Bay Harbour Ltd.)

This is Public Notice about Planning Applications received for Official Plan Amendment and Zoning By-law Amendment. The Municipality of Meaford deemed the applications complete for circulation to the Public and Agencies.

A Public Meeting has not yet been scheduled. A further public notice will be issued once a Public Meeting is scheduled.

Subject Properties: 12 Bayfield St., 23 Trowbridge St. E, and 37 Trowbridge St. E.



What is Proposed?

The proposal is a 5-storey residential development, with a ground floor area of approximately 3,606 square metres and a height of 15.5 metres from the established grade. The proposal includes a maximum of 160 residential units on the site, with underground parking.

The Municipality received Official Plan Amendment (OPA 29) and Zoning By-law Amendment (Z06-21) applications requesting changes to the land use permissions on the lands to facilitate the proposed development.

The Subject lands are currently designated Downtown Core Commercial and Environmental Protection, and subject to a Two-Zone Flood Policy Area. The Official Plan Amendment Application proposes to add a Site-Specific Exception policy to the property, to allow up to 160 residential apartment units in a 5-storey building, with no openings below 181.00 masl based on the studies provided to address the Two-Zone Flood Policy Area.

The current Zoning of the lands is Downtown Commercial (C1) and Environmental Protection (EP). The Zoning Amendment Application requests to rezone the EP lands to the C1 zone and add a site-specific exception to the property. The Exception would permit an apartment building as a stand-alone use in addition to the other uses permitted in the C1 Zone. Site specific development standards have been requested, including a reduced front yard of 3 metres, maximum height of 15.5 metres, and specific provisions relating to elevations of openings, measurement of height, deeming of lot lines, parking stall and driveway standards.

In addition, the requested Amendments propose to utilize the bonusing requirements noted in Section E1.1.1 of the Official Plan. The use of a Holding provision is also anticipated.

Any future development of the lands would be subject of site plan approval. Should the applicant wish to pursue a condominium registration a separate application for that would also be required of the County of Grey.

Where to find more information

The Applicant submitted supportive information such as studies and reports. These documents and a copy of this notice are available on the municipal website for review: www.meaford.ca/developmentstatus (see: Georgian Bay Harbour Ltd.)

How can I contribute my opinion?

Any person or agency may attend the future Public Meeting and/or make verbal or written comments regarding the proposal. Provide your comments to the Planner below by mail or email.

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

For more information about this matter, including information about preserving your appeal rights, contact:

Denise McCarl
Manager, Planning Services
Municipality of Meaford
21 Trowbridge St W
Meaford, ON, N4L 1A1

Math Smith
Clerk
Municipality of Meaford
21 Trowbridge St W
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 planning@meaford.ca

 519-538-1060 X1120

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.

A Note about your Appeal Rights:

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 Official Plan Amendment is adopted or Zoning By-law Amendment is approved, the person or public body is not entitled to appeal the decisions of the Municipality of Meaford for the Zoning By-law amendment, or County of Grey, as approval authority for the Official Plan Amendment, to the Ontario Land Tribunal and 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 add the person or public body as a party.

A note about information you may submit to the Municipality or the County:

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 Municipality or County websites, and/or made available to the public upon request.