

July 3, 2021

Municipality of Meaford
21 Trowbridge Street West
Meaford, Ontario N4L 1A1

**Re: Georgian Bay Terrace (1 Legion Road) - Zoning By-Law Amendment Application (Z09-20)
Notice of Application and Public Meeting**

I am writing with respect to the Zoning Bylaw Amendment application for 1 Legion Road under file Z09-20, specifically the public notification and consultation efforts undertaken to date. Public notice of the application was issued on November 4, 2020 and posted on the Municipality's website along with the plans and documents submitted with the application. A public meeting was held on November 23, 2020 and the feedback from the community and Council was predominantly positive. The notice issued to the public was based on an application for a five-storey residential condominium building containing 122 units and 192 parking spaces (1.57 spaces per unit) with access from Legion Road. The application also included site-specific requests for maximum height of 5 storeys and 16.57 m (13 m permitted) based on the established grade of the centreline of Legion Road, and minimum required rear yard to 2.72 m.

The proposal was subsequently revised to increase to 150 dwelling units in conjunction with an increase in the parking supply to 239 spaces (1.59 spaces per unit). The building height remains at 5 storeys and 16.57 metres. The changes to the site-specific provisions are a result of a more detailed review of the proposal against the zoning regulations as opposed to material changes in the proposal itself. The proposed parking ratio remains in compliance with the zoning regulations.

The Planning Act includes the following in section 10.7 with respect to "Notice of particulars and public access" for Zoning By-Law Amendment applications:

- (10.7) Within 15 days after the council gives an affirmative notice under subsection (10.4), or within 15 days after the Tribunal advises the clerk of its affirmative decision under subsection (10.5), as the case may be, the council shall,
- (a) give the prescribed persons and public bodies, in the prescribed manner, notice of the application for an amendment to a by-law, accompanied by the prescribed information; and
 - (b) make the information and material provided under subsections (10.1) and (10.2) available to the public.

This notice was provided through the November 4, 2020 public notice and posting of the prescribed material on the City's website.

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The intent of the public notice requirements under the Planning Act have been satisfied through the November 4, 2020 public notice, the November 23, 2020 public meeting and maintenance of the application material on the Municipality's website. The revisions to the application can be addressed by updating the application information on the website and issuing a notice of meeting for the Council meeting required to render a decision on the application. The changes to the proposal do not modify the purpose and intent of the application to the degree that an additional public consultation meeting is necessary in advance of the Council meeting to render a decision in order to meet the Planning Act requirements.

Regards,



Michael Barton, MCIP, RPP
President