

Notice of Revised Application & Public Meeting – SkyDev

Meeting Date and Time: Tuesday November 9th, 2021 at 3:00pm

Meeting Location: In-person at Meaford Hall (12 Nelson Street East in the Opera House) **OR** the option to participate remotely via Zoom.

How can I provide comments at the Meeting? Members of the public are encouraged to provide comments and questions on the revised application.

If a member of the public wishes to speak at the public meeting, they may do so either in-person at Meaford Hall 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 10:00am on November 9th, 2021 by contacting planning@meaford.ca or 519-538-1060 ext. 1127.** An email with access information will be sent to those who register for remote participation.

If you do not wish to speak at the public meeting, we encourage you to watch the meeting live via the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube or provide your written comments to the County and Municipal contacts provided on the second page of this notice.

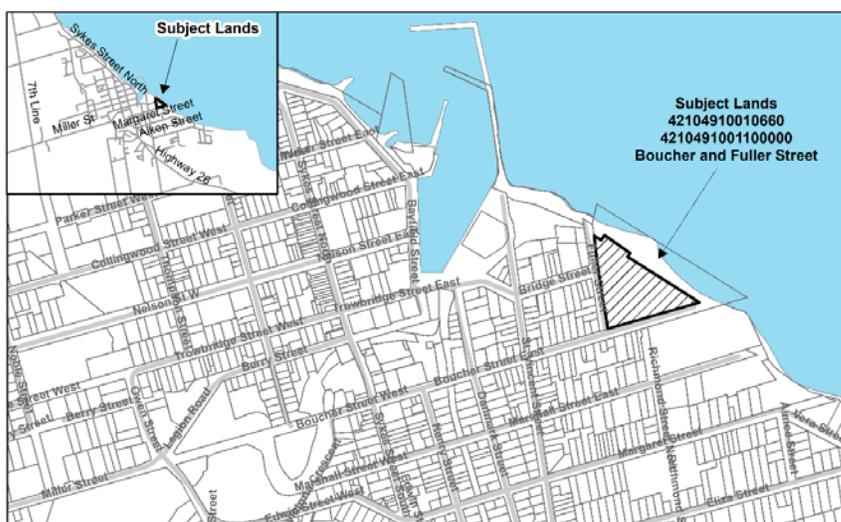
Application Purpose and Effect: A revised zoning amendment (Z04-21) and Plan of Condominium (County File 42CDM-2021-02) submission have been received for the formerly industrial lands at 226 Boucher Street and those adjacent lands to the northwest. These lands, comprising a triangular block bounded by Boucher St., Fuller St. and the municipally-owned waterfront, are designated by the Official Plan as being part of Urban Special Policy Area #1 which are earmarked for mixed-use re-development.

The Development Concept has been revised in September 2021 and continues to feature a mix of uses and is comprised of nine buildings: a five storey hotel and spa, three two-storey townhouse buildings, four four-storey waterfront townhouse buildings, and one four-storey apartment building. The revision removed one of the apartment buildings from the original concept and provides an additional waterfront townhouse building. The height of the apartment building has also been decreased by one level. The Development Concept includes 78 hotel units, 21 two-storey townhouse units, 88 waterfront townhouse units, and 60 apartment units. This results in a site-wide total of 169 residential units where 206 units were previously proposed, and a reduction of 12 hotel units.

Related Applications:

County of Grey Plan of
Condominium Application
42CDM-2021-02

Location: 226 Boucher St E
and adjacent/abutting parcels to
the northwest, along Fuller
Street - in the geographic Town
of Meaford, now in the
Municipality of Meaford.



Where can I find all Second Submission Documents?

The second submission documents and a copy of this notice can be found on the municipal website at www.meaford.ca/developmentstatus under 'Open Planning Application Consultations'.

How do I submit my written comments or questions in advance or after the meeting?

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

Scott Taylor (Grey County Planner)
County of Grey
595 9th Avenue East
Owen Sound, ON, N4K 3E3
scott.taylor@grey.ca
519-372-0219 extension 1238

Keirsten Morris (Meaford Planner)
Municipality of Meaford
21 Trowbridge Street West
Meaford, ON, N4L 1A1
kmorris@meaford.ca
519-538-1060 extension 1119

Updated Concept Plan



Why this Public Meeting is 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, 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 sections 34 and 51 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 or plan of condominium.
2. If a **person* or public body would otherwise have an ability to appeal the decisions of the Municipality of Meaford or the County of Grey 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, or to the County of Grey before the plan of condominium is approved or refused, the person or public body is not entitled to appeal the decisions.

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, or to the County of Grey before the plan of condominium 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, or the County of Grey in respect to the approval or refusal of the plan of condominium, you must make a written request to the Municipality or the County, at the addresses noted on the previous page. Please note application Z04-2021 for the zoning by-law amendment when directing comments to the Municipality and plan of condominium application 42CDM-2021-02 when directing comments to the County.

5. If you have any questions please do not hesitate to contact County or Municipal staff, who would be happy to answer any questions on the matter.

**Notwithstanding the above, only a 'person' listed in subsection 51(48.3) of the Planning Act may appeal the decision of the Ontario Land Tribunal (OLT) as it relates to the proposed plan of condominium. Below is the prescribed list of 'persons' eligible to appeal a decision of the County of Grey related to the proposed plan of condominium as per subsection 51(48.3) of the Planning Act. These are recent changes that have been made to the Planning Act by the province. A link to the revised Planning Act can be found here -*

<https://www.ontario.ca/laws/statute/90p13>. For more information about these recent changes, please visit the OLT website or contact OLT - <https://olt.gov.on.ca/>

The prescribed list of 'persons' eligible to appeal a decision of the County on the proposed plan of condominium as per subsection 51(48.3) of the Planning Act is as follows:

1. A corporation operating an electric utility in the local municipality or planning area to which the plan of condominium would apply.
2. Ontario Power Generation Inc.
3. Hydro One Inc.
4. A company operating a natural gas utility in the local municipality or planning area to which the plan of condominium would apply.
5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the plan of condominium would apply.
6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the plan of condominium would apply.
7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the plan of condominium would apply.
8. A company operating as a telecommunication infrastructure provider in the area to which the plan of condominium would apply.

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.

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.