

Notice of Complete Application & Public Meeting

And Notice of Proposed Closure & Sale – Partial Road Allowance

Meeting Date and Time: Monday May 17th, 2021 @ approx. 6:30pm

Meeting Location: Electronically, broadcast via Municipality of Meaford YouTube channel (www.meaford.ca/youtube). Those wishing to speak at the meeting must register with the Clerk by noon on May 17th and can speak via telephone or internet. Further details will be provided at the time of registration.

Purpose and Effect: The formerly industrial lands at 226 Boucher Street and those adjacent lands to the northwest, along Fuller Street, are zoned Development (D-2; allowing existing uses only) with a small area of Environmental Protection (EP) in the southeast corner. 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.

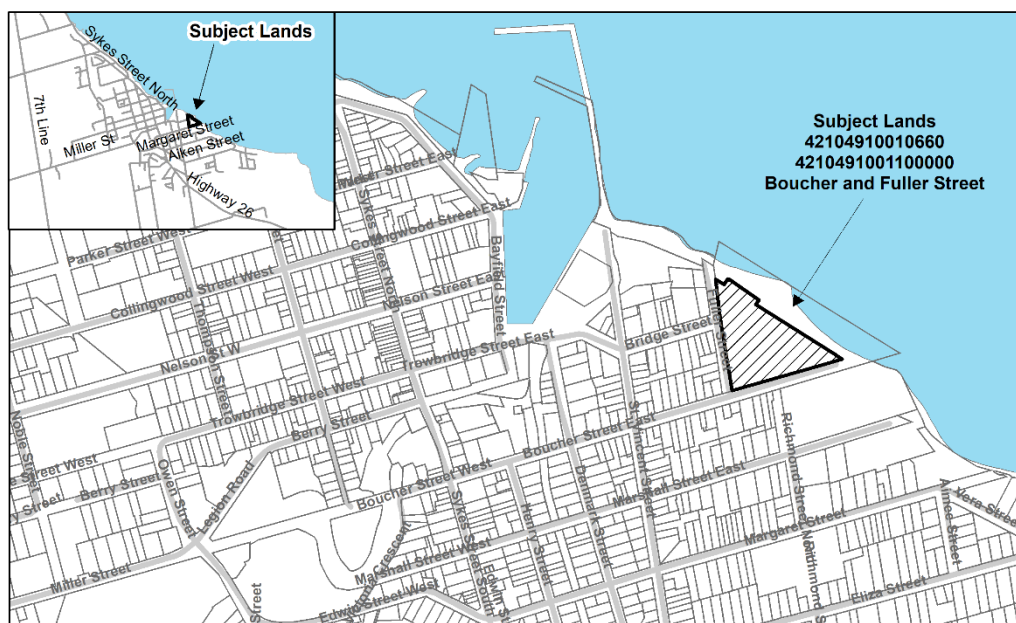
The requested zoning amendment (**Z04-21**) proposes the lands be rezoned to the Residential Multiple (RM-Exception) zone to facilitate the construction of a five storey hotel and spa, three two-storey townhouse buildings, three five-storey waterfront townhouse buildings, and two five-storey apartment buildings on the lands. The Development Concept includes 90 hotel units, 14 two-storey townhouse units, 72 waterfront townhouse units, and 120 apartment units (proposed as rental tenure) for a site-wide total of 206 residential units.

A related request has also been submitted regarding the proposed exchange/sale of 647.5m² (0.16 acres) of municipal land for amalgamation with the development lands. The property requested is the extension of the Bridge Street road allowance, on the east side of Fuller Street (illustrated below/on reverse). The applicant proposes fair-market value compensation for the lands based on a partial exchange of property and a cash payment based on the formal appraised value of the lands. Consideration of land transfer requests are required to follow the procedures outlined via Municipal 'Sale of Real Property' By-law #104-2007.

Related

Applications: Future Site Plan & Plan of Condominium applications are anticipated.

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.



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?

Keirsten Morris

Planner I

kmorris@meaford.ca

519-538-1060 ext. 1119

Liz Buckton

Manager of Development Services

lbuckton@meaford.ca

X1120

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

Zoning Proposal:

For a copy of the application form, the draft zoning amendment and related plans & studies relating to these files, please visit:

www.meaford.ca/developmentstatus and navigate to the project page under the "Current Developments" drop-down menu.

Proposed Lands for Sale:

Proposed for Transfer to Municipality

Proposed for Sale to Development Parcel

