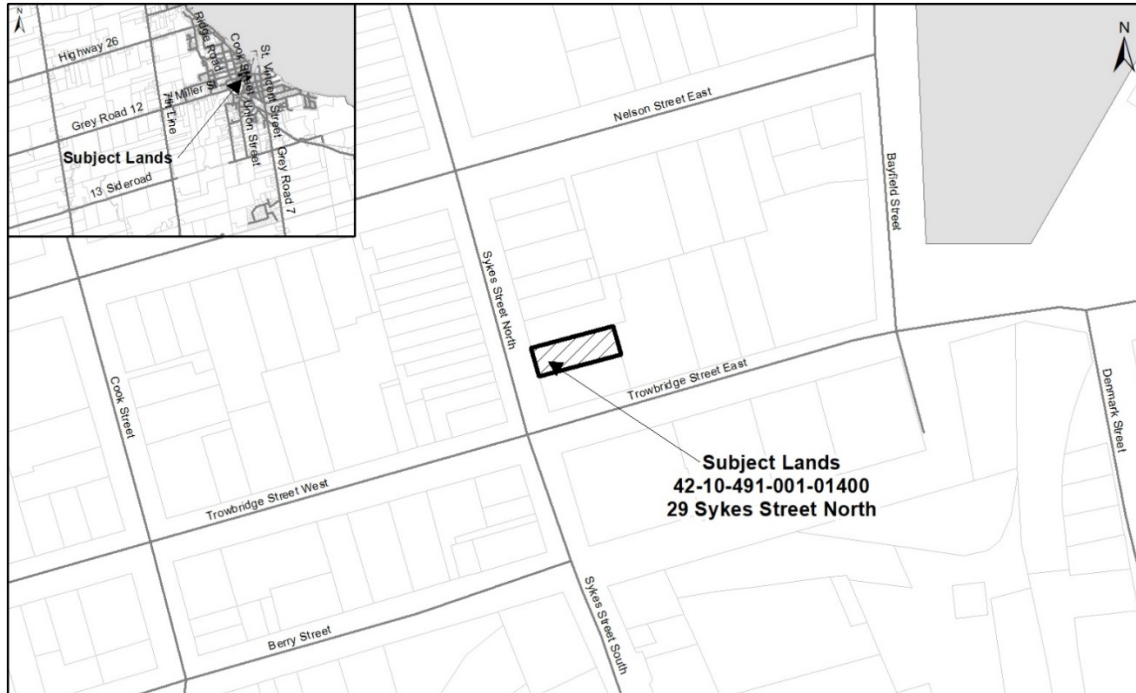




Notice of Complete Application & Public Meeting

File Number: Z01-2022

Site Location: 29 Sykes Street North, being PLAN 309 LOTS 1134 AND 1135 in the geographic Town of Meaford, now in the Municipality of Meaford.



Meeting Date and Time: Monday May 2, 2022 at 5:00 PM

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

Meeting Information: Members of the public are encouraged to provide comments and questions on the 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 noon on May 2nd, 2022 by contacting planning@meaford.ca or 519-538-1060 ext. 1120.** 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 planning@meaford.ca at the Municipal address below.

What is Proposed?

The property at 29 Sykes Street North (former location of Stedmans V&S Department Store) is currently designated Downtown Core Commercial by the Meaford Official Plan and zoned Downtown Commercial (C1) which permits a range of commercial uses including hotel, restaurant, and retail store uses, among others. Zoning By-law 60-2009 requires parking spaces to be located on the same lot as the use that requires the parking, though through the policies of the Official Plan (B1.3.5.5) cash-in-lieu may be considered where a new use cannot accommodate the parking requirement. The maximum height permitted in the C1 zone is 11m and the existing building is 12.5 m in height.

The municipality received a Zoning By-law Amendment Application (Z01-22) that requests a rezoning to Downtown Commercial with necessary exception (C1-X) to permit the adaptive reuse of, and addition to, the existing building for a mixed use commercial development including a hotel with restaurant/café and retail space. The site specific application requests a maximum height of 16.5m (four storeys); a reduction in the total number of parking spaces required, including barrier free; to allow for required parking to be provided off-site or through cash-in-lieu payment; exemption from loading requirements; and to specify permission for a rooftop pool and capacity of the hotel and restaurant.

The proposed design maintains the original building fronting Sykes Street North with a new addition behind. A drop-off/pick-up area is proposed at the rear accessed from the municipal parking lot. Barrier free improvements are proposed to the existing pedestrian pathway between the subject lands and the property to the north.

Related Applications: Site Plan Approval Application (SP02-2022) and Heritage Permit Application (H02-22)

Where Can I Find More Information?

To view the materials submitted on this application, please visit the Meaford Website at:

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

Application materials are also available in the Municipal Administration Office at the address below during normal office hours. Contact the Municipality at the below phone number for more information.

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

Matt Smith
Clerk
Municipality of Meaford
21 Trowbridge St W
Meaford, ON, N4L 1A1



planning@meaford.ca



519-538-1060 X1120

More on Your Right to Appeal the Decision of Council

If a person or public body would otherwise have an ability to appeal the decision of Meaford Council 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 Meaford Council before the by-law is passed, the person or public body is not entitled to appeal the decision. Further, if a person or public body does not make oral submissions at a public meeting, or make written submissions to Meaford Council before the by-law is passed, 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.

If you wish to be notified of the decision of Meaford Council on the proposed zoning by-law amendment, you must make a written request to the Municipality of Meaford at the address noted above.

A note about information you may submit to the Municipality: 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 Municipal website, 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.