

**NOTICE OF SECOND PUBLIC MEETING - MUNICIPALITY OF MEAFORD**  
**TAKE NOTICE** that the Council of the Municipality of Meaford will hold a Public Meeting on

**Monday, July 18th, 2022 @ 5:00 p.m.**

in **Meaford Hall 157859 – 12 Nelson Street E**, to receive information and public input on an application for a proposed Zoning By-law Amendment under Section 34 and 37 of the Planning Act, R.S.O. 1990, as amended. A public meeting has already occurred on this site however the proposal has been amended and the Municipality is seeking public input with a second public meeting on the updated proposal.

This proposed Zoning By-law Amendment affects those lands described as Plan 309 Part Lots 1091 & 1092, Registered Plan 16R-2512 and Lots 1093-1097 Registered Plan 16R-5778, known municipally as 12-34 Collingwood Street East, in the former Town of Meaford, now in the Municipality of Meaford and are shown on the map affixed hereto.

Supporting documents, and updated information, have been provided including a Traffic Opinion Letter, Functional Servicing & Stormwater Management Brief; Planning Justification Report; and Cultural Heritage Impact Statement and concept plan. The Application has been deemed complete for review & circulation purposes, however Council may request additional information in support of the application if determined necessary through detailed review or in response to public or agency comment.

The application requests that Council amend the existing 'Downtown Core Commercial' (C1) zoning to a site specific C1 exception to facilitate construction of: a traditional mixed-use building with 20 "apartment" units, ground floor commercial fronting Collingwood Street and 30 parking spaces; and, two multi unit dwelling townhome type buildings consisting of 6 (six) units per building, each with purpose-built commercial space facing a central pedestrian mews. A total of 54 parking spaces are provided for the 32 units. The proposal will be in a condominium format. The pedestrian mews provides a publicly accessible connection between Collingwood Street and McCarroll park. The mixed-use building would be four storeys (approximately 12.8 m) in height, the two townhome buildings would be four storeys (approximately 12.5 m), and five storeys (approximately 15.24 m) in height. The top storey in all building is contained in the roof line of the pitched roofs.

The by-law amendment as requested would:

- Allow Multiple Unit Dwelling residential use ("townhomes") and permit a commercial use
- Permit the proposed maximum building height of five storeys and 15.5 m
- Establish requirements for Community Benefits of providing a public walkway under the Bonus Zoning provisions of Section E1.1.1 of the Official Plan which allow for increases in height of a development
- Allow a reduced landscape buffer from the Residential Multiple zone
- Amend the parking requirement from 1.5 to 1.0 per dwelling unit
- Requiring non-residential uses to be on the ground floor
- Requiring commercial uses to front Collingwood street in the Apartment Building
- Consider the entire site as one lot for zoning purposes and allow more than one residential unit per lot
- Accessible parking not required for Multiple Unit Dwelling(s) ("townhomes" which have two car garages);
- Residential and non-residential units are permitted to be rented for 30 days or more
- Identify the requirement for a public walkway through the site to McCarroll Park

**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.

**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 by-law is passed, the person or public body is not entitled to appeal the decision of Council to the Ontario Land Tribunal.

**IF** a person or public body does not make oral submission at a public meeting, or make written submissions to the Municipality of Meaford before the by-law is passed, the person or public body may not be added as a party to the hearing or an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**ADDITIONAL** information relating to the proposed zoning by-law amendment may be viewed at Municipal Offices located at **21 Trowbridge Street West**, Meaford, Ontario, during normal office hours. The related plans and supporting documents are also available on the municipal website at [www.meaford.ca](http://www.meaford.ca).

**DATED AT THE MUNICIPALITY OF MEAFORD**

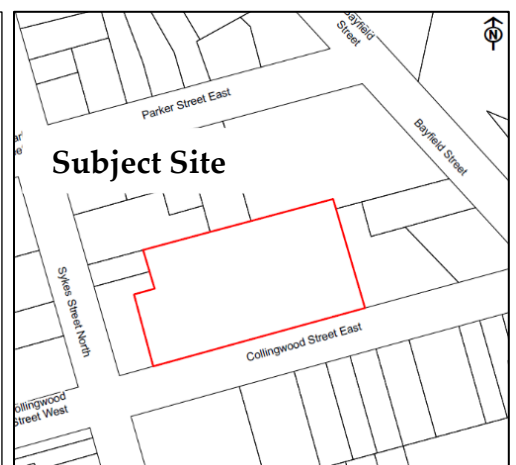
this 28<sup>th</sup> day of June, 2022.

Matt Smith, *Clerk*,

21 Trowbridge Street West,

**For additional information and/or a copy of this notice please contact: Rob Armstrong, CAO**  
**Phone: (519)538-1060 ext 1121**  
**Fax: (519)538-1556**

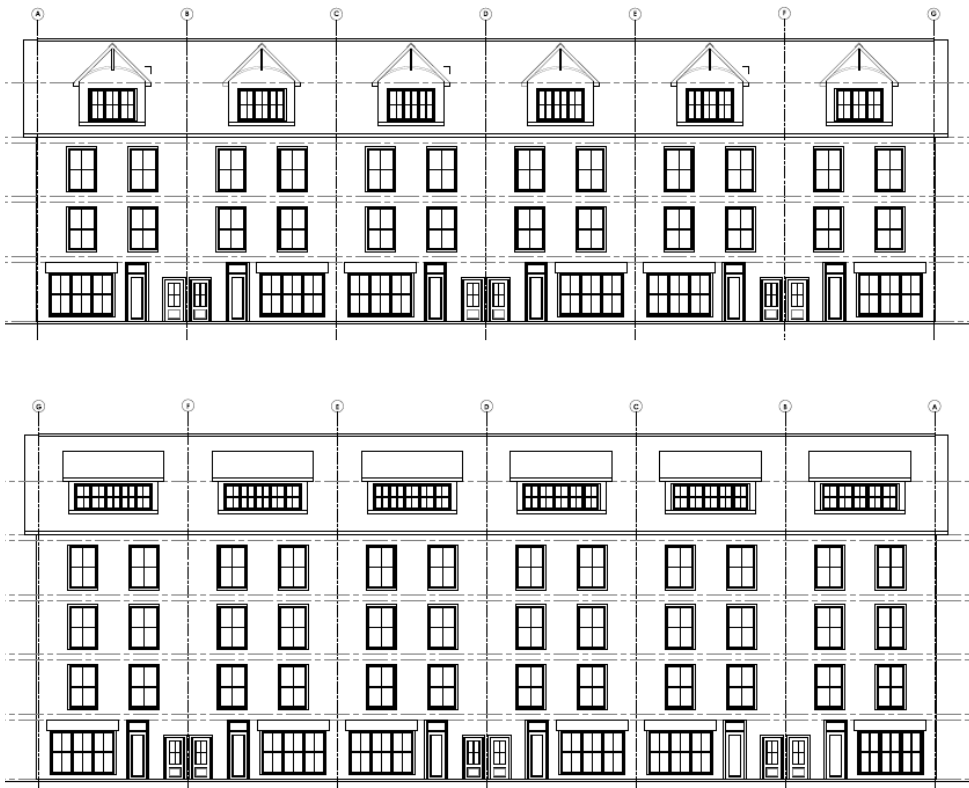
Subject lands
12-14 Collingwood St 42-10-493-002-13501-0000
18 Collingwood St 42-10-493-002-13500-0000
22 Collingwood St 42-10-493-002-13300-0000
24 Collingwood St 42-10-493-002-13200-0000
28 Collingwood St 42-10-493-002-13100-0000
34 Collingwood St 42-10-493-002-13000-0000



Mixed-use Apartment Elevation along Collingwood St.



Multi Unit Dwellings (“townhomes”) Mews Elevations



Concept Plan

