



Notice of Decision Heritage Matter – Permit to alter property

This is a notice about a decision of Council on an application under section 42 (2.1) of the Ontario Heritage Act, R.S.O. 1990, c. O.18.

File: HER01-2025 (Georgian Bay Harbour Ltd.)
Decision Date: July 21, 2025
Subject Property: 23 and 37 Trowbridge Street East, Meaford

Council considered an application seeking a Heritage Permit to erect a 100 unit apartment-style building with one commercial unit, on the subject property. A Heritage Permit is required for alteration of property where the lands are located in a designated Heritage Conservation District.

On July 21, 2025, Council made the following decision:

Moved by: Deputy Mayor Keaveney
Seconded by: Councillor Uhrig

That Council of the Municipality of Meaford approve Heritage Permit HER05-2025 – Georgian Bay Harbour Ltd. (23 and 37 Trowbridge Street East), subject to the following conditions:

1. That a peer review of the submitted Cultural Heritage Impact Statement (CHIS) be undertaken by the Municipality at the owners' expense.
2. That the findings of the peer review and any revised submission material be taken to the Heritage Advisory Committee and Council and presented by the qualified peer reviewer for consideration.
3. That all recommendations and mitigation measures of the Peer Review be implemented to the satisfaction of the Municipality through the Heritage Permit, Building Permit, or Site Plan Approval, as appropriate.
4. That Site Plan Approval for development of the lands implement the requirements of the CHIS and peer review recommendations, including any internal/on-site and external/off-site improvements that are warranted to mitigate the impact of the development on the Heritage District. This may include but not be limited to:
 - Design and location of lighting,
 - Improvements to Berry Street as a public trail and viewshed,
 - Inclusion of public art opportunities to create visual interest on blank walls and commemorate the location within the Heritage District,
 - Enhanced landscaping to soften the massing of the building.

5. And, that knowing that the Site Plan Approval and Grey Sauble Conservation Authority Permit are required to deal appropriately with all flood hazard and geotechnical matters, that any design change necessitated by Site Plan Approval be brought back to Council for approval through a revised Heritage Permit.

Carried As Amended - Resolution #2025-33-03

If You Disagree with the Decision

If the council refuses the permit applied for or gives the permit with terms and conditions attached, the owner of the property may appeal to the [Ontario Land Tribunal](#).

To appeal to the Tribunal, the owner must give notice of appeal to the Tribunal within 30 days after the owner receives notice that the council is refusing the application or receives the permit with the terms and conditions attached, as the case may be.

Last date for filing a Notice of Appeal: **September 1, 2025**

Appeals filed after 4:30 pm on the last date for filing an appeal is deemed to have been received the next business day. The Municipality has consented to all notices of appeal being filed through the [OLT e-portal](#) by selecting Meaford (Municipality) as the approval authority. A notice of appeal must set out the reasons for the appeal and must be accompanied by the [required fee](#) payable through the OLT e-portal or by cheque made payable to the Minister of Finance. The Ontario Land Tribunal should be consulted for more information on the [appeal process](#). If the OLT e-portal is down, notices of appeal may be provided to planning@meaford.ca.

Margaret Wilton-Siegel, Acting Clerk
Municipality of Meaford Administration Office
21 Trowbridge Street West Meaford, Ontario N4L 1A1

For more information about notice, contact the Planning Services at planning@meaford.ca 519-538-1060 ext. 1120



Permit # HER05-2025

HERITAGE PERMIT
Municipality of Meaford
21 Trowbridge St W
Meaford, ON
N4L 1A1

Property Information

Project Location: 23 and 37 Trowbridge Street East, Meaford

Tax Roll: 421049100102300

Heritage Act Designation: Part IV (site specific) or **Part V (Heritage District)**

Contact Information

Owner's Name: GEORGIAN BAY HARBOUR LTD

Legal Description: Plan # 309 Lot # 1158 TO 1160

Owner's Address (if different from project location): 4205 KEELE ST UNIT 1-2 ,
NORTH YORK ON M3J 3T8

Architect/Designer (if applicable): RA LUMBAO ARCHITECTS INC.

Phone: 416-288-8831 **Email:** ral@lumbao.com

Contractor (if applicable): N/A Phone: N/A Email: N/A

Project Information

Detailed Description of Work applied for:

- Construction of a new 5 storey apartment building with 100 units and one commercial unit on the lands.
- Height stepped back to 3 storey, from the west side as required by the zoning by-law and shown in site plan drawings dated September 19, 2024
- Facade materials a mix of stone and red brick, with glass and metal railings
- On site landscaping
- Main entrance on Trowbridge Street

Heritage Paint Colour(s) (if applicable): N/A

Estimated construction value (if applicable): N/A

Heritage Approval Details

Application taken by: DM Date: May 5, 2025

Comments: Conditional Approval - subject to Terms and Conditions Attached. Permit not valid until conditions satisfied.

Approval by Council: Resolution 2025-33-03, July 21, 2025

Approved by Director under Delegated Approval By-law 34-2015: N/A

Permit HER05-2025

Conditions of Approval

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2. That the findings of the peer review and any revised submission material be taken to the Heritage Advisory Committee and Council and presented by the qualified peer reviewer for consideration.
3. That all recommendations and mitigation measures of the Peer Review be implemented to the satisfaction of the Municipality through the Heritage Permit, Building Permit, or Site Plan Approval, as appropriate.
4. That Site Plan Approval for development of the lands implement the requirements of the CHIS and peer review recommendations, including any internal/on-site and external/off-site improvements that are warranted to mitigate the impact of the development on the Heritage District. This may include but not be limited to:
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