

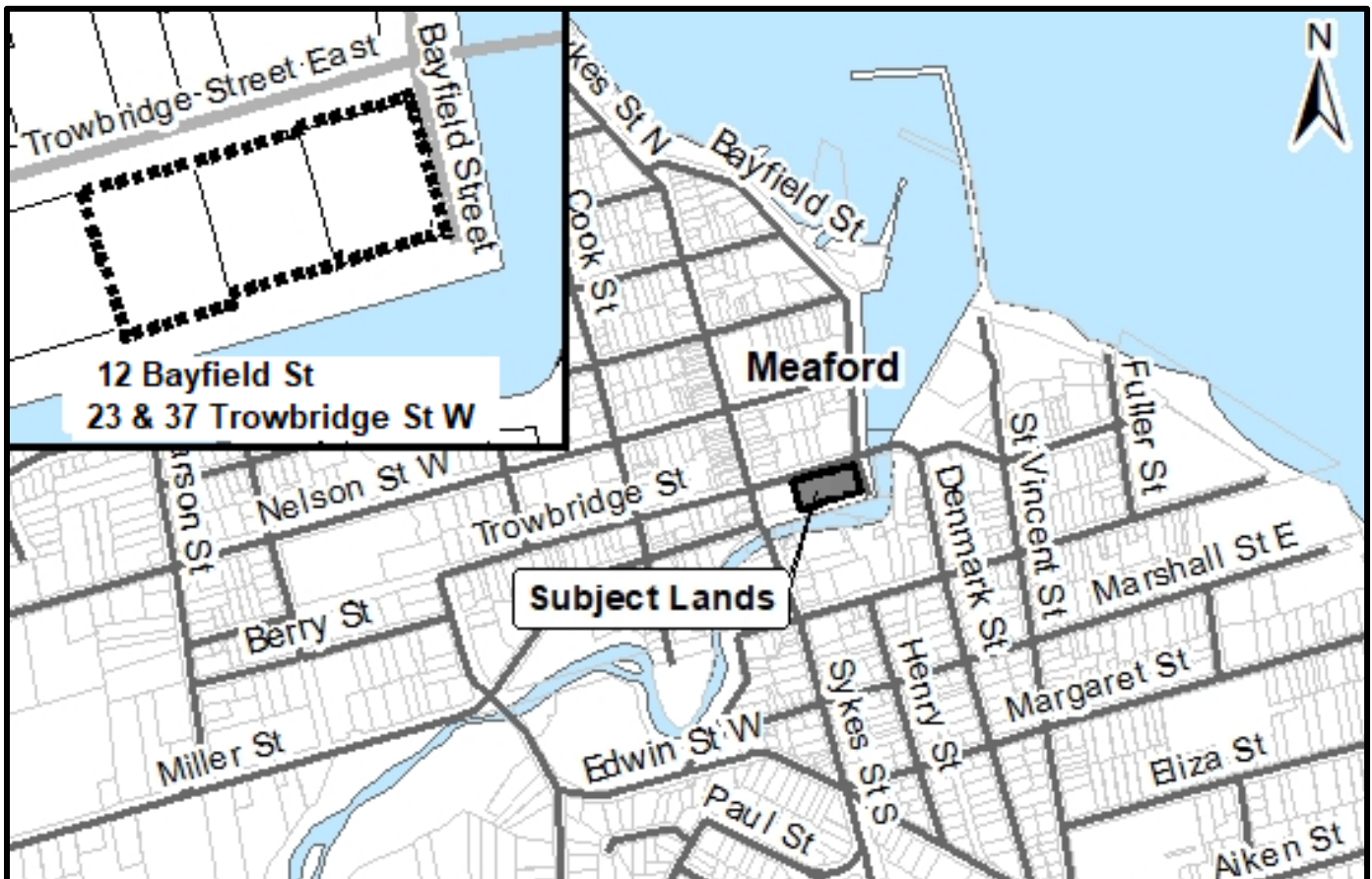


# Notice of Public Meeting

**File Numbers:** OPA29 and Z06-21 (Georgian Bay Harbour Ltd.)

This is notice about a Public meeting to receive information from the public on Planning Applications received for Official Plan Amendment and Zoning By-law Amendment.

**Subject Properties:** 12 Bayfield St., 23 Trowbridge St. E, and 37 Trowbridge St. E. as shown in the Key Map.



**Public Meeting: Monday, May 16, 2022 at 5:00 PM**  
Meaford Hall, 12 Nelson Street East (Opera House)

(There is an option to participate remotely using Zoom)

**Meeting Information:** Members of the public are encouraged to provide written comments or speak at the public meeting, 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 Planning Services by noon on May 16th, 2022 by contacting [planning@meaford.ca](mailto:planning@meaford.ca) or 519-538-1060 ext. 1120.** An email with access information will be sent to those who register for remote participation.

We also encourage you to watch the meeting live via the Municipality of Meaford's YouTube channel at [www.meaford.ca/youtube](http://www.meaford.ca/youtube)

## What is Proposed?

The proposal is a 5-storey residential development, with a ground floor area of approximately 3,606 square metres and a height of 15.5 metres from the established

grade. The proposal includes a maximum of 160 residential units on the site, with underground parking.

The Municipality received Official Plan Amendment (OPA 29) and Zoning By-law Amendment (Z06-21) applications requesting changes to the land use permissions on the lands to facilitate the proposed development.

The Subject lands are currently designated Downtown Core Commercial and Environmental Protection, and subject to a Two-Zone Flood Policy Area. The Official Plan Amendment Application proposes to add a Site-Specific Exception policy to the property, to allow up to 160 residential apartment units in a 5-storey building, with no openings below 181.00 masl based on the studies provided to address the Two-Zone Flood Policy Area.

The current Zoning of the lands is Downtown Commercial (C1) and Environmental Protection (EP). The Zoning Amendment Application requests to rezone the EP lands to the C1 zone and add a site-specific exception to the property. The Exception would permit an apartment building as a stand-alone use in addition to the other uses permitted in the C1 Zone. Site specific development standards have been requested, including a reduced front yard of 3 metres, maximum height of 15.5 metres, and specific provisions relating to elevations of openings, measurement of height, deeming of lot lines, parking stall and driveway standards.

In addition, the requested Amendments propose to utilize the bonusing requirements noted in Section E1.1.1 of the Official Plan. The use of a Holding provision is also anticipated.

Future development is also subject to site plan approval. A future application to the County of Grey to create a condominium on the property may also be required.

### **Where to find more information**

To view the materials submitted on this application, please visit the Meaford Website at: [www.meaford.ca/developmentstatus](http://www.meaford.ca/developmentstatus) (see: Georgian Bay Harbour Ltd.)

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.


If you wish to be notified of the decision of the Municipality of Meaford in respect to the adoption of the Local Official Plan Amendment or Passing of the Zoning By-law Amendment, you must make a written request to the Municipality at the address noted below. Note that the approval authority for the Official Plan Amendment is the County of Grey.

For more information about this matter, including information about preserving your appeal rights, contact:

**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](mailto:planning@meaford.ca)

 519-538-1060 X1120

**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.**

### **A Note about your Appeal Rights:**

If a person or public body would otherwise have an ability to appeal the decision of Meaford Council on the Zoning Amendment, or the County of Grey on the Official Plan Amendment to the Ontario Land Tribunal but the person or public body does not make

oral submissions at a public meeting or make written submissions before the Zoning By-law is passed or the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

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 official plan amendment) is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**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 Municipality websites, and/or made available to the public upon request.