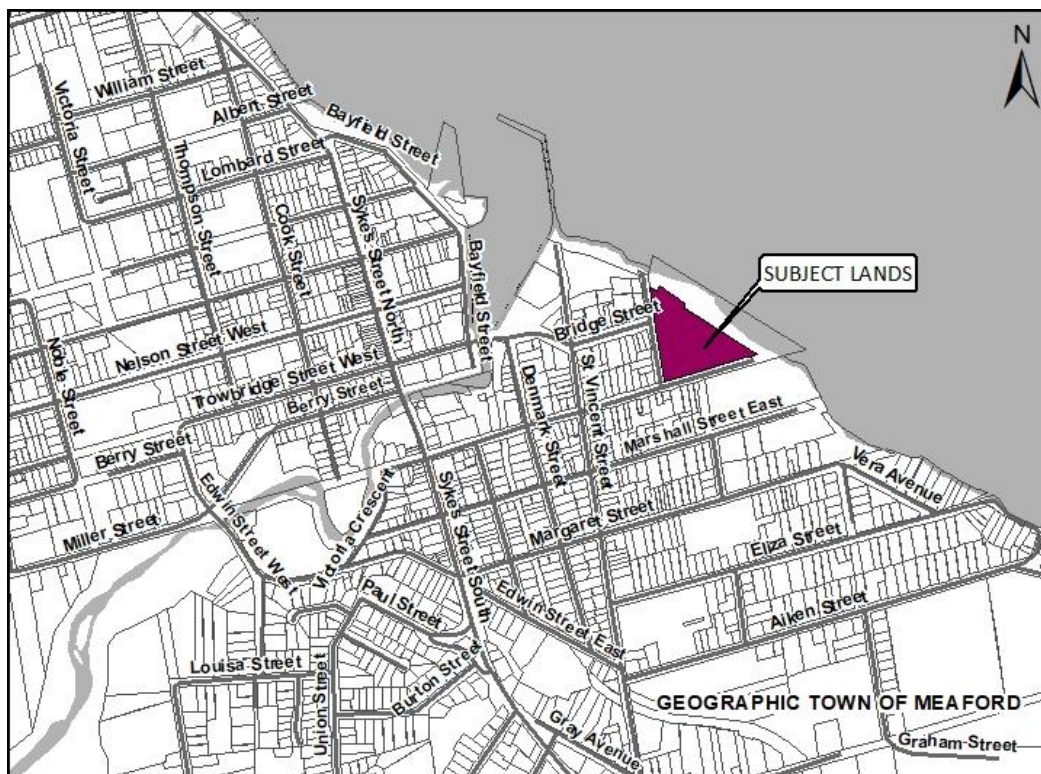


## NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING WE WANT TO HEAR FROM YOU

**WHAT:** The County and Municipality are seeking input on development applications within 120 metres of your property that would permit 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. Portions of this development are proposed as via plan of condominium.

**SITE:** 226 Boucher Street East and 138 Bridge Street East, Municipality of Meaford, geographic Town of Meaford



**Location and Timing of the Public Meeting – Monday May 17<sup>th</sup> at approximately 6:30 p.m.**

**Meeting Location:** Electronically, broadcast via Municipality of Meaford YouTube channel ([www.meaford.ca/youtube](http://www.meaford.ca/youtube)). Those wishing to speak at the meeting must register with the Clerk, Matt Smith by noon on May 17<sup>th</sup> and can speak via telephone or internet. Further details will be provided at the time of registration. Matt can be contacted at [msmith@meaford.ca](mailto:msmith@meaford.ca) or 519-538-1060 extension 1115.

### How do I submit comments?

Submit written comments or sign-up to be notified of a decision by mailing or contacting:

**Scott Taylor (Grey County Planner)**



County of Grey  
595 9<sup>th</sup> Avenue East  
Owen Sound, ON, N4K 3E3



[scott.taylor@grey.ca](mailto:scott.taylor@grey.ca)



519-372-0219 extension 1238

**Keirsten Morris (Meaford Planner)**



Municipality of Meaford  
21 Trowbridge Street West  
Meaford, ON, N4L 1A1



[kmorris@meaford.ca](mailto:kmorris@meaford.ca)



519-538-1060 extension 1119

### **How can I contribute my opinion?**

Any person or agency may attend the Public Meeting and/or make verbal or written comments regarding this proposal.

### **Request for information**

For information on the applications visit <https://www.grey.ca/planning-development/planning-applications> or <https://www.meaford.ca/en/business-development/current-developments.aspx>

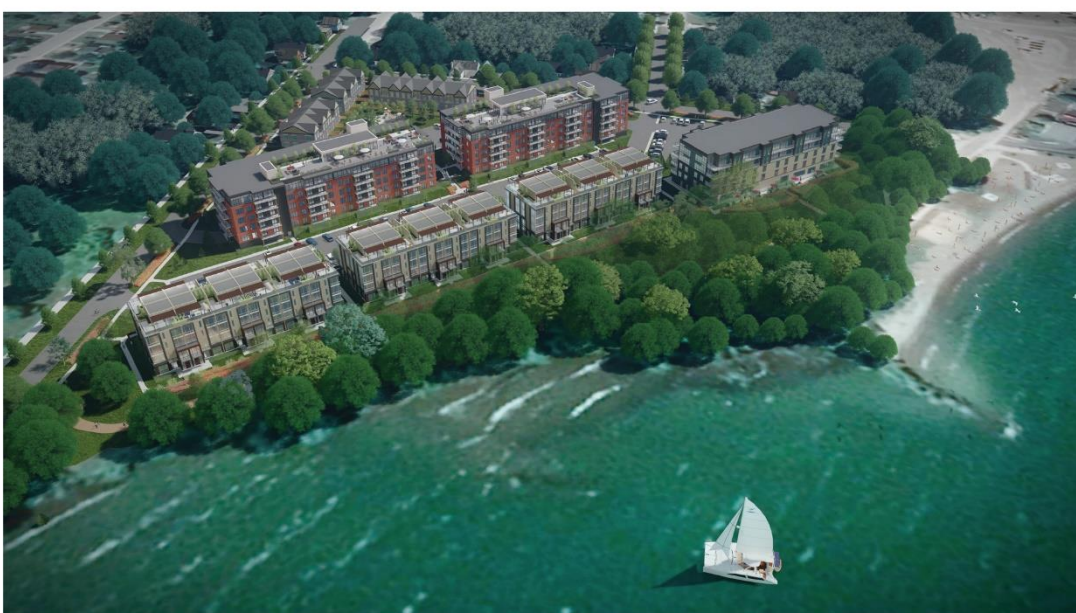
**Please note that both Grey County and Municipality of Meaford Offices may still be closed to the public. Both offices are still receiving mail, and staff can be reached via phone or email.**

### **What is being proposed through the applications?**

Two renderings from the proponent have been included below to show what the development may look like if it is approved and constructed.



**Boucher & Fuller intersection**



**Georgian Bay**

The County has received a vacant land plan of condominium application, known as the Skydevco Inc. condominium (County file number 42CDM-2021-02). The proposed development is planned to include a mixture of the vacant land plan of condominium, as

well as future standard condominiums for the townhouse units. The subject lands are designated as 'Primary Settlement Area' and 'Hazard Lands' in the County Official Plan. The Primary Settlement Area designation permits new residential, commercial and hotel developments.

The purpose and effect of the zoning by-law amendment submitted to the Municipality of Meaford is to rezone the lands 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 to the Municipality of Meaford regarding the proposed exchange/sale of 647.5m<sup>2</sup> (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.

The lands are legally described as LT 382- 385, 387-392 PL 309, PT LT 386 PL 309 Meaford as in MF12445; PT of Bridge St SW of Huron St N of LT 383 and LT 384 PL 309 Meaford closed by MF12428 AS IN MF12445; S/T R185101; PT LT 354 PL 309 Meaford as in R95913 (fourthly); PT LT 353-354 PL 309 Meaford as in MF13334 EXCEPT R95913; PT Bridge St PL 309 Meaford closed by MF13352 as in MF13353 (firstly); PT LT 386 PL 309 Meaford as in MF13353 (secondly); and LT 1707 PL 309 Meaford; PT LT 353-354 PL 309 Meaford as in R188927; Meaford.

### **What can I expect at the Public Meeting?**

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

The public meeting will take place at a virtual Council meeting and the moderator will keep the meeting in order and allow the applicant (and their development team), the public, and members of Council to speak and ask questions. Due to current conditions this public meeting will be a virtual public meeting, via an online Council meeting. No decisions are made at this meeting, it is simply an opportunity to learn and provide feedback.

### **Why is this Public Meeting being held and what are your rights?**

Within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. By law a municipality must hold a public meeting, and this meeting is just one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is sections 34 and 51 of the *Planning Act*, you have the following rights:

1. 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 or plan of condominium.

2. If a *\*person* or public body would otherwise have an ability to appeal the decisions of the Municipality of Meaford or the County of Grey to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Municipality of Meaford before the zoning by-law amendment is approved or refused, or to the County of Grey before the plan of condominium is approved or refused, the person or public body is not entitled to appeal the decisions.
3. 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 zoning by-law amendment is approved or refused, or to the County of Grey before the plan of condominium is approved or refused, the person or public body 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 do so.
4. If you wish to be notified of the decision by the Municipality of Meaford in respect to the approval or refusal of the zoning by-law amendment, or the County of Grey in respect to the approval or refusal of the plan of condominium, you must make a written request to the Municipality or the County, at the addresses noted on the previous page. Please note application Z04-2021 for the zoning by-law amendment when directing comments to the Municipality and plan of condominium application 42CDM-2021-02 when directing comments to the County.
5. If you have any questions please do not hesitate to contact County or Municipal staff, who would be happy to answer any questions on the matter.

\*Notwithstanding the above, only a 'person' listed in subsection 51(48.3) of the Planning Act may appeal the decision of the County of Grey to the Local Planning Appeal Tribunal (LPAT) as it relates to the proposed plan of condominium. Below is the prescribed list of 'persons' eligible to appeal a decision of the County of Grey related to the proposed plan of condominium as per subsection 51(48.3) of the Planning Act. These are recent changes that have been made to the Planning Act by the province. A link to the revised Planning Act can be found here -

<https://www.ontario.ca/laws/statute/90p13>. For more information about these recent changes, please visit the LPAT website or contact LPAT - <https://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

The prescribed list of 'persons' eligible to appeal a decision of the County on the proposed plan of condominium as per subsection 51(48.3) of the Planning Act is as follows:

1. A corporation operating an electric utility in the local municipality or planning area to which the plan of condominium would apply.
2. Ontario Power Generation Inc.
3. Hydro One Inc.
4. A company operating a natural gas utility in the local municipality or planning area to which the plan of condominium would apply.
5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the plan of condominium would apply.
6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the plan of condominium would apply.
7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the plan of condominium would apply.
8. A company operating as a telecommunication infrastructure provider in the area to which the plan of condominium would apply.



**A note about information you may submit to the Municipality or the County:** 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 or County websites, and/or made available to the public upon request.

Dated at the City of Owen Sound this 26<sup>th</sup> day of April, 2021.