



SHAPING GREAT COMMUNITIES

January 21, 2022

File No. 20199

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

Attention: Rob Voigt, MCIP, RPP  
Director, Development Services

Margaret Potter, MCIP, RPP  
Senior Planner

Dear Mr. Voigt and Ms. Potter:

**Re: Skydevco  
Zoning By-law Amendment Z04-21  
Third Submission  
Fuller Street and Boucher Street East Redevelopment**

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On behalf of Skydevco, I am pleased to submit this revised Third Submission package for Zoning By-law Amendment Application Z04-21 for the lands at the northeast intersection of Fuller Street and Boucher Street East, facing the waterfront of Georgian Bay. This resubmission comprehensively addresses the comments received on December 3, 2021, from the Municipality of Meaford, Grey County, and the various commenting agencies and peer review consultants. Highlights of the revisions include graphics to demonstrate the commitment to a public promenade, viewsheds to the waterfront, streetscape improvements to promote safe and an aesthetically pleasing public realm, regulations on building heights, graphics to demonstrate compatibility to surrounding uses, a refined design to increase underground versus surface parking, and detailed responses to technical clarifications required by the peer review consultants relating to servicing, grading, transportation, parking and heritage attributes, and a Community Benefits package for the approval of Meaford Council.

A video fly-through of the proposed development has also been prepared. It depicts Skydevco's vision for the community, balancing the stakeholders' interests and the implementation of the Special Policy Area #1 of the Meaford Official Plan. We would be pleased to meet with you in the coming two to three weeks to present the video, once you have had an opportunity to review the enclosed.

In support of this resubmission, please find attached the following documents:

- A digital copy of the revised architectural drawing and graphic set, prepared by SRM Architects;
- A digital copy of the revised Functional Servicing and Stormwater Management Report, including revised Functional Grading and Servicing drawings, prepared by WalterFedy;

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- A digital copy of the scoped Cultural Heritage Impact Study, prepared by MHBC;
- A digital copy of the revised Traffic Impact and Parking Study, prepared by Paradigm Transportation Solutions Limited;
- A digital copy of a Community Benefits Letter, prepared by Skydevco;
- A digital comment response matrix to the 150 comments, prepared by Skydevco's project team under covering letter by GSP Group;
- A digital timeline of processes necessary through to construction, including the on-going Zoning By-law Amendment process, land exchange with Municipality of Meaford, Absolute Title Application, Site Plan Application process, Vacant Land Condominium process, Record of Site Condition and MECP Acknowledgement, Construction of Sales Office, Lifting of Holding Provisions, and Building Permit Application process;
- A digital copy of a draft Zoning By-law, prepared by GSP Group. Note this document has been sent as a PDF. If you require a WORD document for your use, it can be sent under separate cover at your request; and
- A digital copy of a number of supporting graphics, including a Waterfront Strategy / Special Policy Area 1 Implementation Graphic, and comparative graphics of streetview photographs of former Stanley Knight industrial operations and the proposed development.

We trust this information is sufficient to proceed with the preparation of a staff report to provide a recommendation on the ZBA application to Council. Please do not hesitate to contact me if you have any questions or require further information.

Sincerely,  
**GSP Group Inc.**



Chris Pidgeon, MCIP, RPP  
 Enclosures

c.c. Carrie Lamarche/Lorraine Roberts – Skydevco  
 Edward Thomas/Jennifer Haliburton/Thomas Howell – SRM Architects