

<b>To:</b>	Warden Hicks and Members of Grey County Council
<b>Committee Date:</b>	May 13, 2021
<b>Subject / Report No:</b>	PDR-CW-13-21 Information Report
<b>Title:</b>	Skydevco Plan of Condominium 42CDM-2021-02
<b>Prepared by:</b>	Scott Taylor
<b>Reviewed by:</b>	Randy Scherzer
<b>Lower Tier(s) Affected:</b>	Municipality of Meaford
<b>Status:</b>	Adopted as presented by Committee of the Whole through Resolution CW84-21; Endorsed by County Council CC45-21

## Recommendation

1. That Report PDR-CW-13-21 regarding an overview of plan of condominium application 42CDM-2021-02 on lands described as 226 Boucher Street East and 138 Bridge Street East in the geographic Town of Meaford, Municipality of Meaford, be received for information.

## Executive Summary

The County has received a plan of condominium application known as the Skydevco Condominium (County file number 42CDM-2021-02). The overall development, not all of which will be a part of the vacant land plan of condominium, proposes to create a 90-unit hotel, 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 zoning by-law amendment application has also been submitted to the Municipality of Meaford for this proposed development.

The subject lands are in designated settlement areas in both the County and Meaford Official Plans. Access to the site would be from Boucher Street East and Fuller Street East. Servicing to the proposed development will be via municipal water and sewer systems. Various technical reports were prepared as part of the application submission packages. The applications and supporting studies have been circulated to prescribed agencies and the public for comment. A public meeting has been scheduled for May 17, 2021. Following the public process, and agency review process, a thorough analysis and staff recommendation will be provided.

## Background and Discussion

The proposed plan of condominium application, known as the Skydevco condominium (County file 42CDM-2021-02), would create a new vacant land plan of condominium. The total development for this site would create a 90-unit hotel, 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. Some elements of the development, such as the hotel, are currently planned to be outside of the vacant land condominium. Other buildings on-site are proposed to be future standard condominium plans, with the applications to come later. A zoning by-law amendment application is also required for the proposed development, and has been submitted to the Municipality of Meaford. The subject lands are designated as 'Primary Settlement Area' and 'Hazard Lands' in the County Official Plan.

This new development would be serviced via municipal water and sewer systems. The proposed development would gain access from Fuller Street East and Boucher Street East. Within the site there will be a series of accesses and a mixture of surface and underground parking. Outdoor amenity and green space are also being provided throughout this development.

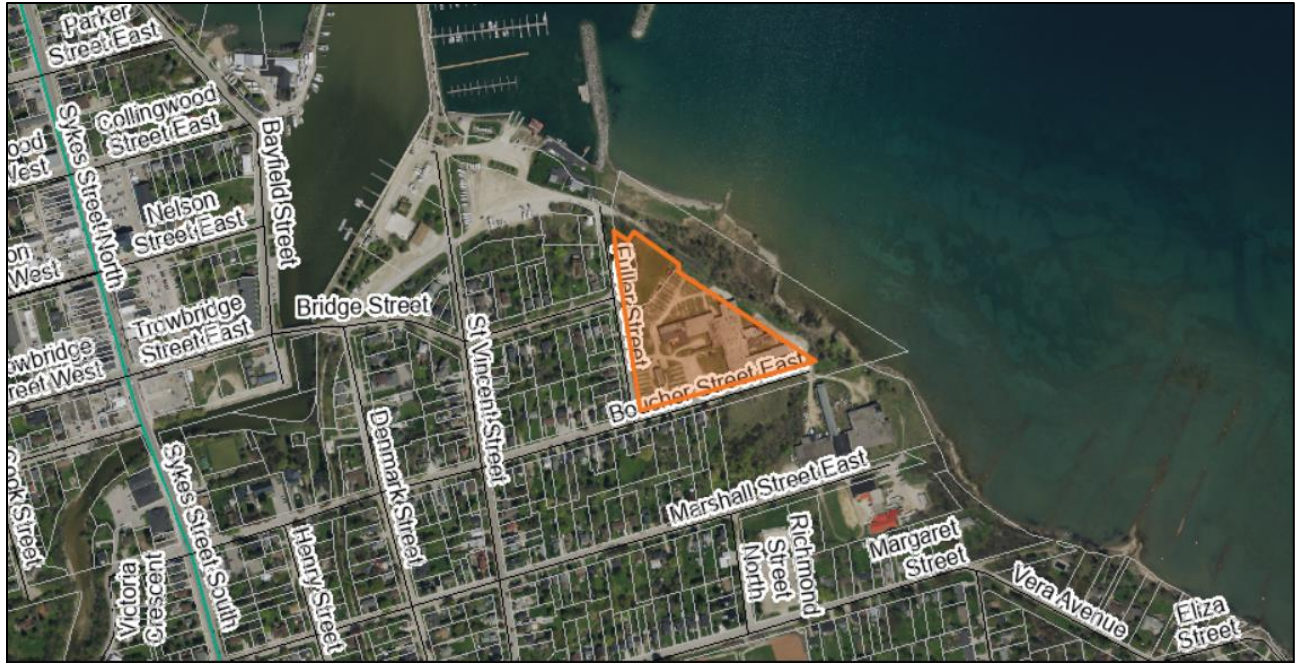
The subject lands are located east of downtown Meaford, with views over Georgian Bay. This site is quite close to Georgian Bay, but does not own the waterfront. The subject lands contain a portion of land owned by the Municipality of Meaford that is proposed to be acquired by the developer in exchange for fair-market value compensation and a piece of property. This site is approximately 2.6 hectares in size and 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.

The subject lands are currently vacant but were previously used for commercial and industrial uses including the former Stanley Knight Hardwood Flooring Company. Surrounding this site are a mixture of residential lands, former industrial lands, and waterfront areas.

Map 1 below shows the subject lands highlighted in orange and the surrounding area, while Map 2 shows renderings of the proposed Skydevco development. Note the buildings shown in Map 1 have since been removed from the site.

A public meeting for the applications has been scheduled for May 17, 2021.

Pre-submission consultation between the proponent, the Municipality of Meaford, the Grey Sauble Conservation Authority, and the County identified the submission requirements for the proposed plan of condominium. Copies of all background reports and plans can be found at [this link](#).



Map 1: Location of Subject Lands

### *Analysis of Planning Issues*

When rendering a land use planning decision, planning authorities must have regard to matters of Provincial Interest under the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) 2021, and conform to any Provincial Plans or Municipal Official Plans that govern the subject lands. In this case, the County of Grey Official Plan and the Municipality of Meaford Official Plan have jurisdiction over the subject property. The subject lands are located outside of the Niagara Escarpment Plan area.

### *Provincial Policy and Legislation*

Both the *Planning Act* and the PPS speak to the efficient use of land within settlement areas. The proposed plan of condominium is within an existing settlement area, offering a range of housing types as well as the commercial hotel development. The PPS indicates that municipal services are the preferred form of servicing for settlement areas, which is what will be utilized for this development.

Other policies in the PPS speak to the protection of natural, water, cultural and archaeological resources. An environmental impact study (EIS) and an archaeological assessment were submitted in support of this development.

Following the public and agency review periods, staff will provide a more fulsome analysis of the Provincial legislation and policy.



**Boucher & Fuller intersection**



**Georgian Bay**

## Map 2: Proposed Skydevco Development

(Map 2 Courtesy of GSP Group)

## County of Grey Official Plan

The proposed plan of condominium is on lands designated as 'Primary Settlement Area' and 'Hazard Lands' in the County Official Plan. New residential development within the Primary Settlement Area of Meaford is recommended to have a minimum development density of 20 units per net hectare. The County Plan permits a wide range of commercial development including a hotel. Development is proposed to remain outside of the mapped Hazard Lands on-site.

The County Plan also maps an Intake Protection Zone and former landfill site on the subject lands.

The County Plan also provides policies which govern roads, transportation, and stormwater management.

## Municipality of Meaford Official Plan

The subject lands are designated as 'Special Policy Area 1' in the Municipality of Meaford Official Plan. This Special Policy Area envisioned development which would be "a suitable mix of residential, open space and commercial uses related primarily to the hospitality, tourism and service sectors."

As noted above, a rezoning application has also been submitted to the Municipality and will be processed simultaneously with the condominium. Site plan and standard condominium plans are to be submitted at a late date.

A more thorough analysis of the County and Meaford Official Plan policies will follow the agency review and the public process.

## Legal and Legislated Requirements

The application will be processed in accordance with the *Planning Act*.

## Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with the proposed condominium, beyond those normally encountered in processing a condominium application. The County has collected the requisite fee and peer review deposit for this application.

## Relevant Consultation

- Internal: Planning
- External: The public, Municipality of Meaford, Grey Sauble Conservation Authority, and required agencies under the *Planning Act*.

## Appendices and Attachments

None