



June 18, 2024

Denise McCarl, Manager
Planning Services
Municipality of Meaford
15 Trowbridge Street West
Meaford, ON N4L 1V4

Ms. McCarl,

**Re: *Part of Township Concession 1 Lots 10 & 11, Parts 2-16 RP 16R571 and
Concession 2 Lots 10 & 11, Parts 1 & 2 RP 16R534,
Municipality of Meaford
Official Plan Amendment Application***

Bousfields Inc. is the planning consultant to Parkbridge Lifestyle Communities Inc. (known herein as “Parkbridge”), the owner of approximately 135 hectares (333.6 acres) of land within the Municipality of Meaford (the “subject site” or “site”). The subject site is located on the southern shore of Georgian Bay in the Municipality of Meaford, adjacent to the boundary of the Town of the Blue Mountains and is identified as Part of Township Lots 10 & 11, Concession 1 and Lots 10 & 11, Concession 2.

On behalf of our client, we are pleased to submit an Official Plan Amendment Application for the subject site. The purpose of the proposed Official Plan Amendment is to expand the settlement area boundary, thereby establishing the permission for development on the site to facilitate the development of a resource-based recreational community along the southern shoreline of Georgian Bay. This proposal is supported through the analysis and conclusions of the Comprehensive Review completed in support of the application, as detailed in the planning justification report provided with the application materials.

The requested amendment would support the redevelopment of the vacant site with a resource-based recreation development with a mix of recreational, community, residential, commercial uses, public parks and trails, a public community centre, and a Village Centre. The Georgian Trail is reimagined to expand and enhance the current trail and its alignment through the subject site. Based on a preliminary plan prepared in support of the application, the residential component of the development would consist of a mix and range of housing types, with the potential for a mix of tenures, providing approximately 1,250 dwelling units including single detached dwellings, townhouses, and limited apartment units. Further, the redevelopment would unlock

800 meters of shoreline to provide public access to the waterfront as a unique resource.

In support of this application, Parkbridge has already coordinated and hosted a Public Open House, held on February 23, 2023. Residents from across the municipality and in particular the properties adjacent to the site were invited to drop-in to learn about the development. The Public Open House was hosted at Meaford Hall, and two drop-in sessions were held: 2:30 - 4:30 pm and 5:30 - 7:30 pm. The community was notified of the open house through a mailer flyer and newspaper advertisements.

As part of the preparation for the Official Plan Amendment Application, Parkbridge has engaged with the Saugeen Ojibway Nation through a meeting on February 14, 2023, to discuss the proposed development. Parkbridge will submit the relevant application materials to the Saugeen Ojibway Nation in accordance with their consultation checklist.

The proposed development and Official Plan Amendment application are consistent with the policies set out in the Provincial Policy Statement, conform to the policies of the County of Grey Official Plan, and the Municipality of Meaford Official Plan as they relate to settlement area boundary expansions, as well as the proposed resource-based recreational uses on the subject site.

In support of the application, please find enclosed the following materials required that were identified following the Notice of Incomplete Application issued on January 21, 2021:

- Complete and signed Official Plan Amendment Application Form;
- Community Concept Package (Structure Plan, Demonstration Plan, Conceptual Village Centre Plan, Potential Georgian Trail – Cross Section) prepared by SvN – Architects + Planners, dated January 24, 2024;
- Commercial Needs Assessment, prepared by Parcel Economics Inc., dated January 22, 2024
- Draft Official Plan Amendment, prepared by Bousfields Inc.;
- Environmental Impact Study, prepared by Neil Morris Consulting Ecologist, dated January 31, 2024;
- Master Servicing Study: Water, Wastewater and Transportation Servicing, including Water, Investigating Individual Water and Sewage Servicing Study prepared by C.F. Crozier & Associates Inc., dated May 2024;
- Planning Rationale and Comprehensive Review, prepared by Bousfields Inc., dated June 2024;

- Residential Market Justification and Fiscal Benefits Assessment, prepared by Parcel Economics Inc., dated January 22, 2024;
- Stage 1 Archaeological Assessment (Lowlands), prepared by Bluestone Research Inc., dated January 2017, and Ministry acceptance letter, dated March 2, 2018;
- Stage 1 Archaeological Assessment (Upperlands), prepared by Bluestone Research Inc., dated September 2016, and Ministry acceptance letter, dated September 23, 2016;
- Stage 2 Archaeological Assessment (Lowlands), prepared by Bluestone Research Inc., dated September 2018, and Ministry acceptance letter, dated April 16, 2019;
- Stage 2 Archaeological Assessment (Upperlands), prepared by Bluestone Research Inc., dated September 2017, and Ministry acceptance letter, dated November 27, 2017);
- Traffic Impact Study, prepared by C.F. Crozier & Associates Inc., dated January 2024;
- A cheque in the amount of **\$37,080.00**, made payable to the Municipality of Meaford, to be delivered under separate cover; and,
- A cheque in the amount of **\$4,900.00**, made payable to the Grey Sauble Conservation Authority, to be delivered under separate cover.

All of the above-noted materials can be downloaded through the secure FTP Link below:

- Website: <https://ftpserver.bousfields.com/>
- Login: 22277
- Password: bdhcs

In addition, the paper copies of the following supporting plans/documents have been submitted:

- Community Structure Plan, prepared by SvN – Architects + Planners, dated January 24, 2024;
- Demonstration Plan, prepared by SvN – Architects + Planners, dated January 24, 2024;
- Conceptual Village Centre Plan, prepared by SvN – Architects + Planners, dated January 24, 2024; and,
- Potential Georgian Trail – Cross Section, prepared by SvN – Architects + Planners, dated January 24, 2024.

We trust the enclosed makes for a complete application. However, if you have any questions or require additional information, please do not hesitate to contact me or David Milano of our office.

Respectfully submitted,
Bousfields Inc.



Emma West, MCIP, RPP
Partner

cc. *Phil Busby (Parkbridge Lifestyle Communities Inc.)*