



Municipality of Meaford

Notice of No Appeal Filed – Committee of Adjustment

Minor Variance Application#: A08/21

Applicant: 365 Sports

Address: 71 Edwin Street East

Legal: Plan 309 Lots 665 and 667, Part Lot 668, Plan 404 Block A,
Reference Plan 16R-10999 Part 1, in the former Town of Meaford, now in the
Municipality of Meaford

The Decision to approve the above application, rendered by the Committee of Adjustment on **Wednesday July 28th, 2021** regarding the minor variance application on the above noted property, is hereby considered to be final and binding, ***subject to any conditions imposed by the Committee of Adjustment***, there being no appeal received within the stipulated time limits for the filing of such appeal.

Dated at the Municipality of Meaford this 19th day of August, 2021.

Keirsten Morris, Planner
Secretary-Treasurer, Committee of Adjustment



Municipality of Meaford Administration Office
21 Trowbridge Street West
Meaford, Ontario N4L 1A1

For more information, contact the Planning Department

planning@meaford.ca

519-538-1060 ext. 1119



Municipality of Meaford

Notice of No Appeal Filed – Committee of Adjustment

Minor Variance Application#: A09/21

Applicant: Suhanic

Address: 78 St. Vincent Street

Legal: Plan 309 Lot 1182 and 1185, in the former Town of Meaford, now in the Municipality of Meaford

The Decision to approve the above application, rendered by the Committee of Adjustment on **Wednesday July 28th, 2021** regarding the minor variance application on the above noted property, is hereby considered to be final and binding, ***subject to any conditions imposed by the Committee of Adjustment***, there being no appeal received within the stipulated time limits for the filing of such appeal.

Dated at the Municipality of Meaford this 19th day of August, 2021.

Keirsten Morris, Planner
Secretary-Treasurer, Committee of Adjustment



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Municipality of Meaford

Notice of No Appeal Filed – Committee of Adjustment

Minor Variance Application#: A10/21

Applicant/Agent: Loft/Penner

Address: 137845 Grey Road 12

Legal: St. Vincent Concession 8, Part Lot 14, Reference Plan 16R-11185,
Parts 1, 4 and 5, in the former Township of St. Vincent, now in the
Municipality of Meaford

The Decision to approve the above application, rendered by the Committee of Adjustment on **Wednesday July 28th, 2021** regarding the minor variance application on the above noted property, is hereby considered to be final and binding, ***subject to any conditions imposed by the Committee of Adjustment***, there being no appeal received within the stipulated time limits for the filing of such appeal.

Dated at the Municipality of Meaford this 19th day of August, 2021.

Keirsten Morris, Planner
Secretary-Treasurer, Committee of Adjustment



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Municipality of Meaford

Notice of Decision – Committee of Adjustment

Variance Application#: A11/21

Applicant/Agent: Revel Ridge

Address: Thompson Street

Legal: Plan 309 Lot 1329, Reference Plan 16R-11393 Part 1, in the former Town of Meaford, now in the Municipality of Meaford

Notice was given and a Public Meeting was held on **Wednesday September 22nd, 2021**, as required by the Planning Act.

Attached is a copy of the Decision of the approval authority including conditions, if any, with respect to the subject application. If conditions have been indicated in the Decision, they must be fulfilled within the timeframes established by the Committee.

The last date for filing a notice of appeal of the decision of the approval authority is October 13th, 2021. Notice of appeal must be filed with the Secretary-Treasurer of the Committee of Adjustment, in writing, setting out the reasons for the appeal and accompanied by a fee made payable to the Minister of Finance of Ontario in the amount required by the Ontario Land Tribunal.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variances to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Dated at the Municipality of Meaford this 24th day of September, 2021.

Keirsten Morris, Planner
Secretary-Treasurer, Committee of Adjustment



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21 Trowbridge Street West
Meaford, Ontario N4L 1A1

For more information contact the Planning Department

planning@meaford.ca

519-538-1060 ext. 1119

The Corporation of the Municipality of Meaford
Committee of Adjustment

Date of Decision: September 22nd, 2021
Application #A11-2021

In the matter of Sections 45(2) of the Planning Act, R.S.O. 1990
- and -

In the matter of an Application to the Committee of Adjustment received from the owner of the property described as **Plan 309 Lot 1329, Reference Plan 16R-11393 Part 1, in the former Town of Meaford, now in the Municipality of Meaford.**

The Committee, having heard proof the matters pursuant to Section 45(5) of the Planning Act have been satisfied and the Committee having heard from the public as a result of the circulation of Notice, ascertained the following:

Application (**A11-2021**) requests a variance to facilitate construction of a new dwelling on the property. The application requests relief from Table 6.2.1 of Zoning By-law 60-2009, which requires a minimum front and rear yard setback of 7.5m. **Application A11/21 requests that the front yard setback be reduced from 7.5m to 6m and the rear yard setback be reduced from 7.5m to 4.2m for the main dwelling. These variances will facilitate construction of a new single storey dwelling.**

The subject lands are within the Urban Living Area designation of the Official Plan.

Responses were received in advance of the Public Meeting from the following agencies and members of the public: the Municipal Planner (Planning Report ADJ2021-14), Grey County Planning & Development Services, Grey Sauble Conservation Authority, Russell Sorichetti and Norm Glas.

Members of the public were were not present for the public hearing.

All written submissions, and all comments made at the meeting are recorded in the minutes and taken into consideration prior to the Committee making a decision.

DECISION - A11-2021


Being that the four tests have been satisfied, the Committee hereby **approves** a variance to Zoning By-law 60-2009, as amended, to provide relief from Table 6.2.1 of By-law 60-2009, as amended, to:

- a) Reduce the required front yard setback from 7.5m to 6m; and,
- b) Reduce the required rear yard setback from 7.5m to 4.2m; subject to the following condition:

Condition:

- 1) That the reduction to the required front and rear yard setback shall apply to the first storey only and that any future additions or expansions above the first storey shall comply with the standards of the zoning by-law in force and effect at that time.

Reasons for Decision: The Committee is satisfied that the application meets the four tests of a minor variance, as noted in Development Services Staff Report ADJ2021-14.


Deborah Young - Chair


Terry Williams - Member


Ed Ormsby - Member


Linda van Aalst - Member/Vice Chair


Lynn Whitbeck - Member

Any appeal to this decision must be received on or before:

October 13th, 2021

CERTIFICATION

Planning Act, R.S.O., 1990, c. P13, Section 53(17)

I, Keirsten Morris, Secretary-Treasurer of the Municipality of Meaford Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.


Signature of Secretary-Treasurer



Municipality of Meaford

Notice of Decision – Committee of Adjustment

Variance Application#: A12/21

Applicant/Agent: Bedi

Address: 52 Blake Street

Legal: Plan 309 Lot 509 Union, in the former Town of Meaford, now in the Municipality of Meaford

Notice was given and a Public Meeting was held on **Wednesday September 22nd, 2021**, as required by the Planning Act.

Attached is a copy of the Decision of the approval authority including conditions, if any, with respect to the subject application. If conditions have been indicated in the Decision, they must be fulfilled within the timeframes established by the Committee.

The last date for filing a notice of appeal of the decision of the approval authority is October 13th, 2021. Notice of appeal must be filed with the Secretary-Treasurer of the Committee of Adjustment, in writing, setting out the reasons for the appeal and accompanied by a fee made payable to the Minister of Finance of Ontario in the amount required by the Ontario Land Tribunal.

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Dated at the Municipality of Meaford this 24th day of September, 2021.

Keirsten Morris, Planner
Secretary-Treasurer, Committee of Adjustment



Municipality of Meaford Administration Office
21 Trowbridge Street West
Meaford, Ontario N4L 1A1

For more information contact the Planning Department
planning@meaford.ca
519-538-1060 ext. 1119

The Corporation of the Municipality of Meaford
Committee of Adjustment

Date of Decision: September 22nd, 2021
Application #A12-2021

In the matter of Sections 45(2) of the Planning Act, R.S.O. 1990
- and -

In the matter of an Application to the Committee of Adjustment received from the owner of the property described as **Plan 309 Lot 509 Union, known municipally as 52 Blake Street, in the former Town of Meaford, now in the Municipality of Meaford.**

The Committee, having heard proof the matters pursuant to Section 45(5) of the Planning Act have been satisfied and the Committee having heard from the public as a result of the circulation of Notice, ascertained the following:

Application (**A12-2021**) requests a variance to the existing zoning to facilitate construction of a new dwelling on the property. The application requests relief from Provision 9.281.1 B) which requires that the detached dwelling is located only within the area zoned R1-281-B, said envelope being not nearer than 5m to the south lot line, not nearer than 1.5m to the east lot line; and measuring 26m wide (east/west) and 13.8m deep (north/south). **Application A12/21 requests that the north/south depth of the building envelope be increased from 13.8m to 16.2m which would allow the dwelling and porch to encroach outside of the envelope by 2.4m. The application also requests that the attached garage be permitted to encroach 0.5m outside of the north end of the envelope as shown on the drawing submitted with the application and included on the second page of this notice. This variance would facilitate construction of a new one storey 3 bedroom house in order to accommodate the applicant's spacing needs.**

The subject lands are within the Urban Living Area designation of the Official Plan.

Responses were received in advance of the Public Meeting from the following agencies: the Municipal Planner (Planning Report ADJ2021-15), Grey County Planning & Development Services; Grey Sauble Conservation Authority and LeeAnn & David Simons.

Members of the public were were not present for the public hearing.

All written submissions, and all comments made at the meeting are recorded in the minutes and taken into consideration prior to the Committee making a decision.

DECISION – A12-2021

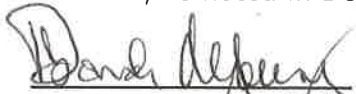
Being that the four tests have been satisfied, the Committee hereby **approves** a variance to Zoning By-law 60-2009, as amended, to provide relief from Provision 9.281.1B of By-law 60-2009, as amended, to:

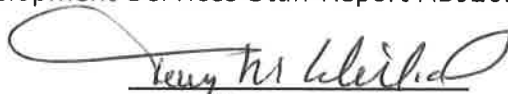
- 1) Increase the north/south depth of the building envelope from 13.8m as identified in exception 9.281.1B to 16.2m, allowing:
 - a. The dwelling to encroach 2.4m outside of the north end of the building envelope; and,
 - b. The attached garage to encroach outside of the north end of building envelope by 0.5m; subject to the following conditions:

Conditions:

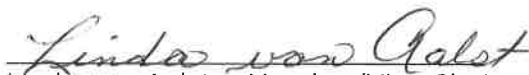
- 1) That the proposed dwelling be sited substantially as shown on the Lot Grading Plan (LG-1) by Tatham Engineering dated August 2021 and submitted with minor variance application A12-21 and maintaining all other setbacks established in exception 9.281.1B
- 2) That the driveway be limited to a maximum of 4m in width from Blake Street to the southerly boundary of the 20.0m Setback for Future Development shown on the Lot Grading Plan (LG-1) by Tatham Engineering dated August 2021 so as not to establish any bias against future development of a road in this location.

Reasons for Decision: The Committee is satisfied that the application meets the four tests of a minor variance, as noted in Development Services Staff Report ADJ2021-15.


Deborah Young – Chair


Terry Williams – Member


Ed Ormsby – Member


Linda van Aalst – Member/Vice Chair


Lynn Whitbeck – Member

Any appeal to this decision must be received on or before:

October 13th, 2021

CERTIFICATION

Planning Act, R.S.O. 1990, c. P13, Section 53(17)

I, Keirsten Morris, Secretary-Treasurer of the Municipality of Meaford Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.


Signature of Secretary-Treasurer



Municipality of Meaford

Notice of No Appeal Filed – Committee of Adjustment

Consent Application#: B09/2021 & B10/2021

Applicant: Martin

Address: 63446 Sunny Valley Road

Legal: Concession 9, West Part Lot 3, in the former Township of Sydenham, now in the Municipality of Meaford

The Decision to approve the above application, rendered by the Committee of Adjustment on **Wednesday July 28th, 2021** regarding the above noted property, is hereby considered to be final and binding, ***subject to any conditions imposed by the Committee of Adjustment***, there being no appeal received within the stipulated time limits for the filing of such appeal.

Dated at the Municipality of Meaford this 19th day of August, 2021.

Keirsten Morris, Planner
Secretary-Treasurer, Committee of Adjustment



Municipality of Meaford Administration Office
21 Trowbridge Street West
Meaford, Ontario N4L 1A1

For more information contact the Planning Department
planning@meaford.ca / 519-538-1060 ext. 1119



Municipality of Meaford

Notice of No Appeal Filed – Committee of Adjustment

Consent Application#: B12 to B22/2021

Minor Variance Application#: A07/2021

Applicant: Tonicic

Address: 291, 297, 299 and 319 Cook Street

Legal: Plan 309, Part Lots 1475, 1477, 1479 and 1481, in the former Town of Meaford, now in the Municipality of Meaford

The Decision to approve the above application, rendered by the Committee of Adjustment on **Wednesday July 28th, 2021** regarding the above noted property, is hereby considered to be final and binding, ***subject to any conditions imposed by the Committee of Adjustment***, there being no appeal received within the stipulated time limits for the filing of such appeal.

Dated at the Municipality of Meaford this 19th day of August, 2021.

Keirsten Morris, Planner
Secretary-Treasurer, Committee of Adjustment



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21 Trowbridge Street West
Meaford, Ontario N4L 1A1

For more information contact the Planning Department

planning@meaford.ca

519-538-1060 ext. 1119



Municipality of Meaford

Notice of No Appeal Filed – Committee of Adjustment

Consent Application#: B23/2021

Applicant: Ormsby/Rennie

Address: 206663 Highway 26

Legal: St. Vincent Concession 12, Part Lot 3, in the former Township of St. Vincent, now in the Municipality of Meaford

The Decision to approve the above application, rendered by the Committee of Adjustment on **Wednesday July 28th, 2021** regarding the above noted property, is hereby considered to be final and binding, ***subject to any conditions imposed by the Committee of Adjustment***, there being no appeal received within the stipulated time limits for the filing of such appeal.

Dated at the Municipality of Meaford this 19th day of August, 2021.

Keirsten Morris, Planner
Secretary-Treasurer, Committee of Adjustment



Municipality of Meaford Administration Office
21 Trowbridge Street West
Meaford, Ontario N4L 1A1

For more information contact the Planning Department
planning@meaford.ca / 519-538-1060 ext. 1119



Municipality of Meaford

Notice of No Appeal Filed – Committee of Adjustment

Consent Application#: B24/2021

Applicant: Alliance/Cuesta Planning

Address: 303087 Grey Road 15 & 359483 Bayshore Road

Legal: Concession A Part Lot 30, 31, 32, Concession B West Part Lot 31, Reference Plan 16R5341 Part 1, and Plan 549 Part Lot 11, 12, 16 Together with ROW and Easement, in the former Township of Sydenham, now in the Municipality of Meaford

The Decision to approve the above application, rendered by the Committee of Adjustment on **Wednesday August 25th, 2021** regarding the above noted property, is hereby considered to be final and binding, ***subject to any conditions imposed by the Committee of Adjustment***, there being no appeal received within the stipulated time limits for the filing of such appeal.

Dated at the Municipality of Meaford this 15th day of September, 2021.

Keirsten Morris, Planner
Secretary-Treasurer, Committee of Adjustment



Municipality of Meaford Administration Office
21 Trowbridge Street West
Meaford, Ontario N4L 1A1

For more information contact the Planning Department
planning@meaford.ca / 519-538-1060 ext. 1119



Municipality of Meaford

Notice of No Appeal Filed – Committee of Adjustment

Consent Application#: B25/2021

Applicant: Exner/Pascuzzo

Address: 396 Nelson Street West

Legal: Plan 309 East Part Lot 1659, West Part Lot 1660, in the former Town of Meaford, now in the Municipality of Meaford.

The Decision to approve the above application, rendered by the Committee of Adjustment on **Wednesday August 25th, 2021** regarding the above noted property, is hereby considered to be final and binding, ***subject to any conditions imposed by the Committee of Adjustment***, there being no appeal received within the stipulated time limits for the filing of such appeal.

Dated at the Municipality of Meaford this 15th day of September, 2021.

Keirsten Morris, Planner
Secretary-Treasurer, Committee of Adjustment



Municipality of Meaford Administration Office
21 Trowbridge Street West
Meaford, Ontario N4L 1A1

For more information contact the Planning Department
planning@meaford.ca / 519-538-1060 ext. 1119



Municipality of Meaford

Notice of Decision – Committee of Adjustment

Consent Application#: B26/2021

Applicant: Misselbrook

Address: 066506 4 Sideroad

Legal: Concession 3 Part Lot 3, Reference Plan 16R-3286 Part 3, in the former Township of St. Vincent, now in the Municipality of Meaford

Notice was given and a Public Meeting was held on **Wednesday September 22nd, 2021** as required by the Planning Act.

Attached is a copy of the Decision of the approval authority including conditions, if any, with respect to the subject application.

The last date for filing a notice of appeal of the decision of the approval authority is October 13th, 2021. Notice of appeal must be filed with the Secretary of the Committee of Adjustment, in writing, setting out the reasons for the appeal and accompanied by a required fee made payable to the Minister of Finance of Ontario in the amount required by the Ontario Land Tribunal.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Conditions imposed on the granting of this consent must be fulfilled within one year from the giving of this Notice. Failure to do so will result in the consent being deemed not to have been given. The consent becomes final when the applicant fulfills the conditions of provisional consent and the Committee provides a certificate of consent. If the consent transaction does not occur within two years after the date on the certificate or such earlier date set by the Committee, the consent shall lapse.

The Planning Act allows for application to change a condition(s) within one year from the date of giving of this Notice through the filing of the appropriate application form and fee. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Dated at the Municipality of Meaford this 24th day of September, 2021.

Keirsten Morris

Secretary-Treasurer, Committee of Adjustment



Municipality of Meaford Administration Office
21 Trowbridge Street West
Meaford, Ontario N4L 1A1

For more information contact the Planning Department
planning@meaford.ca / 519-538-1060 ext. 1119

The Corporation of the Municipality of Meaford
Committee of Adjustment

Date of Decision: September 22nd, 2021
Application #B26-2021

In the matter of Sections 53(1) of the Planning Act, R.S.O. 1990
- and -

In the matter of an Application to the Committee of Adjustment received from the owner of the property described as **Concession 3 Part Lot 3, Reference Plan 16R-3286 Part 3, known municipally as 066506 4 Sideroad in the former Township of St. Vincent, now in the Municipality of Meaford.**

The Committee, having heard proof the matters pursuant to Section 53 of the Planning Act have been satisfied and the Committee having heard from the public as a result of the circulation of Notice, ascertained the following:

Application B26/21 requests municipal consent to sever a vacant parcel of land of approximately 1.46 ha (3.61 acres) in size with approximately 137m (450 ft) of frontage on 4 Sideroad. The retained parcel of vacant land will be added to the abutting parcel with existing dwelling in order to facilitate an enlargement of that parcel and to situate the Environmentally Protected lands associated with Grier Creek on one property with the goal of continued conservation of those lands and habitat.

The subject lands are within the Rural and Environmental Protection designations of the Official Plan.

Responses were received in advance of the Public Meeting from two residents and the following agencies: the Municipal Planner (Planning Report ADJ2021-16), Municipal Transportation and Fleet Services and Municipal Building Services, Grey County Planning and Development Services; Grey Sauble Conservation Authority; Bell Canada and Andrew Leach.

Members of the public **were** **were not** present for the public hearing.

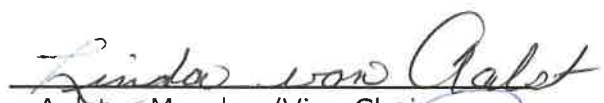
All written submissions, and all comments made at the meeting are recorded in the minutes and taken into consideration prior to the Committee making a decision.

DECISION - B26-2021

The Committee, in reviewing the subject application, determined it to be compatible with the area, consistent with the policies of the Provincial Policy Statement, and the Meaford Official Plan. Thus, the application is **APPROVED**, subject to the following conditions:

- 1) That the retained parcel arising from the consent be permanently merged on title with the abutting lot to the west and any mortgage on that lot be extended to the enlarged parcel.


Deborah Young - Chair


Linda van Aalst - Member/Vice Chair


Terry Williams - Member


Lynn Whitbeck - Member


Ed Ormsby - Member

Any appeal to this decision must be received on or before:

October 13th, 2021

CERTIFICATION

Planning Act, R.S.O, 1990, c. P13, Section 53(17)

I, Keirsten Morris, Secretary-Treasurer of the Municipality of Meaford Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.


Signature of Secretary-Treasurer

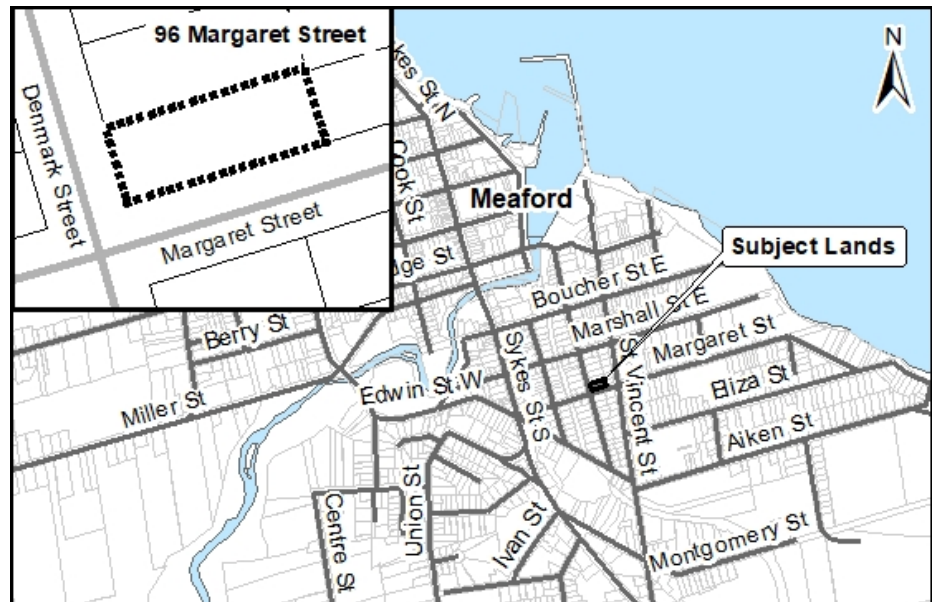
Notice of Public Meeting – Committee of Adjustment

Purpose and Effect: Application B27/21 requests municipal consent to sever a vacant parcel of land of approximately 367m² (0.09 ac) in size with approximately 18m (59 ft) of frontage on Margaret Street for the purpose of lot creation. The retained parcel of land with existing dwelling and garage will maintain an area of approximately 643 m² (0.16 ac) with approximately 20m (66ft) of frontage on Denmark Street and 32m (105 ft) of frontage on Margaret Street. Through preconsultation with staff on the application, it was identified that the municipal sewer will need to be extended from Denmark or St. Vincent Street in order to service the severed parcel. The applicant has agreed to facilitate the required service extension therefore a recommended condition of consent approval will be that a consent agreement is entered into and registered on title to ensure a sewer connection will be brought to the frontage of the proposed severed parcel to facilitate appropriate servicing of the new lot.

A minor variance application (**A13/21**) has been submitted concurrently to the consent application requesting relief from Table 6.2.1 of Zoning By-law 60-2009 **to reduce the rear yard setback from 7.5m to 3.6m and to reduce the minimum required lot area of the R3 zone from 450m² to 367m² in order to facilitate a new dwelling on the severed lot while maintaining the required front yard setback.**

Location: Plan 309 Lot 771, known municipally as 96 Margaret Street, in the former Town of Meaford, now in the Municipality of Meaford.

Meeting Date and Time: Wednesday, September 22nd, 2021 at 3:00 p.m.



Meeting Location: In-person at Meaford Hall (12 Nelson Street East in the Opera House) with the option to participate remotely via Zoom.

Meeting Information: Members of the public are encouraged to provide comments and questions on the application.

If a member of the public wishes to provide comment on the application or ask questions, they may do so 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 the Secretary-Treasurer by noon on September 22nd, 2021 by contacting planning@meaford.ca or 519-538-1060 ext. 1119. An email with access information will be sent to those who register for remote participation.

The public can watch this meeting live via the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

If a person or public body that files an appeal of a decision of the Municipality of Meaford Committee of Adjustment in respect of the proposed consent does not make written submissions to the Municipality of Meaford Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Municipality of Meaford Committee of Adjustment in respect of the proposed consent, you must make a written request to the Municipality of Meaford Committee of Adjustment.

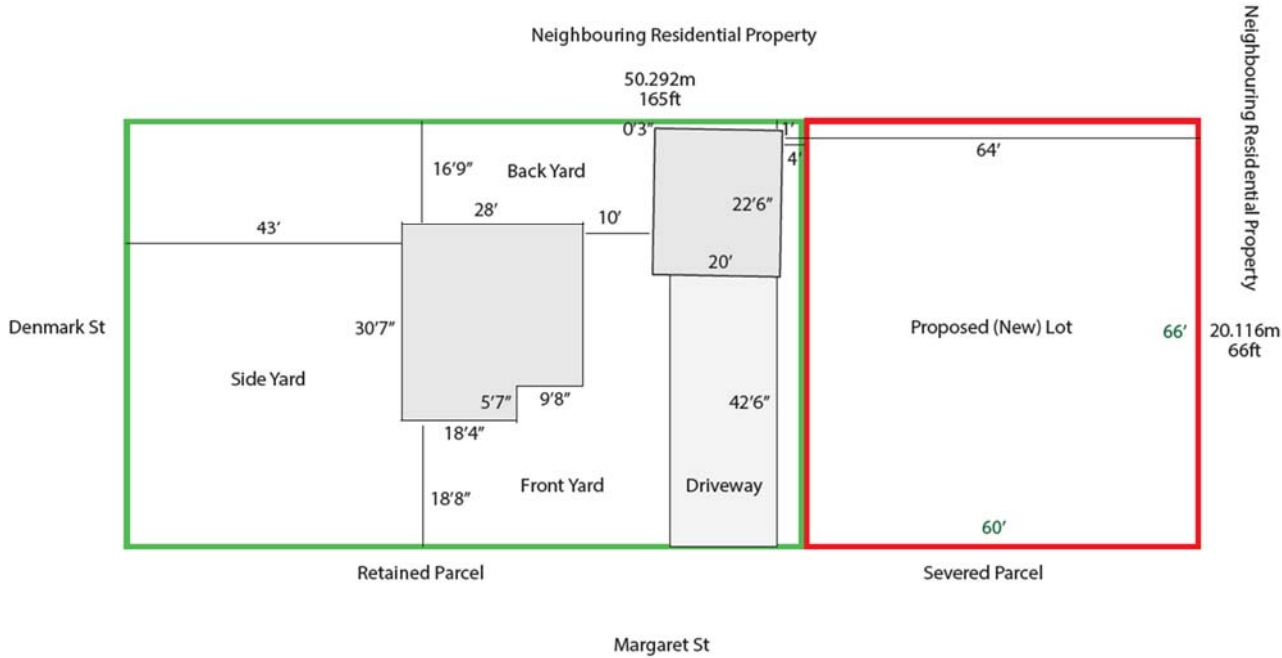
Who can I contact with Questions or for more Information?

Keirsten Morris, Planner I

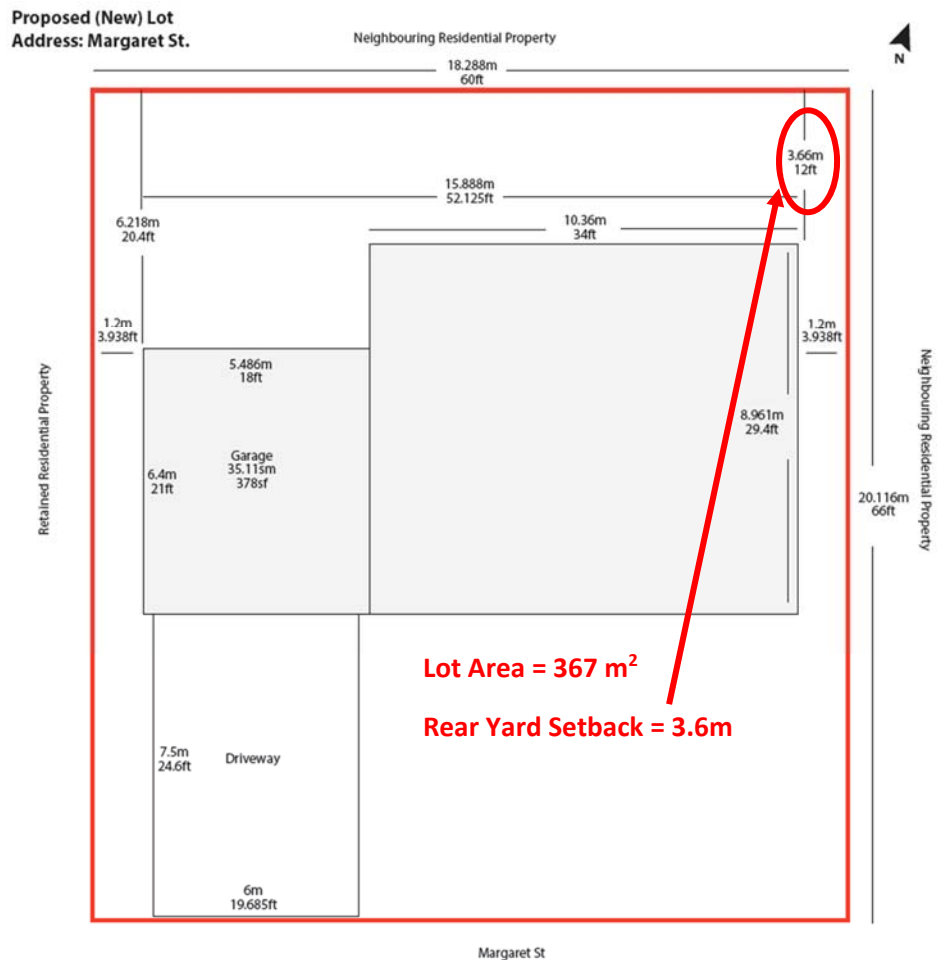
kmorris@meaford.ca / 519-538-1060 X 1119

If your property contains 7 or more residential units, please post in a location that is visible to all residents.

Proposed Severance Sketch



Proposed Minor Variance



How can I contribute my opinion?

Any person or agency may attend the Public Meeting by pre-registering with the Secretary Treasurer and/or make verbal or written comments regarding the proposal

How do I submit my written comments?

Submit written comments prior to the meeting or sign-up to be notified of a decision by contacting or mailing the Secretary-Treasurer:

Keirsten Morris
Secretary-Treasurer,
Committee of Adjustment
 21 Trowbridge Street West
 Meaford, Ontario N4L 1A1
planning@meaford.ca

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's website, and/or made available to the public upon request. This document can be made available in other accessible formats as soon as practicable upon request.



Municipality of Meaford

Notice of Decision – Committee of Adjustment

Consent Application#: B28/2021

Applicant: Cuesta Planning

Address: 139087 Grey Road 112

Legal: Concession 8 Part Lot 26 Reference Plan 16R-3089 Part 2, in the former Township of St. Vincent, now in the Municipality of Meaford

Notice was given and a Public Meeting was held on **Wednesday September 22nd, 2021** as required by the Planning Act.

Attached is a copy of the Decision of the approval authority including conditions, if any, with respect to the subject application.

The last date for filing a notice of appeal of the decision of the approval authority is October 13th, 2021. Notice of appeal must be filed with the Secretary of the Committee of Adjustment, in writing, setting out the reasons for the appeal and accompanied by a required fee made payable to the Minister of Finance of Ontario in the amount required by the Ontario Land Tribunal.

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Conditions imposed on the granting of this consent must be fulfilled within one year from the giving of this Notice. Failure to do so will result in the consent being deemed not to have been given. The consent becomes final when the applicant fulfills the conditions of provisional consent and the Committee provides a certificate of consent. If the consent transaction does not occur within two years after the date on the certificate or such earlier date set by the Committee, the consent shall lapse.

The Planning Act allows for application to change a condition(s) within one year from the date of giving of this Notice through the filing of the appropriate application form and fee. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Dated at the Municipality of Meaford this 24th day of September, 2021.

Keirsten Morris

Secretary-Treasurer, Committee of Adjustment



Municipality of Meaford Administration Office
21 Trowbridge Street West
Meaford, Ontario N4L 1A1

For more information contact the Planning Department
planning@meaford.ca / 519-538-1060 ext. 1119

**The Corporation of the Municipality of Meaford
Committee of Adjustment**

**Date of Decision: September 22nd, 2021
Application #B28-2021**

In the matter of Sections 53(1) of the Planning Act, R.S.O. 1990
- and -

In the matter of an Application to the Committee of Adjustment received from the owner of the property described as **Concession 8 Part Lot 26 Reference Plan 16R-3089 Part 2, known municipally as 139087 Grey Road 112, in the former Township of St. Vincent, now in the Municipality of Meaford.**

The Committee, having heard proof the matters pursuant to Section 53 of the Planning Act have been satisfied and the Committee having heard from the public as a result of the circulation of Notice, ascertained the following:

Application B28/21 requests municipal consent to sever a vacant parcel of land of approximately 2.75 ha (6.8 ac) in size with approximately 95m (311 ft) of frontage on Grey Road 112 for purpose of lot creation. The retained parcel of land with existing dwelling and accessory structures will maintain an area of approximately 16.4 ha (40.5 ac) with approximately 218m (715 ft) of frontage on Grey Road 112.

The subject lands are within the Rural and Environmental Protection designations of the Official Plan.

Responses were received in advance of the Public Meeting from two residents and the following agencies: the Municipal Planner (Planning Report ADJ2021-18), Municipal Building Services, Grey County Planning and Development Services; Grey Sauble Conservation Authority; and Bell Canada.


Members of the public **were** **were not** present for the public hearing.

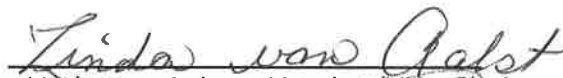
All written submissions, and all comments made at the meeting are recorded in the minutes and taken into consideration prior to the Committee making a decision.

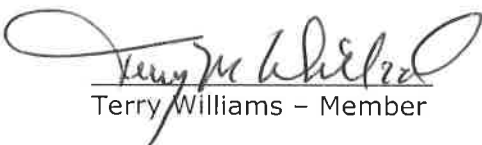
DECISION - B28-2021


The Committee, in reviewing the subject application, determined it to be compatible with the area, consistent with the policies of the Provincial Policy Statement, and the Meaford Official Plan. Thus, the application is **APPROVED**, subject to the following conditions:

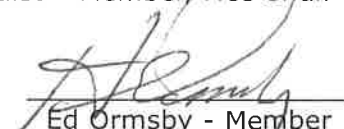
- 1) Payment of cash-in-lieu of parkland dedication; and,
- 2) That a 5.18m (17ft) strip of land across the Grey Road 112 frontage of the severed and retained lands be conveyed and deeded to the County of Grey for future road widening purposes as requested in their formal written comments. Prior to finalization of the consent it shall be ensured that the County has provided written confirmation that the road widening has been transferred to the County of Grey; and,
- 3) That a consent agreement be entered into and registered on title to implement the recommendations of the Grey Sauble Conservation Authority to the satisfaction of the Municipality of Meaford and Grey Sauble Conservation Authority including:
 - a. To identify a building envelope outside of the 120m and 50m adjacent lands to the Significant Woodland;
 - b. Site alteration and development to take place outside of the breeding bird nesting season (April 1 to August 15) to minimize impact;
 - c. Sediment and erosion control measures to be included on any grading and drainage plan for building permit; and
 - d. To serve as notice that should any threatened or endangered species be identified on the property the Ministry of Environment Conservation and Parks (MECP) should be consulted to confirm potential requirements.


Deborah Young - Chair


Linda van Aalst - Member/Vice Chair


Terry Williams - Member


Lynn Whitbeck - Member


Ed Ormsby - Member

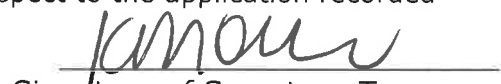
Any appeal to this decision must be received on or before:

October 13th, 2021

CERTIFICATION

Planning Act, R.S.O, 1990, c. P13, Section 53(17)

I, Keirsten Morris, Secretary-Treasurer of the Municipality of Meaford Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.


Signature of Secretary-Treasurer

Notice of Passing – Zoning Change



In accordance with Section 34 of the Planning Act

Dated:
September 20th, 2021

Affected Lands:
303007 and 303011
Grey Road 15, being
Plan 549 Lots 50 and 56
to 59, in the
geographic Township
of Sydenham, now in
the Municipality of
Meaford

Contacts:
To file a Notice of
Appeal to By-law
2021-64 [Not Later
than October 12th,
2021]
Please Contact:

Municipal Clerk
21 Trowbridge St. W.
Meaford, ON, N4L 1A1



For questions or to
discuss the
amendment
application,
please contact
Planner I,
Keirsten Morris at
kmorris@meaford.ca
519-538-1060 X1119

The complete Amending
Zoning By-law is available
for inspection at the
Clerk's office during
regular business hours.

Zoning Amendment (Application #: Z05-21)

On September 13th, 2021, the Council of the Corporation of the Municipality of Meaford **approved** a request for an amendment to Zoning By-law 60-2009 via the passing of By-law 2021-64 under Section 34 of the Planning Act, R.S.O. 1990, as amended. Written comments were received from internal departments and external agencies regarding the application and were considered by Council in advance of a decision on the application. Council considered the comments raised and found the application to be consistent with the Provincial Policy Statement; the objectives and intent of the County and Local Official Plans and, to represent good planning. The amendment was approved.

AND TAKE NOTICE that a person or agency may appeal to the Ontario Land Tribunal (OLT) in respect of the decision by filing with the Clerk of the Corporation of the Municipality of Meaford not later than the **12th day of October, 2021** a notice of appeal, setting out the reasons for the appeal, and a cheque made payable to the Minister of Finance in the amount required by the Ontario Land Tribunal.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Explanatory Note (Purpose & Effect)

The amendment is required as a result of two lots merging inadvertently on title resulting in two dwellings being located on one lot. In order to separate the two dwellings to be located on their own lot, a Local Official Plan amendment (OPA#28) was adopted by Council of the Municipality of Meaford, now with the County of Grey for final approval. The amendment permits the creation of one new lot to be permitted where access is provided by private road, right-of-way, or easement without site plan approval or holding provision being necessary provided that the Committee of Adjustment is satisfied that the conditions specified in the OPA are met including an agreement to address access and servicing of the lands prior to the creation of the new lot. The subsequent zoning by-law amendment (Z05-21) implements OPA 28 by rezoning the lands to the R5-288 zone which includes site specific zone standards, establishing the existing lot fabric and location of structures to be in compliance with the zoning by-law. Consent application (B11-21) will be required to comply with the site specific Official Plan policies and Zoning Amendment which will be submitted to the Committee of Adjustment.





Notice of Complete Applications & Public Meeting

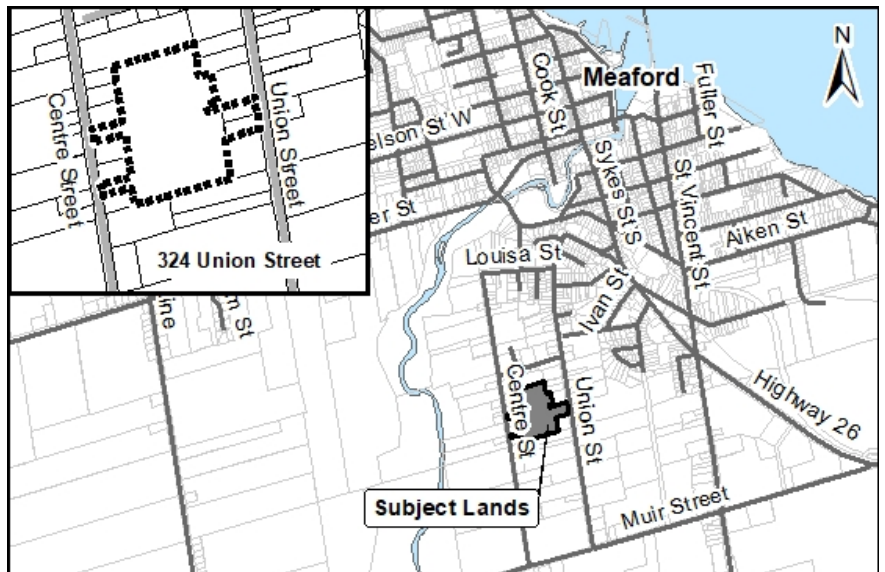
Meeting Date and Time: Monday, October 4th, 2021 at 5:00 pm

Meeting Information: Members of the public are encouraged to provide comments and questions on the application.

If a member of the public wishes to provide comment on the application or ask questions, they may do so either in-person at Meaford Hall (12 Nelson Street East in the Opera House) or remotely via Zoom (phone/internet). Those wishing to speak at the public meeting in-person or remotely must register in advance with Legislative Services by noon on October 4th, 2021 by contacting deputyclerk@meaford.ca or 519-538-1060 ext. 1100. An email with access information will be sent to those who register for remote participation.

The public can watch this meeting live via the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

Purpose and Effect: A Zoning Amendment application (Z07-2021), along with a Plan of Subdivision application (County of Grey file 42T-2021-05) have been submitted to create 86 residential units on the subject lands, consisting of 48 single detached and 38 semi-detached dwellings. Access to the site would be via both Union and Centre Street and the subdivision will be on full municipal services.



The Zoning By-law Amendment is to implement the Draft Plan of Subdivision and proposes to apply residential zoning to the lands by amending the zoning from the Development (D) zone which permits existing uses and single detached dwellings on private or partial services to the R4 zone with a site specific exception which would facilitate and limit the use of the property to single detached and semi-detached units as well as specify a minimum frontage of 7.5m for a semi-detached dwelling and a maximum lot coverage of 40%. The Zoning Amendment will also establish provisions to permit and regulate a proposed Storm Water Management feature to service the development.

The applications have been supported with submission of a variety of studies, investigations and reports. These studies, related plans, and a copy of this notice are available on the municipal and County websites for review:

- www.meaford.ca/developmentstatus
- <https://www.grey.ca/planning-development/planning-applications>

How do I submit my written comments?

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

Municipality of Meaford:



Matt Smith, Clerk
Municipality of Meaford
21 Trowbridge St W
Meaford, ON, N4L 1A1



msmith@meaford.ca

County of Grey:



Stephanie Lacey-Avon
County of Grey
Planning & Development Dept.
595 9th Avenue East
Owen Sound, ON, N4K 3E3
519-372-0219 ext. 1296



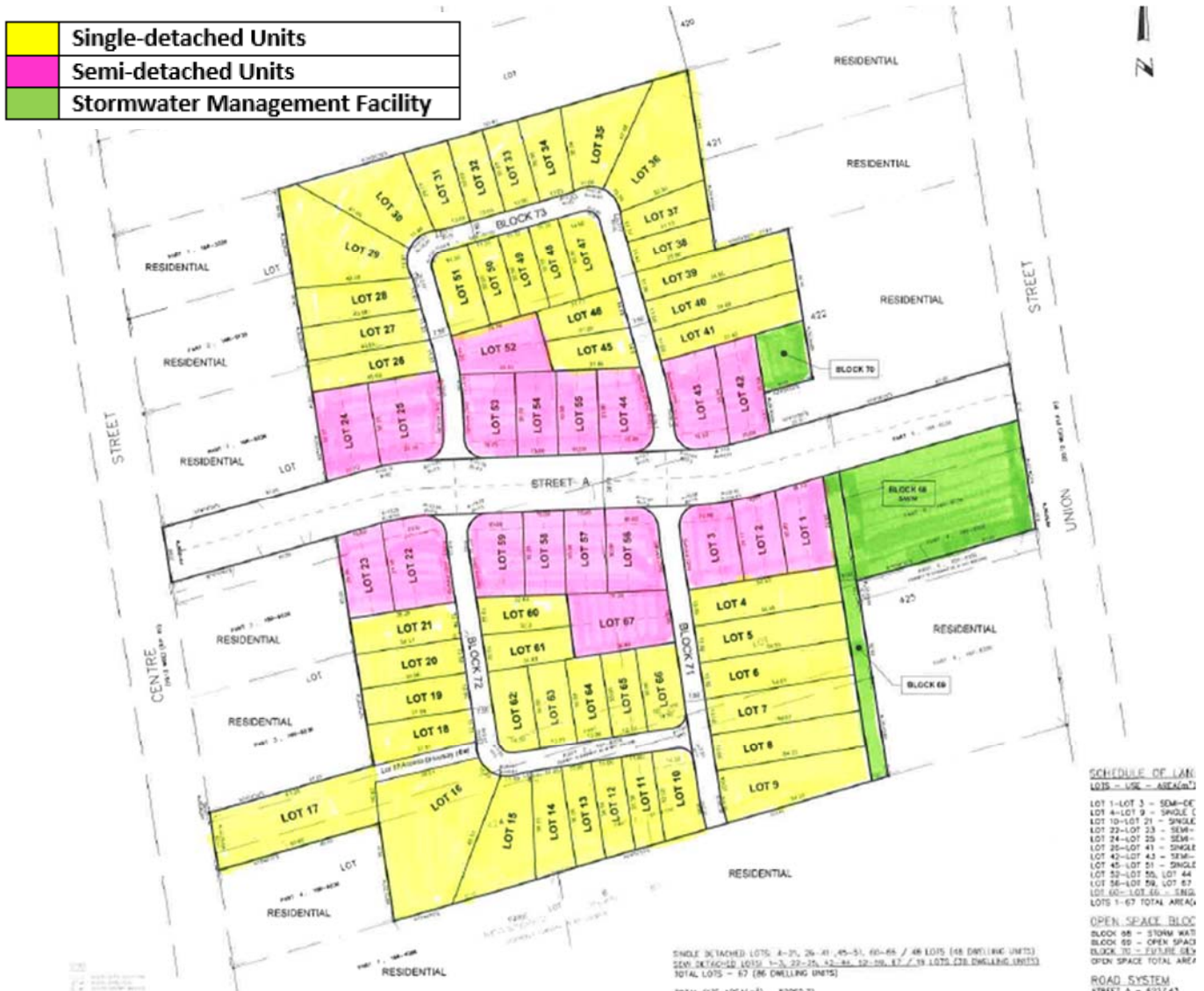
stephanie.lacey-avon@grey.ca

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.

Related Applications: County of Grey Plan of Subdivision Application 42T-2021-05

Property Location: Part of Lots 421, 422, 423, 424 and 425, Plan 309, fronting on Union and Centre Streets, in the geographic Town of Meaford, now in the Municipality of Meaford.

Proposed Draft Plan



Why this Public Meeting is 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 subdivision.
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 Ontario Land 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 subdivision 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 subdivision is approved or refused, the person or public body may not be added as a party to the hearing of an appeal

before the Ontario Land 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 subdivision, you must make a written request to the Municipality or the County, at the addresses noted below. Please note application Z07-2021 for the zoning by-law amendment, when directing comments to the Municipality and plan of subdivision application 42T-2021-05, when directing comments to the County.
5. If you have any questions please do not hesitate to contact County or Municipality staff, who would be happy to answer any questions on the matter.

*Notwithstanding the foregoing, only a 'person' listed in subsection 51(48.3) of the Planning Act may appeal the decision of the County of Grey to the Ontario Land Tribunal (OLT) as it relates to the proposed plan of subdivision. Below is the prescribed list of 'persons' eligible to appeal a decision of the County of Grey related to the proposed plan of subdivision 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 OLT website or contact OLT - <https://olt.gov.on.ca/>

The prescribed list of 'persons' eligible to appeal a decision of the County on the proposed plan of subdivision 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 subdivision 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 subdivision would apply.
5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the plan of subdivision 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 subdivision 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 subdivision would apply.
8. A company operating as a telecommunication infrastructure provider in the area to which the plan of subdivision would apply.

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

 Rob Armstrong
CAO/Director of Development Services
rarmstrong@meaford.ca

 Keirsten Morris
Planner I
kmorris@meaford.ca

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.

Notice of Complete Application & Public Meeting

Meeting Date and Time: Monday, September 20th, 2021 at 5:00 pm

Meeting Location: In-person at Meaford Hall (12 Nelson Street East in the Opera House) with the option to participate remotely via Zoom

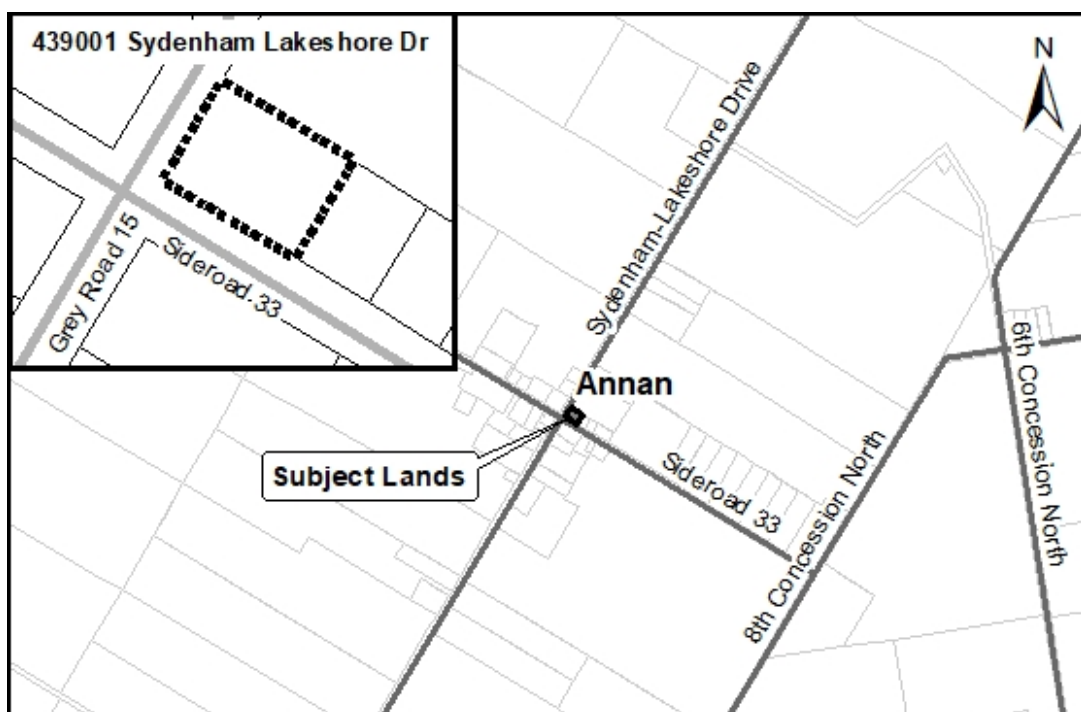
Meeting Information: Members of the public are encouraged to provide comments and questions on the application.

If a member of the public wishes to provide comment on the application or ask questions, they may do so 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 Legislative Services by noon on September 20th, 2021 by contacting deputyclerk@meaford.ca or 519-538-1060 ext. 1100. An email with access information will be sent to those who register for remote participation.

The public can watch this meeting live via the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

Purpose and Effect: The property at 439001 Sydenham-Lakeshore Drive is presently zoned Hamlet Commercial (C5) which permits a range of existing commercial uses. This property was previously known as the Annan General Store however no commercial use has been operated within the building for several years. Since 2011, the building has been occupied by four residential apartment units. The proposed zoning amendment (**Z08-21**) would rezone the lands to the Hamlet Residential Exception Zone (R5-289) to facilitate the renovation of the interior of the building into a total of three residential apartments. The application has been supported by a Planning Justification Report and Septic Letter which are available on the Municipal website for review along with a copy of this notice at www.meaford.ca/developmentstatus under 'Open Planning Application Consultations'. The proposal is also subject to site plan approval to confirm parking requirements and any existing encroachments of the building and parking spaces which will be remedied with execution of an encroachment agreement.

Location: 439001 Sydenham-Lakeshore Drive, being Concession C, West Part Lot 33, in the geographic Township of Sydenham, now in the Municipality of Meaford.



If your property contains 7 or more residential units, please post both pages of this notice in a location that is visible to all residents.

Who can I contact with Questions or for more Information?

Keirsten Morris, Planner I

kmorris@meaford.ca, 519-538-1060 ext. 1119

How can I contribute my opinion?

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

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 Zoning By-law Amendment is approved, the person or public body is not entitled to appeal the decision of the Municipality of Meaford to the Ontario Land Tribunal and may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the Municipality of Meaford in respect to the Zoning By-law Amendment, you must make a written request to the Municipality at the address noted below.

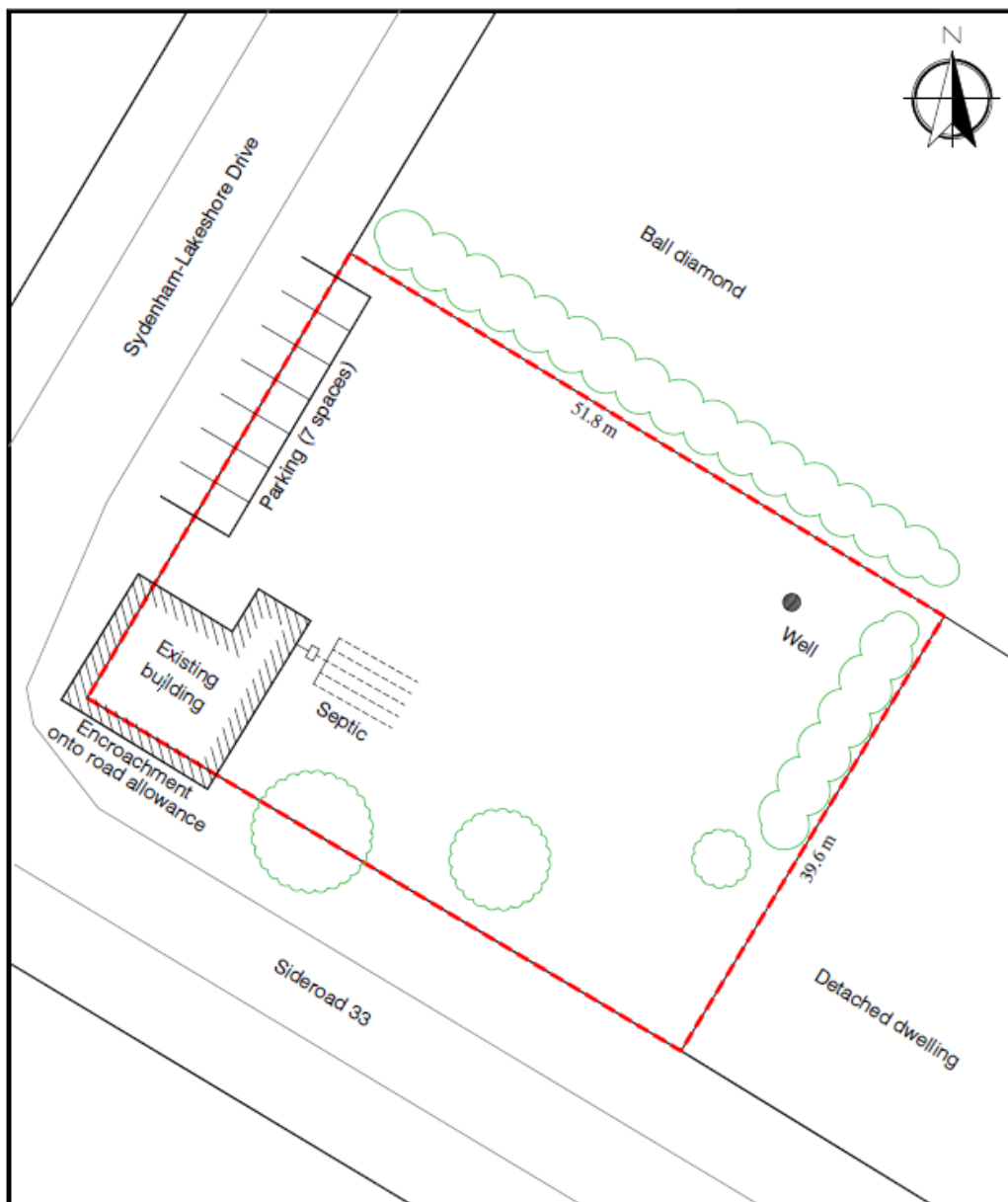
How do I submit my written comments?

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



Matt Smith, Clerk
Municipality of Meaford
21 Trowbridge Street West
Meaford, Ontario N4L 1A1
msmith@meaford.ca
519-538-1060 ext. 1115

Draft Site Sketch



Notice of Complete Application & Public Meeting

Meeting Date and Time: Monday, September 20th, 2021 at 5:00 pm

Meeting Location: In-person at Meaford Hall (12 Nelson Street East in the Opera House) with the option to participate remotely via Zoom

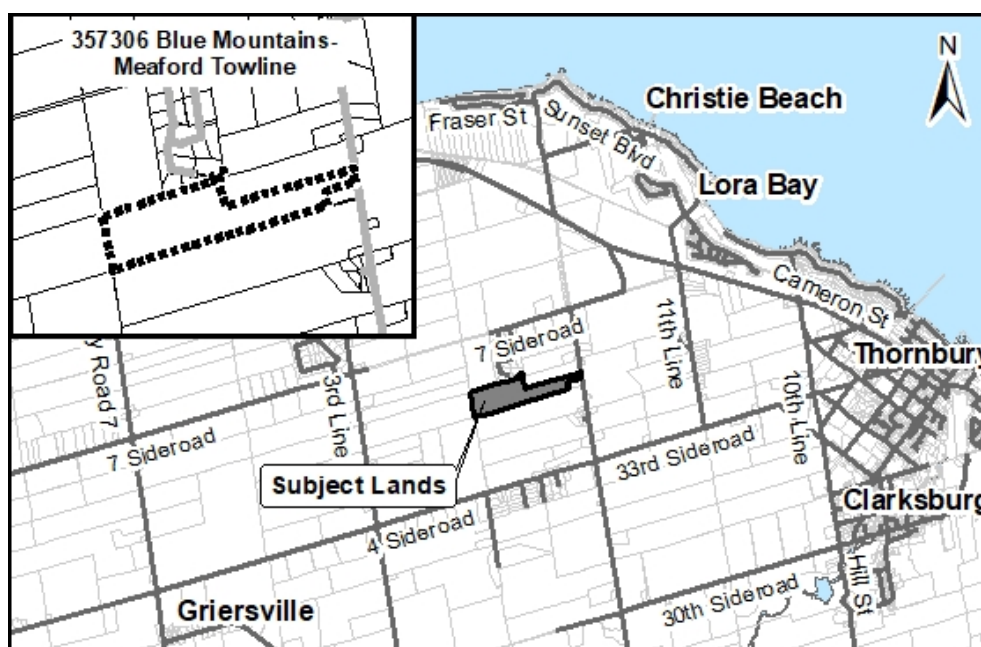
Meeting Information: Members of the public are encouraged to provide comments and questions on the application.

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The public can watch this meeting live via the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

Purpose and Effect: The property at 357306 The Blue Mountains-Meaford Townline is currently zoned Rural (RU), Environmental Protection (EP), Rural Exception (RU-237) and Rural Exception with Holding (RU-247(H)). The holding symbol applies to adjacent lands to the 'Significant Woodland' identified on the property and restricts construction or site alteration on the lands. The holding symbol can be removed through a zoning by-law amendment with the submission of an Environmental Impact Study (EIS), to the satisfaction of the Municipality and Grey Sauble Conservation Authority (GSCA), demonstrating the development and/or site alteration will not result in negative impacts on the natural features or their ecological function. Thus, the proposed zoning amendment (**Z09-21**) proposes to remove the RU-247(H) zoning from the front portion of the property in order to facilitate construction of a new dwelling and barn. An EIS has been submitted in support of the application which is currently being reviewed by the GSCA. Subject to GSCA being satisfied that the proposed construction will not have negative impacts on the woodland feature or its ecological function as demonstrated through the EIS, the holding symbol can be lifted and construction can occur as proposed. The EIS and proposed site plan as well as a copy of this notice are available on the Municipal website for review at www.meaford.ca/developmentstatus under 'Open Planning Application Consultations'.

Location: 357306 The Blue Mountains-Meaford Townline, being St Vincent Concession 1, Part Lots 5 and 6, Reference Plan 16R8199 Part 2 and Part of Part 1, in the geographic Township of St. Vincent, now in the Municipality of Meaford.



Who can I contact with Questions or for more Information?

Keirsten Morris, Planner I

kmorris@meaford.ca, 519-538-1060 ext. 1119

If your property contains 7 or more residential units, please post both pages of this notice in a location that is visible to all residents.

How can I contribute my opinion?

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

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 Zoning By-law Amendment is approved, the person or public body is not entitled to appeal the decision of the Municipality of Meaford to the Ontario Land Tribunal and may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the Municipality of Meaford in respect to the Zoning By-law Amendment, you must make a written request to the Municipality at the address noted below.

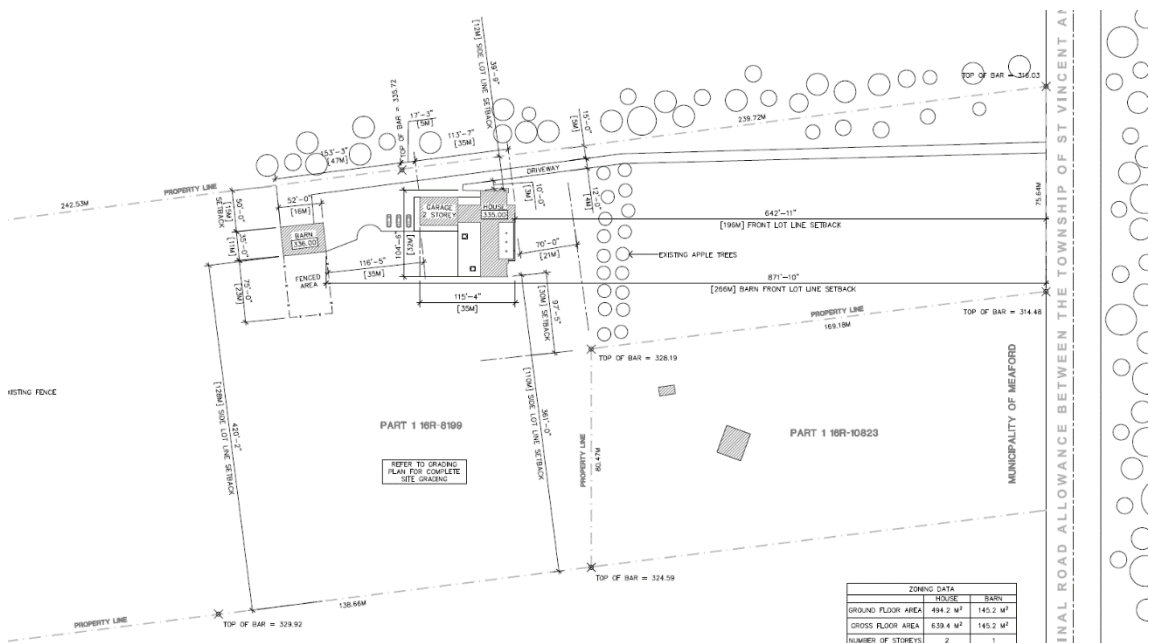
How do I submit my written comments?

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



Matt Smith, Clerk
Municipality of Meaford
21 Trowbridge Street West
Meaford, Ontario N4L 1A1
msmith@meaford.ca
519-538-1060 ext. 1115

Proposed Site Plan



Proposed Location of Holding Removal (shown in red)



Notice of Complete Application & Public Meeting

Meeting Date and Time: Monday, October 4th, 2021 at 5:00 pm

Meeting Location: In-person at Meaford Hall (12 Nelson Street East in the Opera House) with the option to participate remotely via Zoom

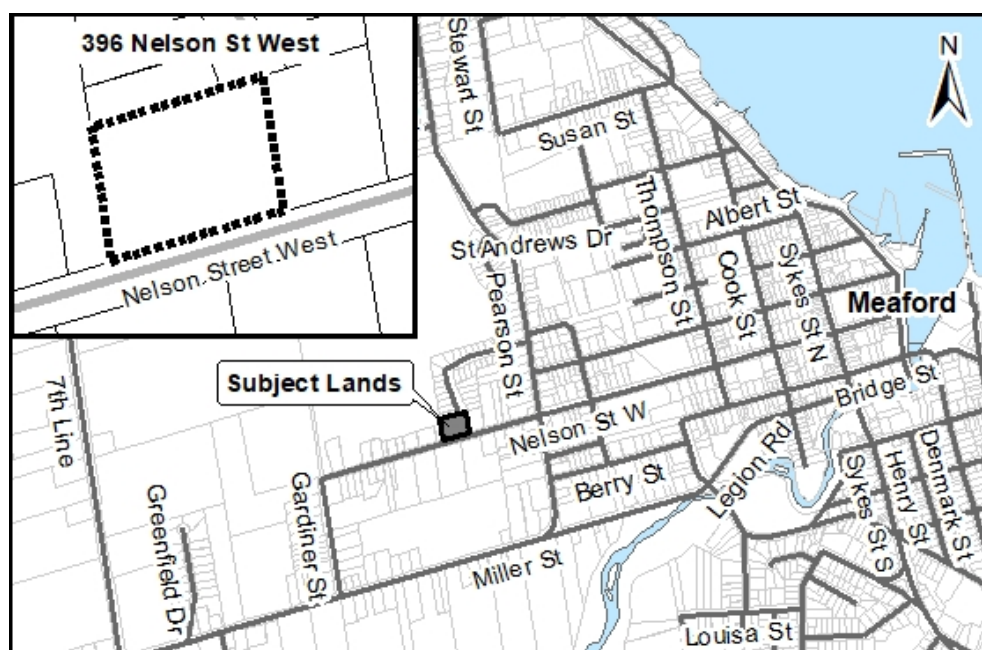
Meeting Information: Members of the public are encouraged to provide comments and questions on the application.

If a member of the public wishes to provide comment on the application or ask questions, they may do so 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 Legislative Services by noon on October 4th, 2021 by contacting deputyclerk@meaford.ca or 519-538-1060 ext. 1100. An email with access information will be sent to those who register for remote participation.

The public can watch this meeting live via the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

Purpose and Effect: The Committee of Adjustment of the Municipality of Meaford granted approval of Consent B25-2021 to sever a parcel of land with existing dwelling of approximately 1900m² (0.45 ac) in size with frontage on Nelson Street West. The retained parcel of vacant land maintains an area of approximately 3150m² (0.77ac) in size with approximately 52m (170 ft) of frontage on Nelson Street West. A condition of consent approval requires that a Zoning By-law Amendment be obtained to restrict construction on the lands which may include either a holding provision or should a fulsome detailed design of future development be submitted that the lands be rezoned to reflect that.

In order to satisfy this condition of B25-2021, the applicant has requested an amendment to the Zoning By-law (**Z10-21**) to place a holding provision on the D zoning of the retained parcel to prohibit any buildings and structures to be erected until such time that a future fulsome proposal is submitted. Council will consider whether a holding provision or other site specific exception is preferable to restrict construction on the retained lands.



Location: Plan 309 East Part Lot 1659, West Part Lot 1660, known municipally as 396 Nelson Street West, in the former Town of Meaford, now in the Municipality of Meaford (Roll # 421049300206000)

Who can I contact with Questions or for more Information?

Keirsten Morris, Planner I

kmorris@meaford.ca, 519-538-1060 ext. 1119

If your property contains 7 or more residential units, please post both pages of this notice in a location that is visible to all residents.

How can I contribute my opinion?

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

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 Zoning By-law Amendment is approved, the person or public body is not entitled to appeal the decision of the Municipality of Meaford to the Ontario Land Tribunal and may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the Municipality of Meaford in respect to the Zoning By-law Amendment, you must make a written request to the Municipality at the address noted below.

How do I submit my written comments?

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



Matt Smith, Clerk
Municipality of Meaford
21 Trowbridge Street West
Meaford, Ontario N4L 1A1
msmith@meaford.ca
519-538-1060 ext. 1115

Severance Sketch & Proposed Zoning Amendment



Agent(s): Rick Hesp
Owner(s): Ronald & Brenda Robert
Legal Descriptions: Plan 742 Lots 22 & 23
Civic Address: 502493 Grey Rd. 1, Georgian Bluffs
ARN: 4203 620 006 39400 & 4203 620 006 39500



Notice of Complete Application and Public Meeting

Zoning By-law Amendment Z-09-21
November 17, 2021 at 5:00 PM

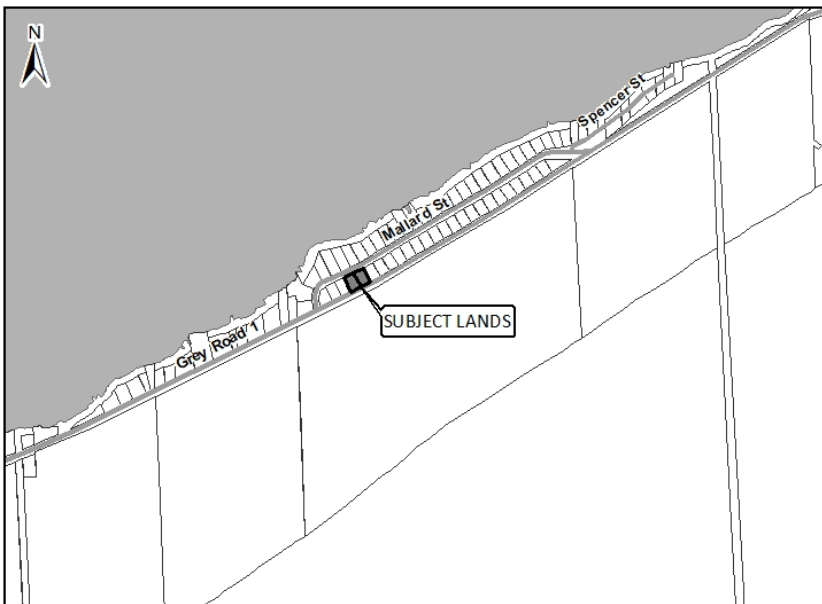
Council Chambers
177964 Grey Road 18, Owen Sound, ON
N4K 5N5

Note: Council Chambers are CLOSED to the Public. Electronic Council Meetings and Electronic Public Meetings can be viewed here:

<https://www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos>

What is being proposed?

Zoning By-law Amendment Application **Z-09-21** seeks to recognize deemed lots 22 & 23 on Plan 742 as a lot of record so that a septic system to service the house on Lot 22 can be installed on Lot 23. The deeming by-law will create one lot with approximately 62 m of frontage and 2824.30 m² of area. No other relief to the By-law has been requested.



Please visit www.georgianbluffs.ca to view the additional information submitted with this application.

Date of this Notice: September 27, 2021

How can I participate in a virtual Public Meeting?

Contact Brittany Drury, Clerk:
By telephone: 519-376-2729 ext. 606
By email: bdrury@georgianbluffs.ca

If you wish to be notified of the decision of the Council of the Township of Georgian Bluffs on the proposed zoning by-law amendment, you must make a written request to the Township of Georgian Bluffs at the address noted below.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Georgian Bluffs to the Local Planning Appeal Tribunal (LPAT).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT), unless in the opinion of the Tribunal, there are reasonable grounds to do so.

How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to Jenn Burnett, Planner at:

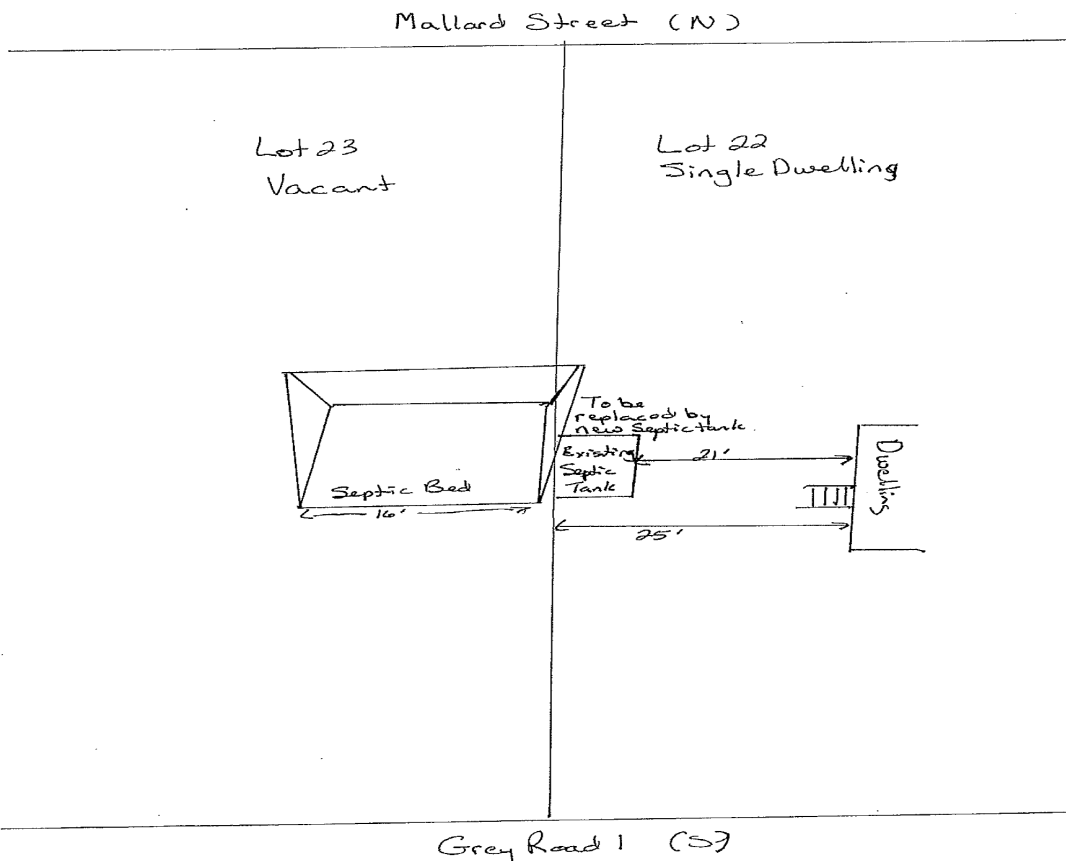
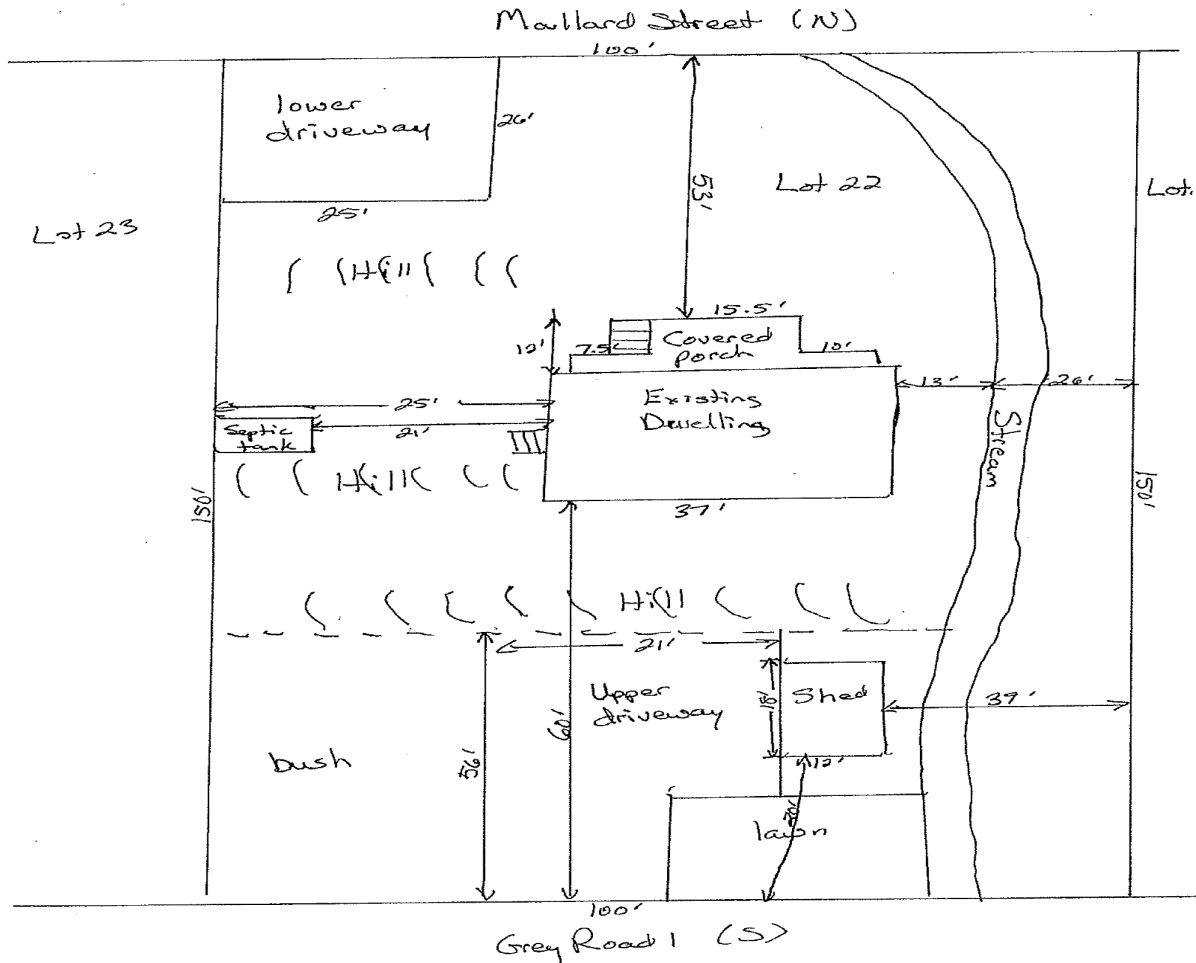
177964 Grey Road 18
Owen Sound, ON
Telephone: 519-376-2729 ext. 206
By email: jburnett@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **October 19, 2021** so that they may be read at the meeting for the benefit of everyone in attendance.

Location Diagram

502493 Grey Rd. 1
 Plan 742 Lots 22 & 23
 4203 620 006 39400 & 4203 620 006 39500

Site Plan submitted by Applicant:



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 Township's website and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable and upon request.

Applicant(s): Eric Neerhof
Owner(s): Eric and Blair Neerhof
Legal Description: PLAN 156 N PT LOT 19 PLAN;857
PT LOT 35 RP 16R6795;PART 5
Civic Address: 89 Portland St.
ARN: 4203 620 009 10500



Notice of Complete Application and Public Meeting

Zoning By-law Amendment Z-10-21

November 3, 2021 at 5:00 PM

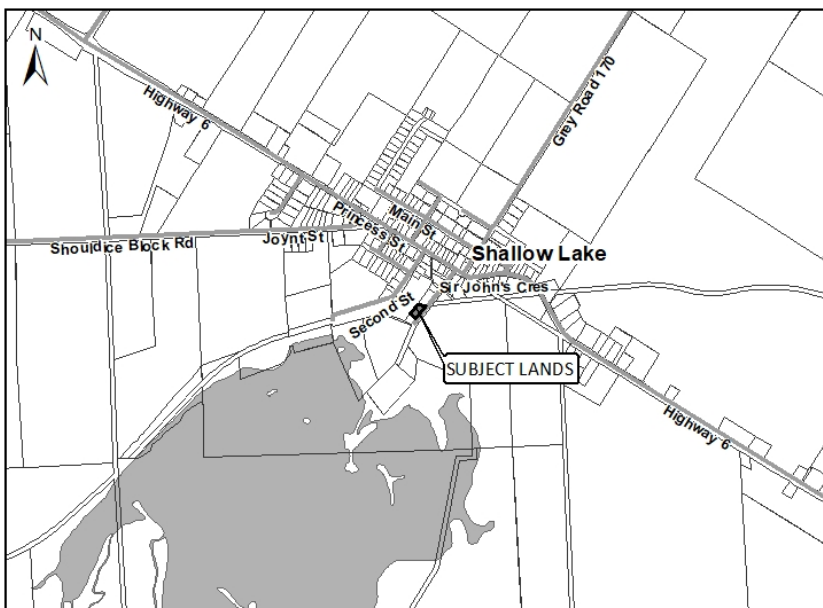
Council Chambers
177964 Grey Road 18, Owen Sound, ON
N4K 5N5

Note: Council Chambers are CLOSED to the Public. Electronic Council Meetings and Electronic Public Meetings can be viewed here:

<https://www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos>

What is being proposed?

Zoning By-law Amendment Application **Z-10-21** seeks to rezone the subject property from Open Space (OS1) to Residential One (R1) to permit the construction of a detached garage accessory to the existing single detached dwelling. No other relief is requested.



Please visit www.georgianbluffs.ca to view the additional information submitted with this application.

Date of this Notice: September 22, 2021

How can I participate in a virtual Public Meeting?

Contact Brittany Drury, Clerk:
By telephone: 519-376-2729 ext. 606
By email: bdrury@georgianbluffs.ca

If you wish to be notified of the decision of the Council of the Township of Georgian Bluffs on the proposed zoning by-law amendment, you must make a written request to the Township of Georgian Bluffs at the address noted below.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Georgian Bluffs to the Local Planning Appeal Tribunal (LPAT).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT), unless in the opinion of the Tribunal, there are reasonable grounds to do so.

How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to Jenn Burnett, Planner at:

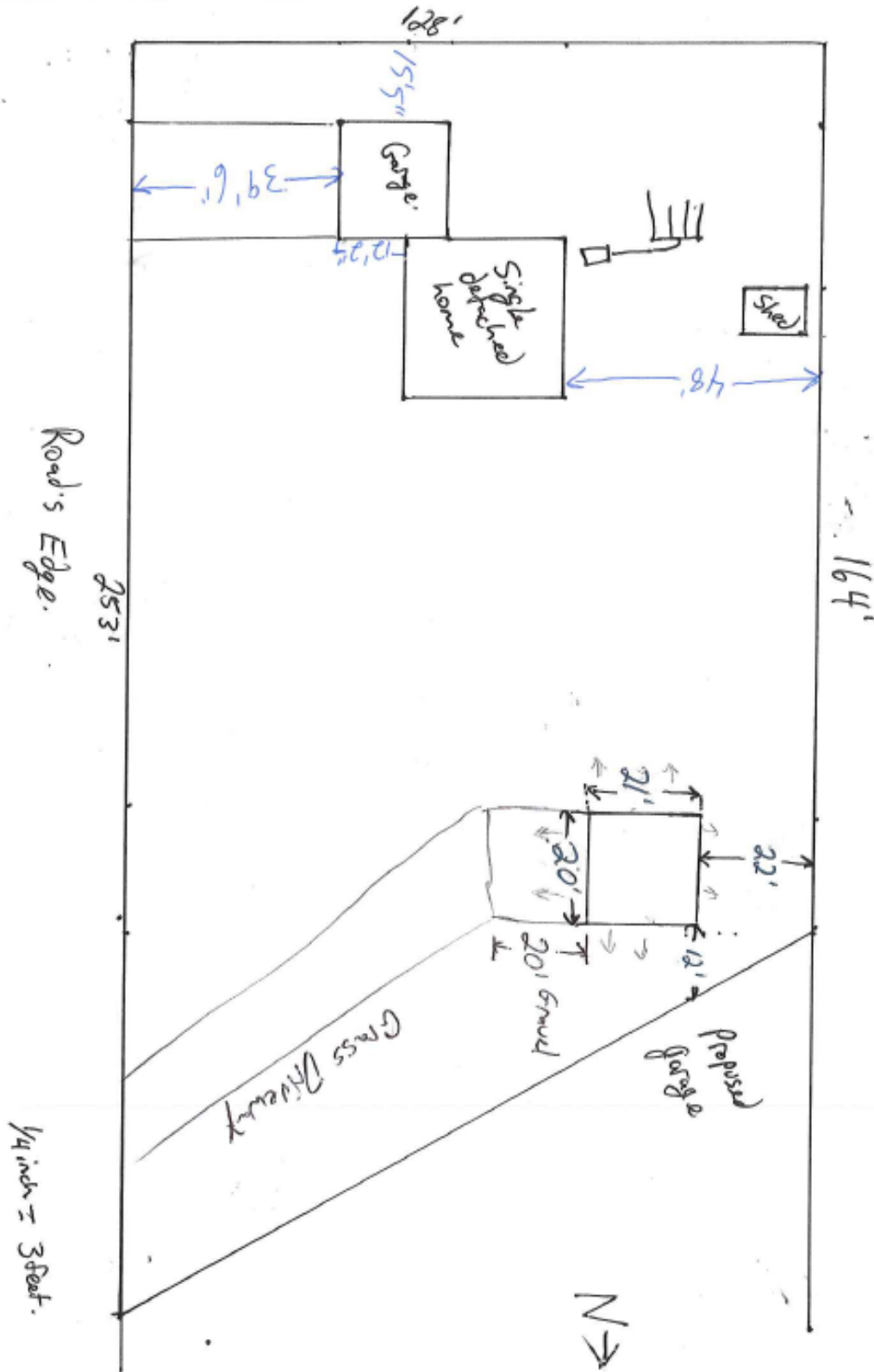
177964 Grey Road 18
Owen Sound, ON
Telephone: 519-376-2729 ext. 242
By email: jburnett@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **October 15th, 2021** so that they may be read at the meeting for the benefit of everyone in attendance.

Location Diagram

89 Portland St.
PLAN 156 N PT LOT 19 PLAN; 857 PT LOT 35 RP 16R6795; PART 5
4203 620 009 10500

Site Plan submitted by Applicant:



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 Township's website and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable and upon request.

Applicant(s): Ron Davidson
Owner(s): 660341 Ontario Inc. o/a Harold Sutherland Construction Ltd. (A Walker Company)
Legal Description: Con 2 Pt Lt 36 RP16R8130;Part 2
Civic Address: 319660 Grey Rd. 1
ARN: 4203 580 004 05100



Notice of Complete Application and Public Meeting

Zoning By-law Amendment Z-11-21

October 20, 2021 at 5:00 PM

Council Chambers
177964 Grey Road 18, Owen Sound, ON
N4K 5N5

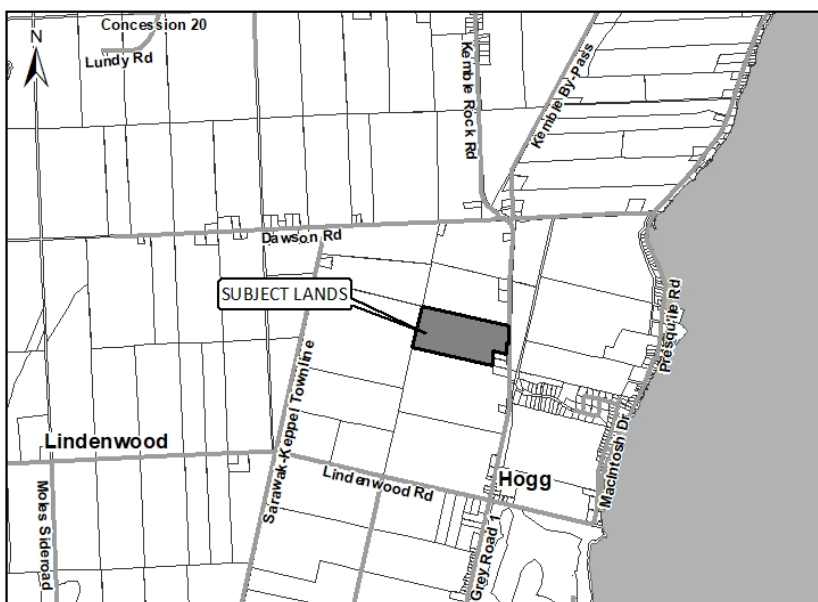
Note: Council Chambers are CLOSED to the Public. Electronic Council Meetings and Electronic Public Meetings can be viewed here:

<https://www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos>

What is being proposed?

Zoning By-law Amendment Application **Z-11-21** seeks to rezone a portion of the lands outside of the licenced area from MX – Extractive Industrial to AG-Agriculture and RU-Rural Special in accordance with the County Land Use designations. The RU-Special zone will permit the existing structures to be used in conjunction with the onsite quarry. The detached dwelling will be converted for office use and meeting rooms and the 72 m² (775 sq. ft.) shop will be used for equipment repair related to the quarry operation. No other relief to the By-law has been requested.

Site plan control applies to this property and an application has been submitted for review.



Please visit www.georgianbluffs.ca to view the additional information submitted with this application.

Date of this Notice: September 22, 2021

How can I participate in a virtual Public Meeting?

Contact Brittany Drury, Clerk:
By telephone: 519-376-2729 ext. 606
By email: bdrury@georgianbluffs.ca

If you wish to be notified of the decision of the Council of the Township of Georgian Bluffs on the proposed zoning by-law amendment, you must make a written request to the Township of Georgian Bluffs at the address noted below.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Georgian Bluffs to the Local Planning Appeal Tribunal (LPAT).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT), unless in the opinion of the Tribunal, there are reasonable grounds to do so.

How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to Jenn Burnett, Planner at:

177964 Grey Road 18
Owen Sound, ON
Telephone: 519-376-2729 ext. 206
By email: jburnett@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **October 12, 2021** so that they may be read at the meeting for the benefit of everyone in attendance.

Location Diagram

319660 Grey Rd. 1
Con 2 Pt Lt 36 RP16R8130; Part 2
4203 580 004 05100

Site Plan submitted by Applicant:



Proposed Quarry
860341 Ontario Inc. o/o Harold Sutherland Construction Ltd. (A Walker Company)
319600 Grey Road 1
Geographic Township of Sarawak
Township of Georgian Bluffs

RD RON DAVIDSON
LAND USE PLANNING CONSULTANT (P)
CONSULTING ENGINEER
SCALE 1:30 000

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 Township's website and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable and upon request.

Owner(s): Erin & Andreas Maechler
Legal Description: Plan 919 Lot 53 Plan 455 N Pt. Lot 14 Laneway
Civic Address: 454 Balmy Beach Rd., Owen Sound
ARN: 4203 580 004 05901



Notice of Complete Application and Public Meeting

Zoning By-law Amendment Z-12-21

November 3, 2021 at 5:00 PM

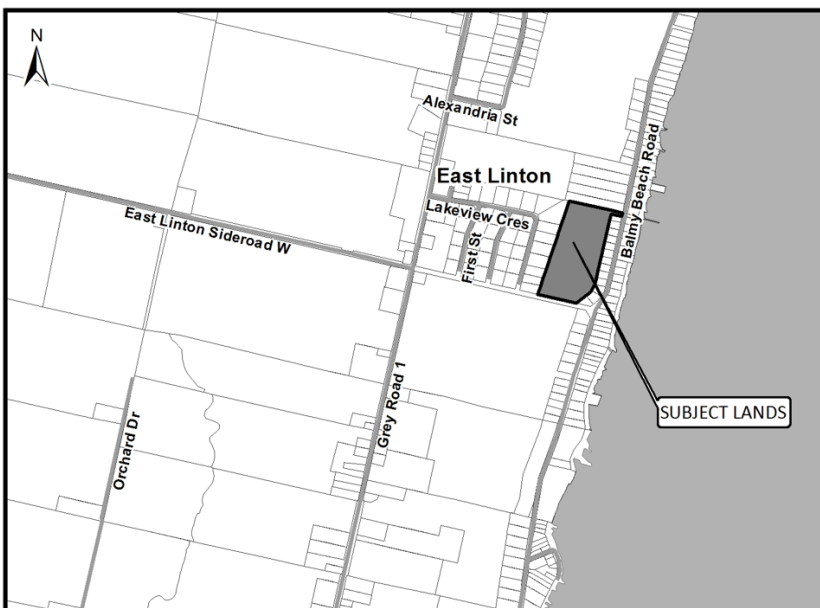
Council Chambers
177964 Grey Road 18, Owen Sound, ON
N4K 5N5

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<https://www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos>

What is being proposed?

Zoning By-law Amendment Application **Z-12-21** seeks to amend the zoning on a portion of the property to RU-Special to establish a residential development envelope with a 0 m setback to the EP zone. No other relief to the By-law has been requested.



Please visit www.georgianbluffs.ca to view the additional information, including an Environmental Impact Assessment (EIS) submitted with this application.

Date of this Notice: September 23, 2021

How can I participate in a virtual Public Meeting?

Contact Brittany Drury, Clerk:
By telephone: 519-376-2729 ext. 606
By email: bdrury@georgianbluffs.ca

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If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Georgian Bluffs to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the by-law is passed, 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.

How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to Jenn Burnett, Planner at:

177964 Grey Road 18
Owen Sound, ON
Telephone: 519-376-2729 ext. 206
By email: jburnett@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **October 15, 2021** so that they may be read at the meeting for the benefit of everyone in attendance.

Location Diagram

454 Balmy Beach Rd.
Plan 919 Lot 53 Plan 455 N Pt. Lot 14 Laneway
4203 580 004 05901

Site Plan submitted by Applicant:

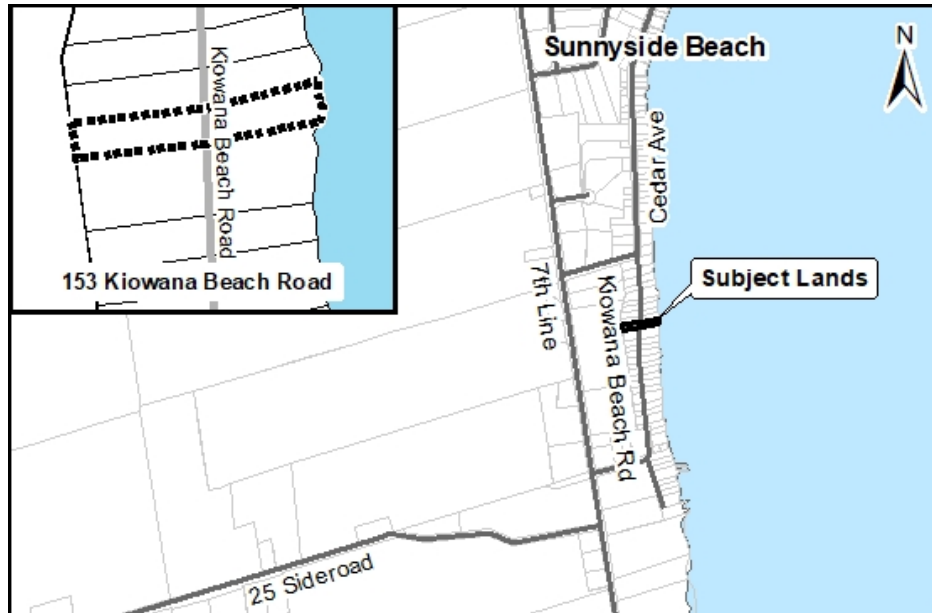


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This document can be made available in other accessible formats as soon as practicable and upon request.

Notice of Intent to Remove Holding Symbol

Location: 153 Kiowana Beach Road being Lot 20 Plan 1031; Part Lot 31, 38 Plan 1031 Part 17, 38 16R1861; Together With and Subject To R411067, in the former Township of St. Vincent, now in the Municipality of Meaford.



Meeting Date: Monday September 13th, 2021

Meeting Location: Electronically, broadcast via Municipality of Meaford YouTube channel (www.meaford.ca/youtube)

Please note that no sooner than September 13th, 2021 the Municipality of Meaford intends to pass an amending by-law under subsection 36 (4) of the Planning Act to remove the holding (H1) suffix from those lands known as 153 Kiowana Beach Road being Lot 20 Plan 1031; Part Lot 31, 38 Plan 1031 Part 17, 38 16R1861; Together With and Subject To R411067, in the former Township of St. Vincent.

On September 21st, 2009 a new Comprehensive Zoning By-law was passed for the Municipality of Meaford. This by-law includes an (H1) Holding Provision which applies to lands that do not have frontage on a year-round municipally maintained street. The holding provision may be removed subject to a Site Plan Agreement being entered into between the landowner and Municipality to address items identified in Section D2.5.2 of the Municipality of Meaford Official Plan.

Following execution of the necessary agreement, Council intends to remove the (H1) Holding provision from these lands by passing a by-law under subsection 36 (4) of the Planning Act.

This notice has been sent to the owner of the subject parcel as well as the relevant commenting agencies for their information.

Additional information and material regarding this application are available at the Municipal Administration Office during regular business hours.



Municipality of Meaford Administration Office
21 Trowbridge Street West
Meaford, Ontario N4L 1A1

Keirsten Morris
Planner I
kmorris@meaford.ca
519-538-1060

Matt Smith
Clerk
msmith@meaford.ca
519-538-1060



Ainley & Associates Limited
280 Pretty River Parkway, Collingwood, ON, L9Y 4J5
Tel: (705) 445-3451 • Fax: (705) 445-0968
E-mail collingwood@ainleygroup.com

September 7, 2021

File No. 121027

Re: **Municipality of Meaford
Meaford Wastewater Treatment Plant Class EA Amendment
Notice of Study Commencement**

Dear Sir and/or Madam:

The Municipality of Meaford has retained the services of Ainley Group to prepare an addendum to the 2007 Municipal Class Environmental Assessment (Class EA) for the Meaford Wastewater Treatment Plant (WWTP). The purpose of the addendum is to review, update, and confirm the recommendations of the 2007 study for increasing the capacity of the Meaford WWTP.

This notice is to advise you of the commencement of the Class EA process and to provide you with the opportunity to comment on the project. Please refer to the attached copy of the Notice of Commencement for further details regarding the project. Further correspondence regarding this project will follow in the coming months.

Should you have any further questions or concerns or wish to be added to the mailing list to be directly notified when documents are posted for public review, please contact the undersigned or Chris Collyer, Manager/Chief Operator, Environmental Services, Municipality of Meaford at 519-538-1060 ext. 1500 or via email at ccollyer@meaford.ca.

Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink, appearing to read 'P. Balgobin'.

Preya Balgobin, P. Eng.
Senior Project Manager
905-452-5172 ext. 209
balgobin@ainleygroup.com