

Memorandum

To: City Council
From: Jacklyn Iezzi, Junior Planner
Date: May 9, 2022
Subject: External Planning Policy Comment Summary – February & March 2022

The Planning & Heritage Division is in receipt of a number of Planning-related policies, statutory notices and inquiries from the Province, County, and/or neighbouring municipalities. In consideration of Policy CS81 and the City's interest in upper-tier Planning matters, the following circulations merit note for Council's information:

A. Minor Variances:

A-02-22, 202272 Highway 21, Township of Georgian Bluffs
A-03-22, 281 Balmy Beach Road, Township of Georgian Bluffs
A-04-22, 439 Balmy Beach Road, Township of Georgian Bluffs
A-05-22, 280200 15 Sideroad, Township of Georgian Bluffs
A01-22, 145166 16 Sideroad, Municipality of Meaford
A02-22, 113 Iron Wood Drive, Municipality of Meaford
A03-22, 218 Centre Street, Municipality of Meaford
A04-22, 165 Old Highway 26, Municipality of Meaford

The Planning & Heritage Division is in receipt of four (4) Notices of Application for Minor Variance A-02-22 to A-05-22 within the Township of Georgian Bluffs, one (1) Notice of No Appeal Filed for Minor Variance A01-22, one (1) Notice of Application for Minor Variance A03-22, and two (2) Notices of Decision for Minor Variance A02-22 and A04-22 in the Municipality of Meaford.

City Comment:

The decision of A01-22 applying to lands municipally known as 145166 16 Sideroad in the Municipality of Meaford is final and binding, Staff have no comments on the application.

Planning Staff have reviewed the Notices of Application for A-02-22 to A-05-22 in the Township of Georgian Bluffs, the Notice of Application for A03-22 and Notices of Decision for A02-22 and A04-22 in the Municipality of Meaford. The applications are minor in nature, Staff have no comments or concerns.

B. Consents:

- B-01-22 & B-03-22, 462528 Concession 24, Township of Georgian Bluffs
- B-04-22, 343137 Concession 14, Township of Georgian Bluffs
- B-05-22, Colpoy's Range Pt Lot 15 & 16, Township of Georgian Bluffs
- B-06-22, 210194 Burgess Sideroad, Township of Georgian Bluffs
- B-07-22 & B-08-22, Pt Lot 11, Jones Range, Township of Georgian Bluffs
- B01-22, 025559 Euphrasia-St. Vincent Townline, Municipality of Meaford
- B05-22, 123324 Storybook Park Road, Municipality of Meaford

The Planning & Heritage Division is in receipt of five (5) Notices of Application for Consent B-01-22 and B-03-22 to B-08-22 in the Township of Georgian Bluffs, one (1) Notice of No Appeal Filed for B01-22 and one (1) Notice of Application for B05-22 in the Municipality of Meaford.

City Comment:

The decision of B01-22 applying to lands municipally known as 025559 Euphrasia-St. Vincent Townline in the Municipality of Meaford is final and binding. Staff have no comments on the application.

Consent B-01-22 and B-03-22 requests consent to sever a parcel of land with an existing dwelling, 9.7 ha of lot area and approximately 500 m of frontage on Concession 24 for the purposes of lot creation. Two (2) severed parcels are proposed, each with 1.4 ha and 2 ha of lot area and 100 m of frontage on Concession 24. The subject lands are designated 'Rural' by the County OP and are located > 8km from the City limits. Staff have no comments on the applications.

Consent B-04-22 requests consent to sever a parcel of land with 68 ha of lot area, and approximately 680 m of frontage on Concession 14. The severed lot is proposed to have 28 ha of lot area, 112 m of frontage, and contain the existing house and barn. The retained lands are proposed to have 40 ha of lot area, 570 m of frontage and are currently vacant. The retained lands are proposed to be used for conservation and passive recreation by the Bruce Trail Conservatory. The subject lands are 8.5 km northwest of the City limits on the west side of the harbour and are entirely within the Niagara Escarpment Plan area. Staff have no comments on the application.

Consent B-05-22 proposes to convey a 14,475 m² portion of lots to an abutting parcel to the west, known as the Warton Golf Course, for the purposes of a lot

addition. The subject lands are located >8km from the City limits. Staff have no comments on the application.

Consent B-06-22 requests consent to sever a parcel of land with 34 ha of lot area and approximately 850 m of frontage on Burgess Sideroad. The severed parcel is proposed to have 25 ha of lot area, 457 m of frontage and is currently vacant. The retained parcel is proposed to have 9.08 ha of lot area, 409 m of frontage and contain the existing dwelling and accessory structures. The severed parcel is proposed to be conveyed to the Escarpment Biosphere Conservancy for a nature preserve. The subject lands are located >8km from the City limits and are entirely within the Niagara Escarpment Plan area. Staff have no comments on the application.

Consent B-07-22 and B-08-22 request consent to sever a 2,016 m² portion of lands for the purposes of a lot addition to two (2) abutting parcels to the southeast with existing single detached dwellings and frontage on Old Mill Road. The subject lands are located >8km from the City limits. Staff have no comments on the applications.

Consent B05-22 requests consent to sever a vacant parcel of land with 80 ha of lot area, 627 m of frontage on Concession 10, and 1365 m of frontage on Storybook Park Road for the purpose of lot creation. The severed parcel is currently vacant and is proposed to have 40 ha of lot area and approximately 652 m of frontage on Storybook Park Road. The retained parcel contains an existing single detached dwelling and barn and is proposed to have 40 ha of lot area, 630 m of frontage on Concession 10, and 647 m of frontage on Storybook Park Road. The subject lands are designated 'Rural', 'Agricultural', and 'Hazard Lands' by the County Official Plan and are located within 4 km of the southern City limits. The proposal appears to satisfy the agricultural consent policies of the County Official Plan (Sec 5.2.3). Staff have no further comments on the application.

C. Notice of Complete Application & Public Meeting, Zoning By-law Amendment (Z-03-22), 017999 Grey-Bruce Line, Township of Georgian Bluffs

The Planning & Heritage Division is in receipt of a Notice of Complete Application and Public Meeting for Zoning By-law Amendment (Z-03-22) applying to lands municipally known as 017999 Grey-Bruce Line in the Township of Georgian Bluffs.

The effect of the application is to amend the Rural Special (RU-35) zone to allow a portable trailer to be located on-site and used for office space and an employee lunchroom.

City Comment:

The subject lands are designated 'Agricultural' and 'Provincially Significant Wetlands' and contain an existing aggregate operation. The lands are located >8km from the City limits. Staff have no comments on the application.

D. Notice of No Appeal Filed, Zoning By-law Amendment (Z08-21), 439001 Sydenham-Lakeshore Drive, Municipality of Meaford

The Planning & Heritage Division is in receipt of a Notice of No Appeal Filed for Zoning By-law Amendment (Z08-21) in the Municipality of Meaford.

City Comment:

The decision is final and binding. Staff have no comments on the application.

E. Notice of Application, Official Plan Amendment (OPA 29) and Zoning By-law Amendment (Z06-21), 12 Bayfield Street, 23 & 37 Trowbridge Street East, Municipality of Meaford

The Planning & Heritage Division is in receipt of a Notice of Complete Application for an Official Plan Amendment (OPA 26) and Zoning By-law Amendment (Z06-21) applying to lands municipally known as 12 Bayfield Street and 23 & 37 Trowbridge Street East in the Municipality of Meaford.

The subject lands are currently designated Downtown Core Commercial and Environmental Protection by the Meaford Official Plan and are subject to a Two-Zone Flood Policy Area. The lands are zoned Downtown Commercial (C1) and Environmental Protection (EP) by the Meaford Zoning By-law.

OPA 26 proposes to add a site-specific policy to the property and Z06-21 proposes to rezone the EP lands to C1 and add a site-specific exception to the property to facilitate the development of a 5-storey apartment building with a total of 160 residential units.

City Comment:

The subject lands are located >8km from the City limits and are within a Primary Settlement Area. Staff have no comments on the applications.

F. Notice of Complete Application, County of Grey Official Plan Amendment (COPA 14) and Zoning By-law

Amendment (Z-04-22), Part Lot 16, Concession 5, RP 16R10169 Part 3, Township of Georgian Bluffs

The Planning & Heritage Division is in receipt of a Notice of Complete Application for a County Official Plan Amendment (County OPA 14) and related Zoning By-law Amendment (Z-04-22) applying to lands legally described as Part Lot 16, Concession 5, RP 16R10169 Part 3 in the Township of Georgian Bluffs.

The subject lands are a vacant, regularly shaped parcel with approximately 20 ha of lot area and 151 m of frontage on the west side of County Road 18. The lands are designated 'Provincially Significant Wetlands' and 'Rural' by the County OP. They are not within a designated Settlement Area.

The effect of County OPA 14 is to redesignate a 6.83 ha portion of the lands from 'Rural' to 'Space Extensive Industrial and Commercial' to permit the establishment of a landscaping business consisting of retail space, administration offices, and a workshop building with ancillary uses, private services (well and septic), and parking.

The Provincially Significant Wetlands designation is not proposed to be altered however, development is proposed within the 120 m adjacent lands to this natural heritage feature.

The lands are subject to a related Zoning By-law Amendment (Z-04-22) to rezone the lands from 'Rural' (RU) and 'Environmental Protection' (EP) to site-specific 'Highway Commercial' (C4) within the Township of Georgian Bluffs Zoning By-law.

The following plans and studies have been prepared and submitted as part of a complete application (available on the [County's website](#)):

- Planning Justification Report
- Proposed Site Plan
- Architectural Concept
- Karst Topography Assessment
- Environmental Impact Study
- Stormwater Management Plan & Construction Details
- Bedrock Resource – Letter of Opinion
- Onsite Water & Sewage – Letter of Opinion

The County of Grey is the approval authority for County OPA 14, and the Township of Georgian Bluffs is the approval authority for Z-04-22. A public meeting to consider the applications was held on May 4, 2022.

City Comment:

The subject lands are located approximately 300 m south of the second settlement area of Springmount and are within 2.4 km of the western City limits. As noted, the lands are not within a designated Settlement Area.

Provincial Policy Statement (PPS)

The policies of the 2020 Provincial Policy Statement (PPS) states that settlement areas shall be the focus of growth and development (policy 1.1.3.1). Land use patterns within settlement areas shall efficiently use land and resources, be appropriate for and efficiently use the infrastructure and public service facilities which are planned or available, minimize negative impacts to air quality and climate change and support active transportation (policy 1.1.3.2). Within rural areas, rural settlement areas shall be the focus of growth and development (policy 1.1.4.2). In directing development to rural settlement areas, planning authorities shall consider rural characteristics, the scale of development, and the provision of appropriate service levels (policy 1.1.4.3).

In directing development to rural lands (i.e., those outside of a settlement area and outside of prime agricultural areas), regard shall be had to the policies of Section 1.1.5 of the PPS. Policy 1.1.5.1 requires planning authorities, when directing development on rural lands, to apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources, and Section 3: Protecting Public Health and Safety. Furthermore, policy 1.1.5.2 of the PPS lists the uses that are permitted on rural lands within the municipalities which generally includes the management or use of resources, resource-based recreational uses, residential development, agricultural uses, home occupations and home industries, cemeteries and other rural lands uses. It must be demonstrated that development is compatible with the rural landscape and can be sustained by rural service levels (policy 1.1.5.4).

It would be helpful for County Planning Staff to clarify how the proposed development addresses the policies of Section 1 of the PPS, specifically:

- Policy 1.1.1, which outlines the criteria for sustaining healthy, liveable, and safe communities.
- Policies within Section 1.1.5 and how the proposed development fits within the rural land uses permitted by policy 1.1.5.2 and is compatible with the rural landscape as required by policy 1.1.5.4.

County Official Plan

The policies of the 2019 County Official Plan (County OP) further reinforce the importance of providing complete communities that offer a mix of employment opportunities, local services, a full range of housing, access to public

transportation and active transportation opportunities, and community infrastructure such as affordable housing, schools, and recreation. The vision and principles for the development of Grey focuses on settlement areas where the majority of population growth, essential services, and businesses will be located (Section 1.5 (2)).

As noted, the subject lands are designated 'Rural', 'Hazard Land', and 'Provincially Significant Wetland' by the County Official Plan (County OP). County OPA 14 proposes to redesignate the 6.83 ha portion of 'Rural' lands to 'Space Extensive Industrial and Commercial'. The Hazard Land and Provincially Significant Wetlands designations are not proposed to change however, development is proposed within the 120 m adjacent lands to this natural heritage feature. An Environmental Impact Study (EIS) has been completed in accordance with policy 2.1.8 of the PPS and Sec. 7 of the County OP which demonstrates no negative impacts to the wetland values or on the features or function of the Provincially Significant Wetland. Therefore, City Planning Staff have no concerns in this regard.

Section 5.4 of the County OP provides policies for lands designated 'Rural'. Uses permitted within this designation are limited to agricultural uses, resource-based recreational uses, small scale transport terminals, and buildings/yards associated with trades, including contractor's yards, plumbing, electrical, and heating/cooling shops. Large scale industrial/commercial facilities, including the proposed landscape business, are not permitted within the Rural designation, hence the requirement for a County OPA.

Within the Space Extensive Commercial/Industrial designation of the County OP (Sec 5.7), permitted uses generally include those which are necessary to support agricultural uses (e.g., agricultural bulk sales, equipment sales and rental, farm machinery sales and service and feed and sawmills) as well as limited commercial/industrial uses such as warehousing, transport terminals, horticultural nurseries, and automobile sales and services.

New uses, other than those explicitly listed in Section 5.7.2 (1) of the County OP, may be permitted subject to satisfying **all** of the following criteria:

- a) The use requires accessible sites to serve their market area.
- b) The use serves demands from highway traffic.
- c) The use requires a large parking or outdoor storage area or requires a large volume single purpose building.
- d) The location of the proposed use in a general industrial block or general retail block in an urban centre is not feasible due to its storage area or building volume requirements.

- e) New fuel distribution uses will not be permitted in areas where soil or topographic conditions make the environment particularly sensitive to fuel spills.

It would be helpful for County Planning Staff to clarify how the above noted criteria as set out in Section 5.7.2 (2) of the County OP are satisfied, specifically criterion (d). The Planning Justification Report submitted in support of the proposed development suggests that a rural area outside of a designated settlement area is more appropriate due to the nature of the business with storage and parking requirements and potential noise from equipment and loading/unloading of product. The development consists predominately of two (2), 5,000 sq. ft. buildings and a parking area containing 89 stalls that is typically of the form of commercial/industrial development seen within the City's Industrial Park and the secondary settlement area of Springmount.

Additionally, development of lands for Space Extensive Industrial/Commercial uses must also satisfy the criteria of Section 5.7.3 which generally includes:

- a) The creation of a new or expanded space extensive land use type is not permitted in the Special Agricultural land use type.
- b) New space extensive land use types will not be permitted in locations that may interfere with the potential future expansion of the settlement areas.

City Planning Staff have concerns with the proposed development as it relates to criterion (b) noted above. The subject lands are almost adjacent to the secondary settlement area of Springmount and are within 2.3 km of the "Sunset Strip" and the western City limits. In the opinion of Planning Staff, appropriate justification respecting why the development cannot be directed to a designated settlement area, consistent with the policies of the PPS and County OP, has not been provided. The location of the development/subject lands would interfere or potentially result in the unjustified or uneconomical expansion of the secondary settlement area of Springmount to the north.

In consideration of the above, City Planning Staff recommend that City Council request a copy of the County's and Township's comments on the matter and a copy of any further notice respecting the applications.



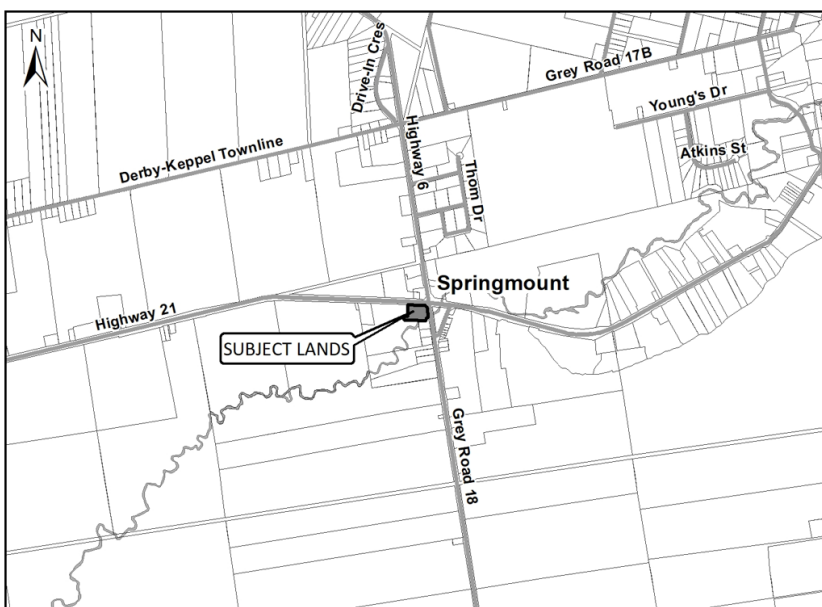
Notice of Complete Application and Public Hearing

Hearing Date: March 15, 2022
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5
Application: Minor Variance A-02-22
Owner(s): Grey Bruce Investments
(Bobcat of Grey Bruce – T. Sloan)
Subject Lands: 202272 Hwy. 21
ARN: 4203 540 005 06100
Legal: PLAN 535 PT LOT 43
RP;16R6731 PART 1 RP
16R897; PART 9
Related File(s): SP-01-22

Council Chambers are **CLOSED** to the Public.
Electronic Public Hearings can be viewed here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

Proposal: Minor Variance Application A-02-22 proposes to reduce the setback to the EP- Environmental zone from 15 m to 10 m to permit a building addition on to the existing building. Additionally, a variance to Section 5.2 to permit a covered porch to project 2.29 m into the required front yard where the By-law permits a 2 m projection, is required. This application is related to Site Plan Control application SP-01-22.



To see the site plan and stormwater management plan submitted with the application, visit our website at: <https://www.georgianbluffs.ca/en/business-development/planning.aspx> Look under the Public Notices tab.

Date of Notice: February 10, 2022

Participating in the **Electronic Public Hearing** is welcome and encouraged. To participate, contact Carly Craig, Deputy Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602

Submitting Comments: Written comments are due to planning@georgianbluffs.ca by **March 3, 2022** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

For more information about this matter, contact Planner Jenn Burnett by telephone at: (519) 376 2729 ext. 206 or by email at: jburnett@georgianbluffs.ca

You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee at the address shown above.

If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal (LPAT) hearing in the event of the decision of this application is appealed.

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.



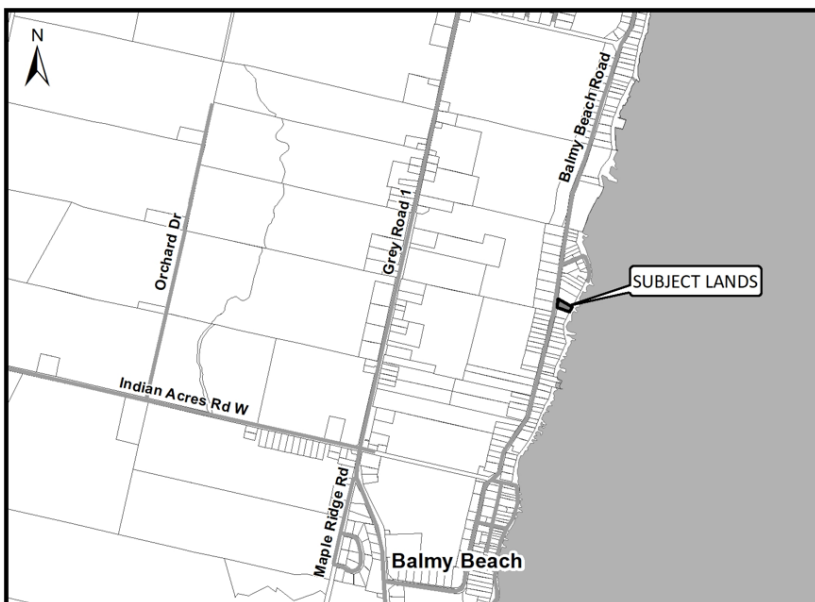
Notice of Complete Application and Public Hearing

Hearing Date: April 19, 2022
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5
Application: Minor Variance A-03-22
Owner(s): Reginald MacDonald Holdings
Subject Lands: 281 Balmy Beach Rd.
ARN: 4203 580 003 27200
Legal: Plan 231 Lot 22 Pt Lot 24: Lot 23
Plan 447 Pt Lot 41
Related File(s): n/a

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Electronic Public Hearings can be viewed here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

Proposal: Minor Variance Application A-03-22 is to vary the total permitted lot coverage from 20% to 24% to permit a new detached dwelling to be built. No other relief was requested.



For more information, visit our website today at:
<https://www.georgianbluffs.ca/en/business-development/planning.aspx> Look under the Public Notices tab

Date of Notice: February 28, 2022

Participating in the **Electronic Public Hearing** is welcome and encouraged. To participate, contact Carly Craig, Deputy Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602

Submitting Comments: Written comments are due to planning@georgianbluffs.ca by **March 28, 2022** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

For more information about this matter, contact Planner Jenn Burnett by telephone at: (519) 376 2729 ext. 206 or by email at: jburnett@georgianbluffs.ca

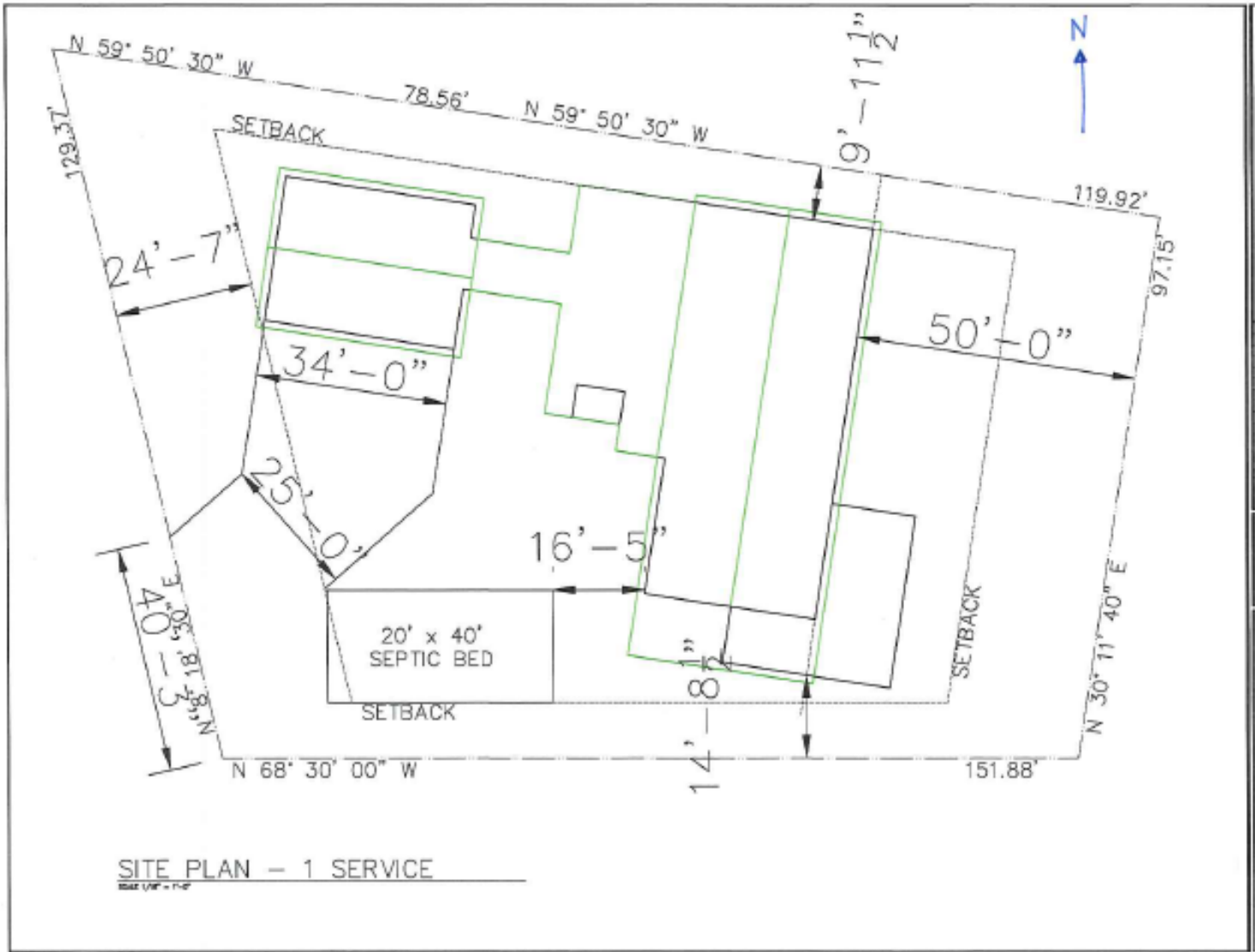
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281 Balmy Beach Rd.
4203 580 003 27200

Site Plan submitted by applicant. This plan is available online for viewing at <https://www.georgianbluffs.ca/en/business-development/planning.aspx> under the Public Notices tab.



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



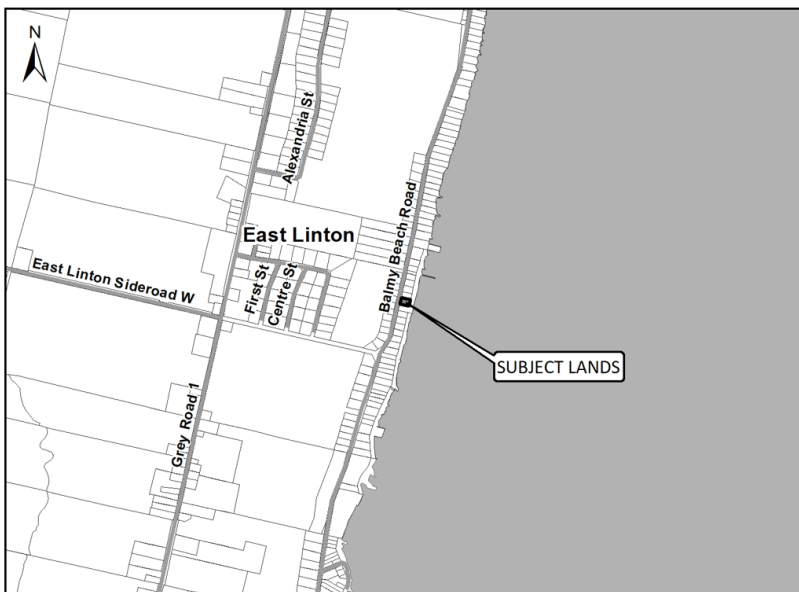
Notice of Complete Application and Public Hearing

Hearing Date: April 19, 2022
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5
Application: Minor Variance A-04-22
Owner(s): S. Prasad / P. Schmidt
Subect Lands: 439 Balmy Beach Rd.
ARN: 4203 580 004 16900
Legal: PLAN 455 LOT 9
Related File(s): n/a

Council Chambers are **CLOSED** to the Public.
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www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

Proposal: Minor Variance Application A-04-22 is to increase total lot coverage from 20% to 29% to allow for the construction of a 51.24 m² attached double garage and a 38.64 m² detached single garage on a partially serviced lot.



For more information, visit our website today at:
<https://www.georgianbluffs.ca/en/business-development/planning.aspx> Look under the Public Notices tab

Date of Notice: March 16, 2022

Participating in the **Electronic Public Hearing** is welcome and encouraged. To participate, contact Carly Craig, Deputy Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602

Submitting Comments: Written comments are due to planning@georgianbluffs.ca by **April 6, 2022** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

For more information about this matter, contact Planner Jenn Burnett by telephone at: (519) 376 2729 ext. 206 or by email at: jburnett@georgianbluffs.ca

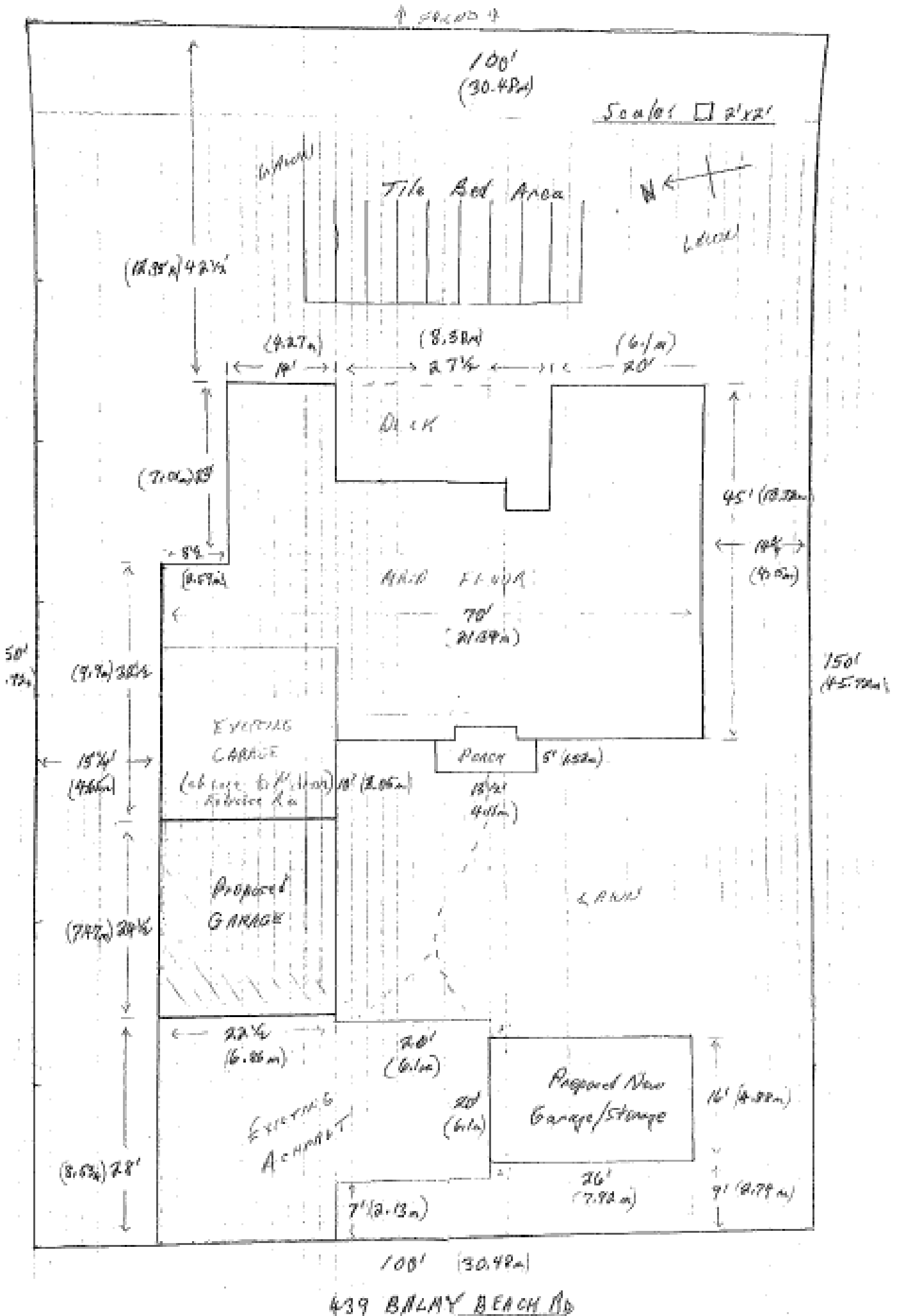
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439 Balmy Beach Rd.
4203 580 004 16900

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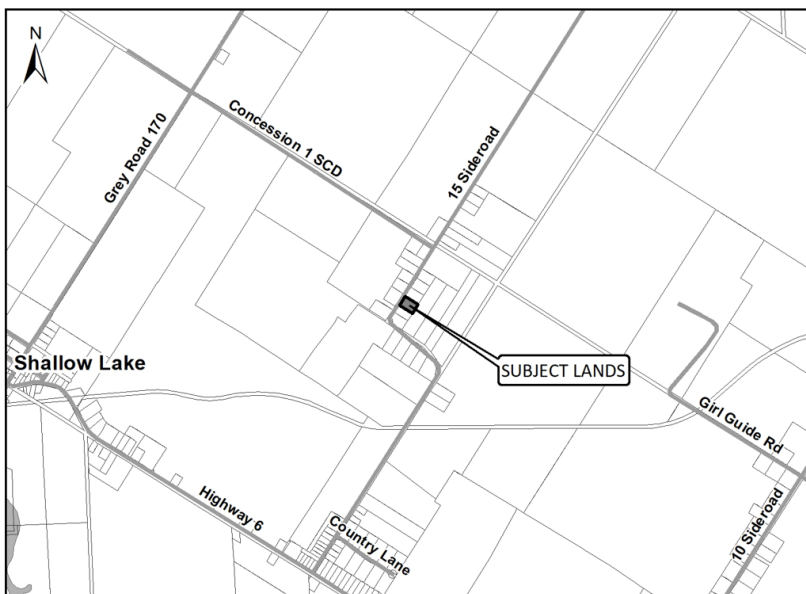
Notice of Complete Application and Public Hearing

Hearing Date: April 19, 2022
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5
Application: Minor Variance A-05-22
Owner(s): Ray & Cindy Russwurm
Subject Lands: 280200 15 Sdrd.
ARN: 4203 620 002 25115
Legal: Con 1 SCD Pt Lt 16 RP16R3776
Part 4
Related File(s): n/a

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Proposal: Minor Variance Application A-05-22 is to increase the height of an accessory structure from 5m to 5.5m to permit the construction of a detached garage with 3.65m garage doors that will accommodate an RV, boat and other items accessory to a residential use.



For more information, visit our website today at:
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Date of Notice: March 16, 2022

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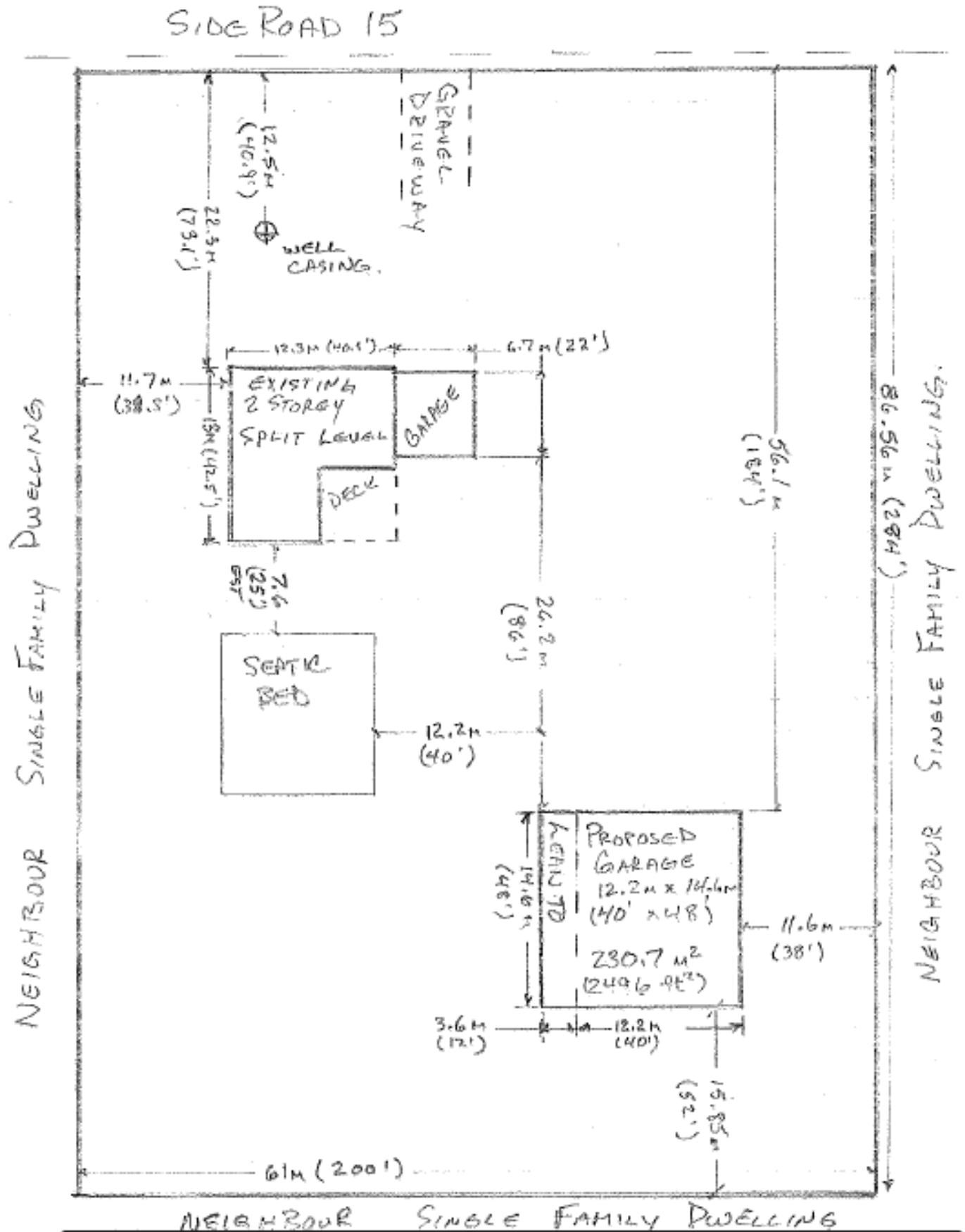
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280200 15 Sdrd.
4203 620 002 25115

Site Plan submitted by applicant. This plan is available online for viewing at <https://www.georgianbluffs.ca/en/business-development/planning.aspx> under the Public Notices tab.

SITE PLAN

RAY RUSSWORTH
280200 SIDEROAD 15 GEORGIAN BLUFFS.
ASSESSMENT ROLE NO. 420 362 000 225 115



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



Municipality of Meaford

Notice of No Appeal Filed – Committee of Adjustment

Minor Variance Application#: A01/22

Applicant/Agent: McIntosh/Rennie

Address: 145166 16 Sideroad

Legal: Concession 11, North Part Lot 15, 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 February 23rd, 2022** 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 16th day of March, 2022.

Helena Fascinato, Planner I
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. 1127



Municipality of Meaford

Notice of Decision – Committee of Adjustment

Variance Application#: A02/22

Applicant/Agent: Rogers Enterprises

Address: 113 Iron Wood Drive

Legal: Plan 16M41 Lot 17, in the former Town of Meaford, now in the Municipality of Meaford

Notice was given and a Public Meeting was held on **Wednesday March 23rd, 2022**, 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 April 12th, 2022. 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 25th day of March, 2022.

Helena Fascinato
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. 1127

The Corporation of the Municipality of Meaford
Committee of Adjustment

Date of Decision: March 23, 2022
Application #A02-2022

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 16M41 Lot 17, known municipally as 113 Iron Wood Drive, 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 (**A02-2022**) requests a variance to the existing zoning to accommodate an existing single-detached dwelling with attached garage on the property. **Application A02/22 requests relief from Table 6.2.1 of Zoning By-law 60-2009, as amended, to reduce the minimum required front yard setback for the attached garage from 6m to 5m. No change to the existing building is proposed as a result of this application.**

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 ADJ2022-04), Grey County Planning & Development Services and Historic Saugeen Metis.

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 – A02-2022

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:

1. Reduce the minimum required front yard setback for the attached garage from 6m to 5m; subject to the following conditions:

Conditions:

- 1) That the relief granted by Minor Variance A02-2022 shall apply only to the existing building as shown on the site plan by GM BluePlan Engineering last revised November 3, 2021 titled "As Recorded on October 12, 2021". For clarity, any future additions or expansions 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 ADJ2022-04.


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: April 12th, 2022

CERTIFICATION

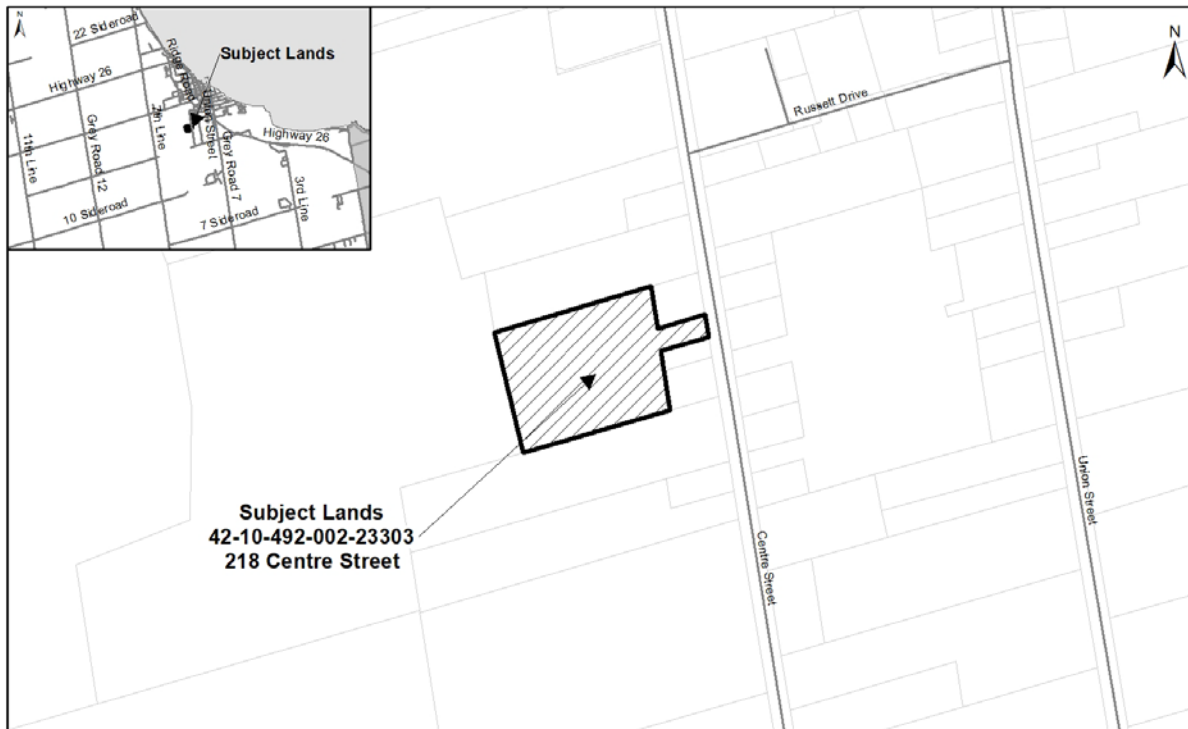
Planning Act, R.S.O., 1990, c. P13, Section 53(17)

I, Helena Fascinato, 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: The proposed application (**A03-2022**) requests a variance to the existing zoning to facilitate construction of an accessory garage on the property. The application requests relief from Part 4.1.1.3 (b) of Zoning By-law 60-2009, as amended, which requires an accessory building in a Development (D) zone to be set back a minimum distance equal to the main front wall of the main building. **Application A03/22 requests relief to allow for the accessory garage to be located 19.3m closer to the front lot line than the main front wall of the main dwelling.**



Location: Plan 309 Part Lot 405 Centre W, Registered Plan 16R388 Part 6, known municipally as 218 Centre Street, in the former Town of Meaford, now in the Municipality of Meaford.

Meeting Date and Time: Wednesday, March 23rd, 2022 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 writing, 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 March 23rd, 2022 by contacting planning@meaford.ca or 519-538-1060 ext. 1127.** 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.

You are entitled to attend the meeting or to be represented by an agent to express your views on the merits of this application or you may forward correspondence indicating your views. Please note that if you or your agent do not attend the hearing or submit written correspondence, the Committee may proceed in your absence, and you are not entitled to any

further notice of proceedings except as provided by the Planning Act. If you wish to be notified of the decision of the Municipality of Meaford Committee of Adjustment in respect of the proposed variance, you must make a written request to the Municipality of Meaford Committee of Adjustment.

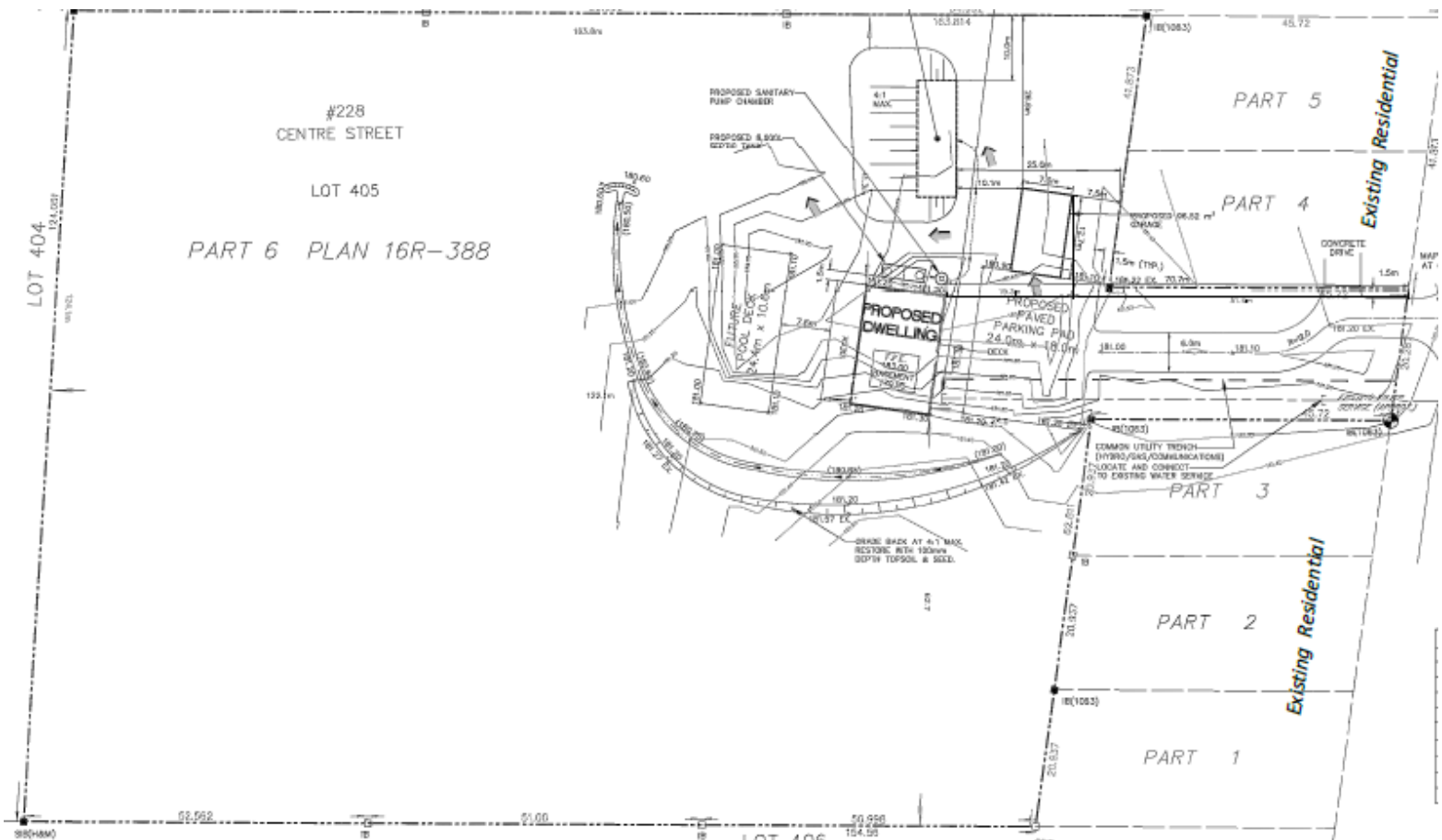
Who can I contact with Questions or for more Information?

Helena Fascinato, Planner I

planning@meaford.ca, 519-538-1060 ext. 1127

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

Proposal Sketch



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:

Helena Fascinato, Secretary-Treasurer

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

Variance Application#: A04/22

Applicant/Agent: Gush

Address: 165 Old Highway 26

Legal: Concession 3 Part Lot 11, Registered Plan 16R72 Part 17, in the former Township of St. Vincent, now in the Municipality of Meaford

Notice was given and a Public Meeting was held on **Wednesday March 23rd, 2022**, 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 April 12th, 2022. 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 25th day of March, 2022.

Helena Fascinato
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. 1127

The Corporation of the Municipality of Meaford
Committee of Adjustment

Date of Decision: March 23rd, 2022
Application #A04-2022

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 **Concession 3 Part Lot 11, Registered Plan 16R72 Part 17, known municipally as 165 Old Highway 26, in the former Township of St. Vincent, 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:

The proposed application (**A04-2022**) requests a variance to the existing zoning to facilitate construction of a new dwelling and accessory structure on the property. **Application A04/22 requests relief from Part 4.23.2 of Zoning By-law 60-2009, as amended, which requires a building or structure to be setback a minimum of 14m from a Provincial Highway. Application A04/22 requests relief to reduce the required setback to a Provincial Highway from 14m to 8m to allow for the construction of the proposed dwelling and shop on the subject lands.**

The subject lands are within the Rural designation of the Official Plan.

Responses were received in advance of the Public Meeting from the following agencies: the Municipal Planner (Planning Report ADJ2022-06), Grey County Planning & Development Services, GSCA, the Ministry of Transportation and the Historic Saugeen Metis.

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 – A04-2022

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 Section 4.23.2 of By-law 60-2009, as amended, to:

1. Reduce the minimum required setback from Hwy 26 from 14 metres to 8 metres for the proposed dwelling and accessory building.

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 ADJ2022-06.


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: **April 12th, 2022**

CERTIFICATION

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

I, Helena Fascinato, 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 Complete Application and Public Hearing

Date of Notice: February 10, 2022

Participating in an Electronic Public Hearing: Public participation is welcome and encouraged. To participate, contact Carly Craig, Deputy Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602. **Submitting Comments:** Written comments are due by **March 3, 2022** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

For more information about this matter, contact Planner Jenn Burnett by telephone at: (519) 376 2729 ext. 206 or by email at: jburnett@georgianbluffs.ca

Applications: B01/22 & B03/22
Hearing Date: March 15, 2022
Time: 5:00 P.M.
Location: Council Chambers
 177964 Grey Road 18
 Owen Sound, ON, N4K 5N5
Owner(s): Candace Newmaster, Steven Newmaster, Glen Boule
Agent: Beverly Nicolson, MSc., RPP
Subject Lands: 462528 Con 24, Georgian Bluffs
Related File(s): n/a

Council Chambers are **CLOSED** to the Public.
 Electronic Public Hearings can be viewed here:

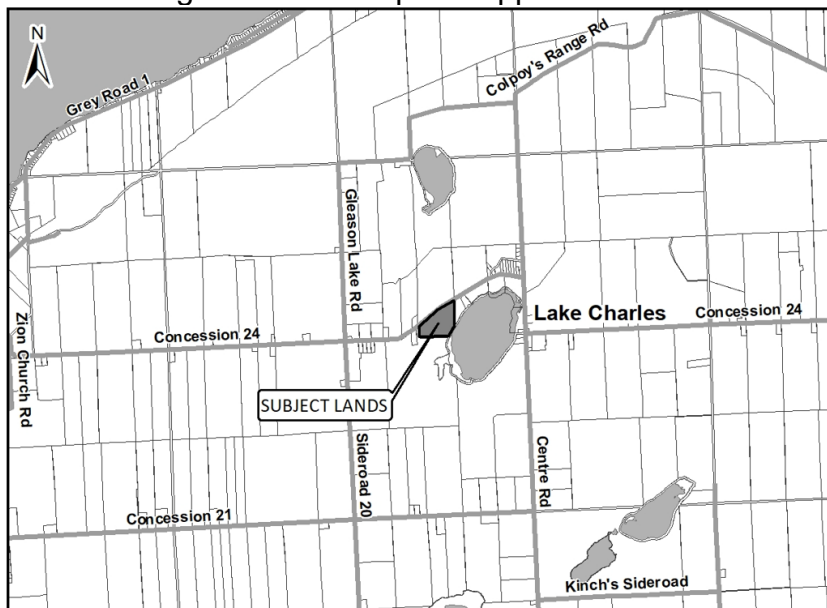
www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

Proposal: Applications B01/22 & B03/22 propose to create 2 privately serviced rural residential lots. The severed and retained lots comply with the provisions of Zoning By-law 2020-020.

The proposed dimensions are as follows:

	Retained Lot	Severed Lot B01/22	Severed Lot B03/22
Lot Area	+/- 7.5 ha	+/- 1.4 ha	+/- 2 ha
Frontage	+/- 300 m	+/- 100 m	+/- 100 m
Lot Depth	+/- 204 m*	+/- 130 m*	+/- 185 m*
Servicing	Private	Private	Private
Existing Structures	dwelling	Vacant	vacant

*lots are irregular and lot depth is approximate.



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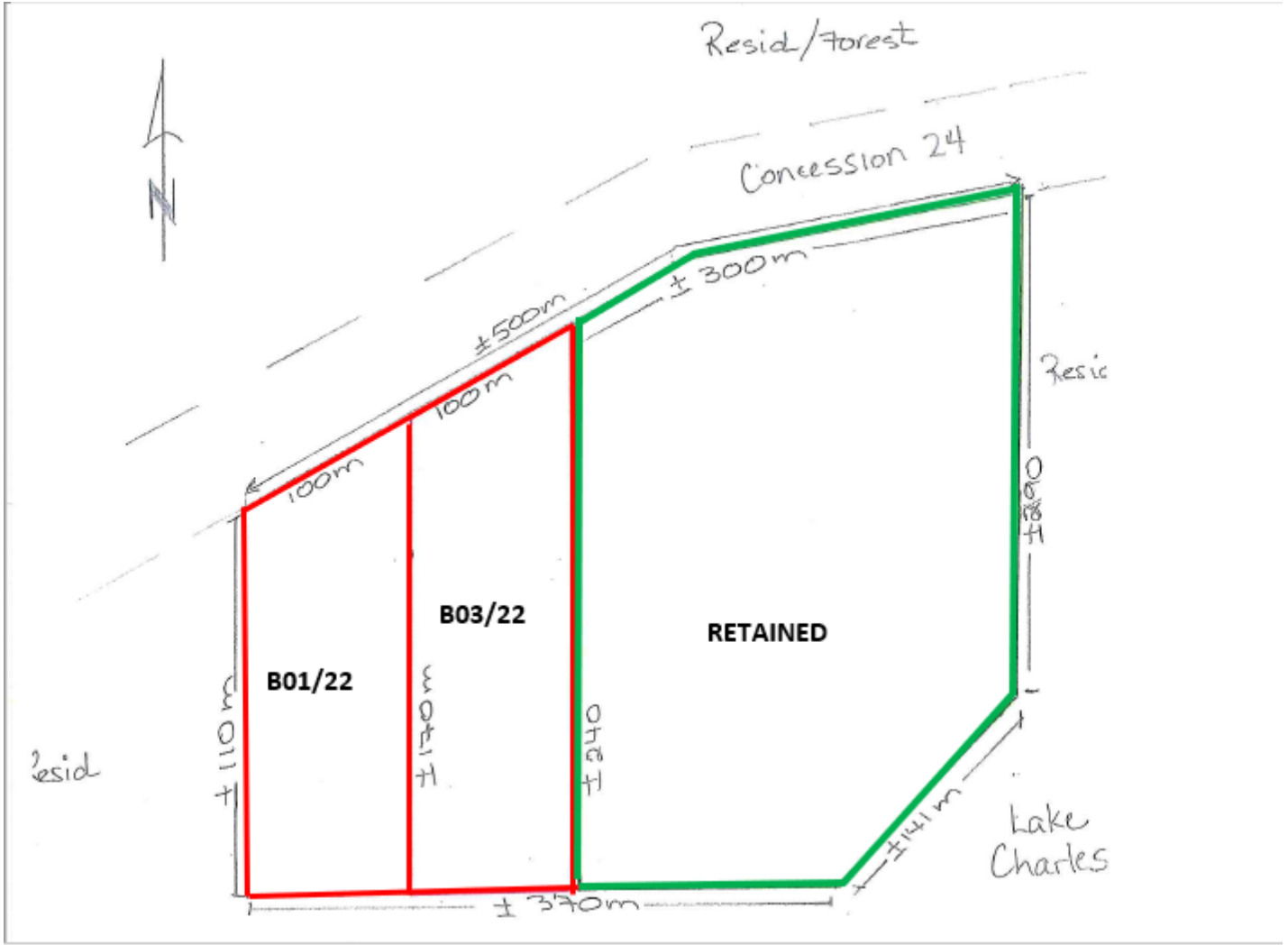
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the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

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

To view the Planning report, Karst Topography Assessment and Bedrock Resource report submitted with this application, please visit: <https://www.georgianbluffs.ca/en/business-development/planning.aspx> and access the Public Notices tab.

Application: B01/22 & B03/22
Owner(s): Newmaster / Boule
Agent: B. Nicolson
Subject Lands: 462528 Con 24, Georgian Bluffs

Site Plan: submitted by applicant and modified for circulation by Planning Department.



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



Notice of Complete Application and Public Hearing

Date of Notice: February 10, 2022

Participating in an Electronic Public Hearing: Public participation is welcome and encouraged. To participate, contact Carly Craig, Deputy Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602. **Submitting Comments:** Written comments are due by **March 3, 2022** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

Hearing Date: March 15, 2022
Time: 5:00 P.M.
Location: Council Chambers
 177964 Grey Road 18
 Owen Sound, ON, N4K 5N5
Application: B04/22
Owner(s): Bruce Trail Conservancy
Agent: n/a
Subject Lands: 343137 Con 14, Georgian Bluffs
Related File(s): n/a

For more information about this matter, contact Planner Jenn Burnett by telephone at: (519) 376 2729 ext. 206 or by email at: jburnett@georgianbluffs.ca

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www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

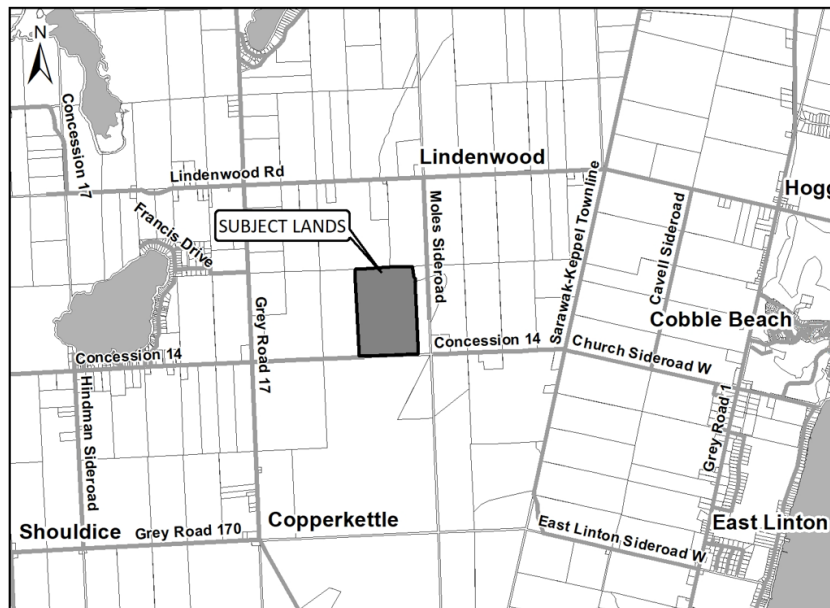
Proposal: Application B04/22 is to sever a 28 ha lot with existing structures and retain a 40 ha conservation lot that includes 547 m of Bruce Trail. The lands are located entirely within the Niagara Escarpment Plan area.

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.

The proposed dimensions are as follows:

	Retained Lot	Severed Lot
Lot Area	+/- 40.06 ha	+/- 28.89 ha
Frontage	+/- 570.1 m	+/- 112 m
Lot Depth	+/- 1017.4 m	+/- 1002.4 m
Configuration	Slightly irregular	Slightly irregular
Servicing	n/a	Well and septic
Existing Structures	Vacant -proposed for conservation and Bruce Trail	House, barn Quonset hut

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

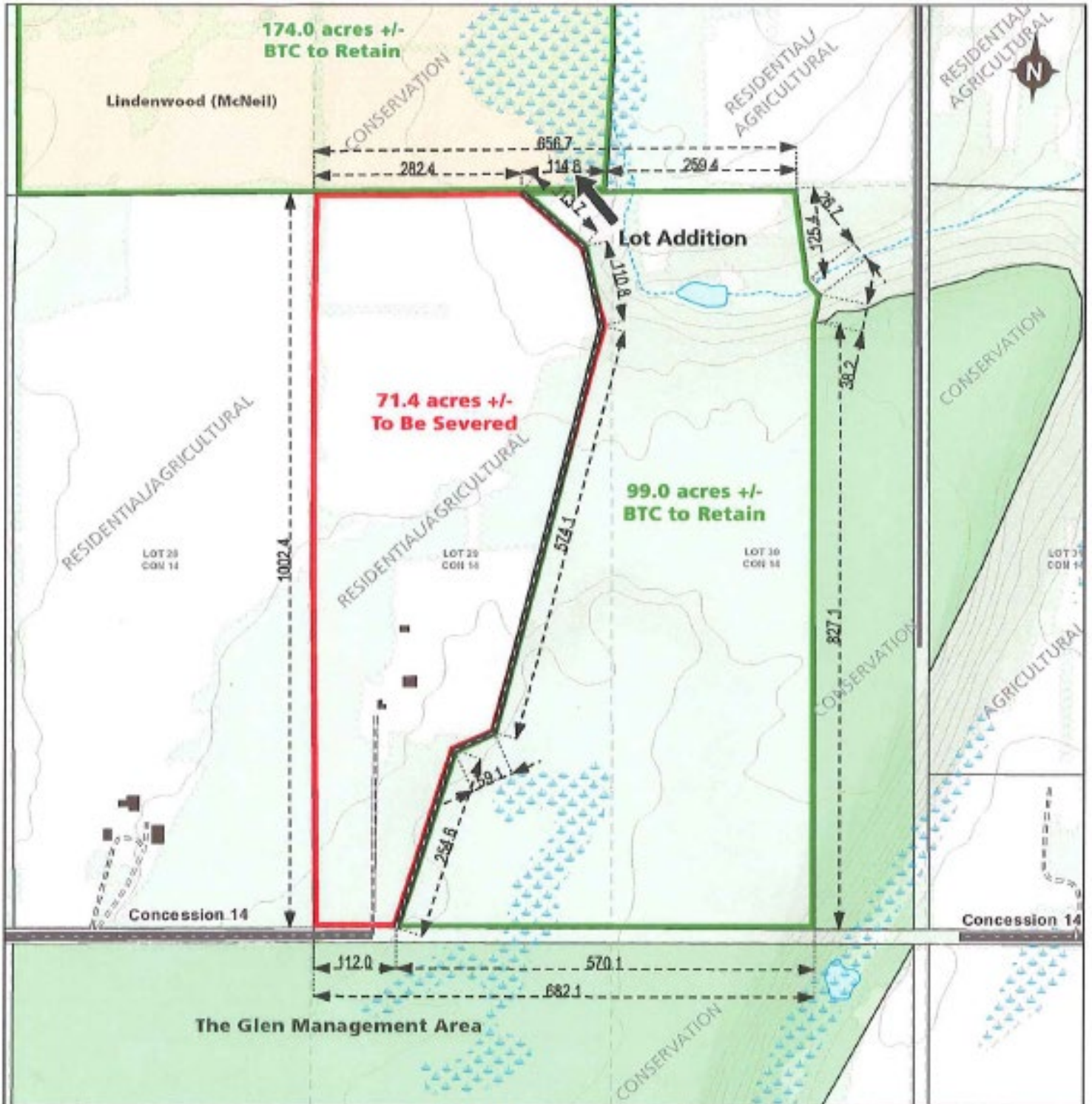


If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

To view the supporting information submitted with this application, please visit the Planning Notices section: <https://www.georgianbluffs.ca/en/business-development/planning.aspx>

Application: B04/22
Owner(s): Bruce Trail Conservancy
Agent: n/a
Subject Lands: 343137 Con 14, Georgian Bluffs

Site Plan:



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



Notice of Complete Application and Public Hearing

Application: B/05-22
Hearing Date: March 15, 2022
Time: 5:00 P.M.
Location: Council Chambers
 177964 Grey Road 18
 Owen Sound, ON, N4K 5N5
Owner(s): Gary & Scott Maue
Agent: Cuesta Planning Consultants
Subject Lands: Colpoy's Range Pt Lot 15 & 16;
 closed road allowance
Related File(s): n/a

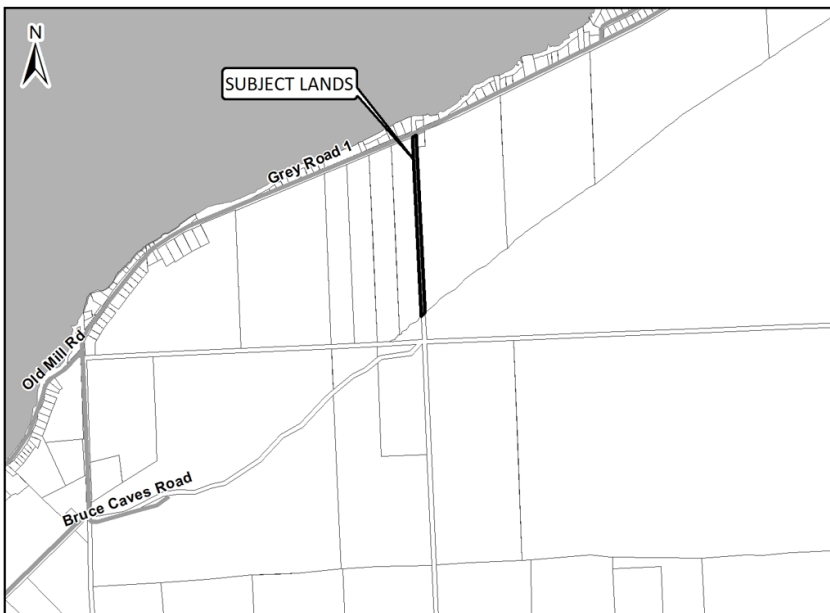
Council Chambers are **CLOSED** to the Public.
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www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

Proposal: Application B/05-22 is a severance application for a lot addition of 14,475 m² to the adjacent Warton Golf Course property. The subject lands are within the Niagara Escarpment Plan area.

The proposed dimensions are as follows:

	Retained Lot	Severed Lot
Lot Area	+/- 1,900 m ²	+/- 14,475 m ²
Frontage	+/- 20.49 m	none
Lot Depth	+/- 100.89 m	+/- 732.8 m
Configuration	regular	regular
Servicing	private	n/a
Existing Structures	vacant	vacant



Date of Notice: February 14, 2022

Participating in an Electronic Public Hearing: Public participation is welcome and encouraged. To participate, contact Carly Craig, Deputy Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

Submitting Comments: Written comments are due by **March 8, 2022** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

For more information about this matter, contact Senior Planner Jenn Burnett by telephone at: (519) 376 2729 ext. 206 or by email at: planning@georgianbluffs.ca

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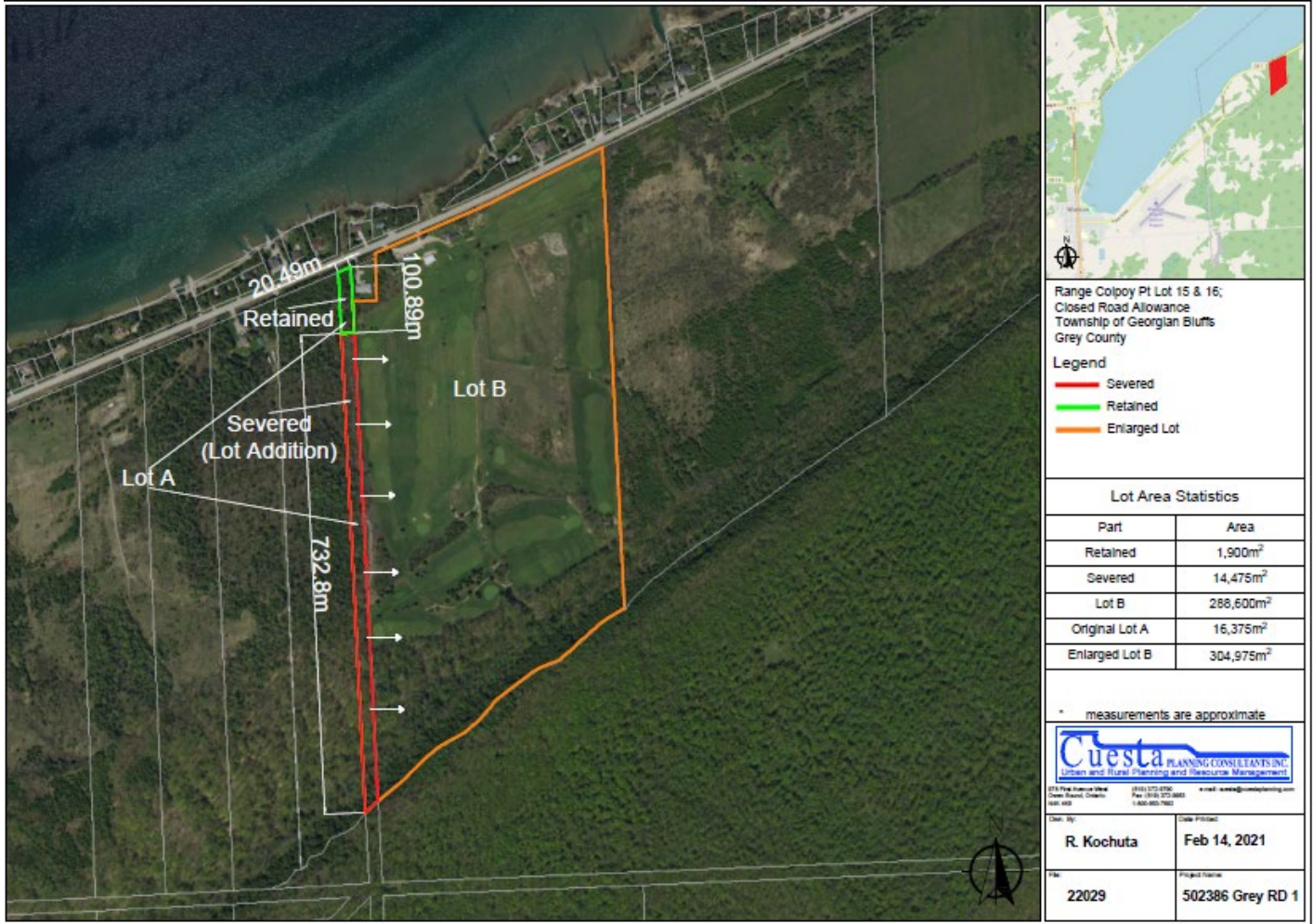
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the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

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

To view the planning report submitted with this application, please visit the Planning Notices section: <https://www.georgianbluffs.ca/en/business-development/planning.aspx>

Application: B/05-22
Owner(s): Gary & Scott Maue
Agent: Cuesta Planning Consultants
Subject Lands: Colpoys Range Pt Lot 15 & 16; closed road allowance, Georgian Bluffs

Site Plan:



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



Notice of Complete Application and Public Hearing

Date of Notice: February 28, 2022

Participating in an Electronic Public Hearing: Public participation is welcome and encouraged. To participate, contact Carly Craig, Deputy Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

Submitting Comments: Written comments are due by **March 21, 2022** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

For more information about this matter, contact Senior Planner Jenn Burnett by telephone at: (519) 376 2729 ext. 206 or by email at: planning@georgianbluffs.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 Township's website and/or made available to the public upon request.

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

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

Application: B/06-22
Hearing Date: April 19, 2022
Time: 5:00 P.M.
Location: Council Chambers
 177964 Grey Road 18
 Owen Sound, ON, N4K 5N5
Owner(s): Eva Ligeti & Nico Ruitter
Agent: Escarpment Biosphere Conservancy – Robert Barnett
Subject Lands: 210194 Burgess Sideroad
ARN: 4203-620-007-17700
Related File(s): n/a

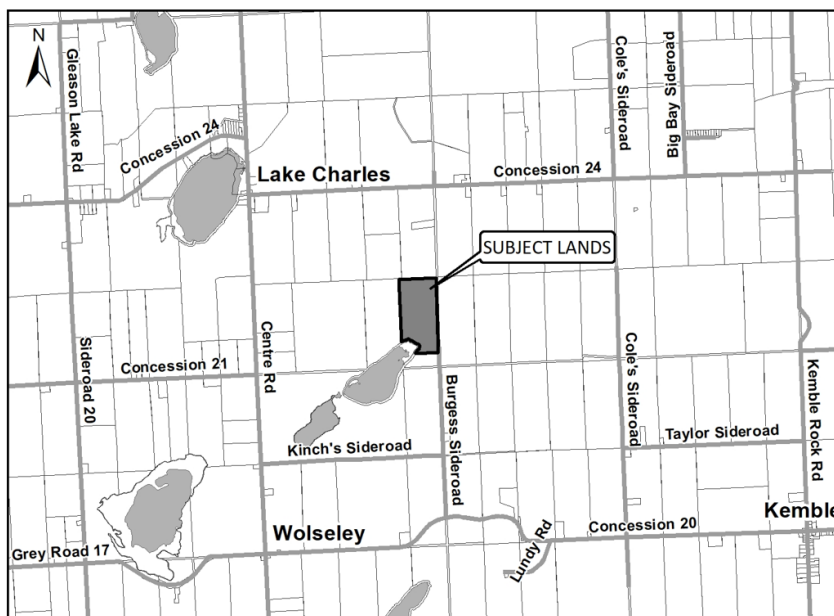
Council Chambers are **CLOSED** to the Public. Electronic Public Hearings can be viewed here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

Proposal: Application B/06-22 is a severance application to transfer 25.02 ha of land to the Escarpment Biosphere Conservancy for a nature preserve.

The proposed dimensions are as follows:

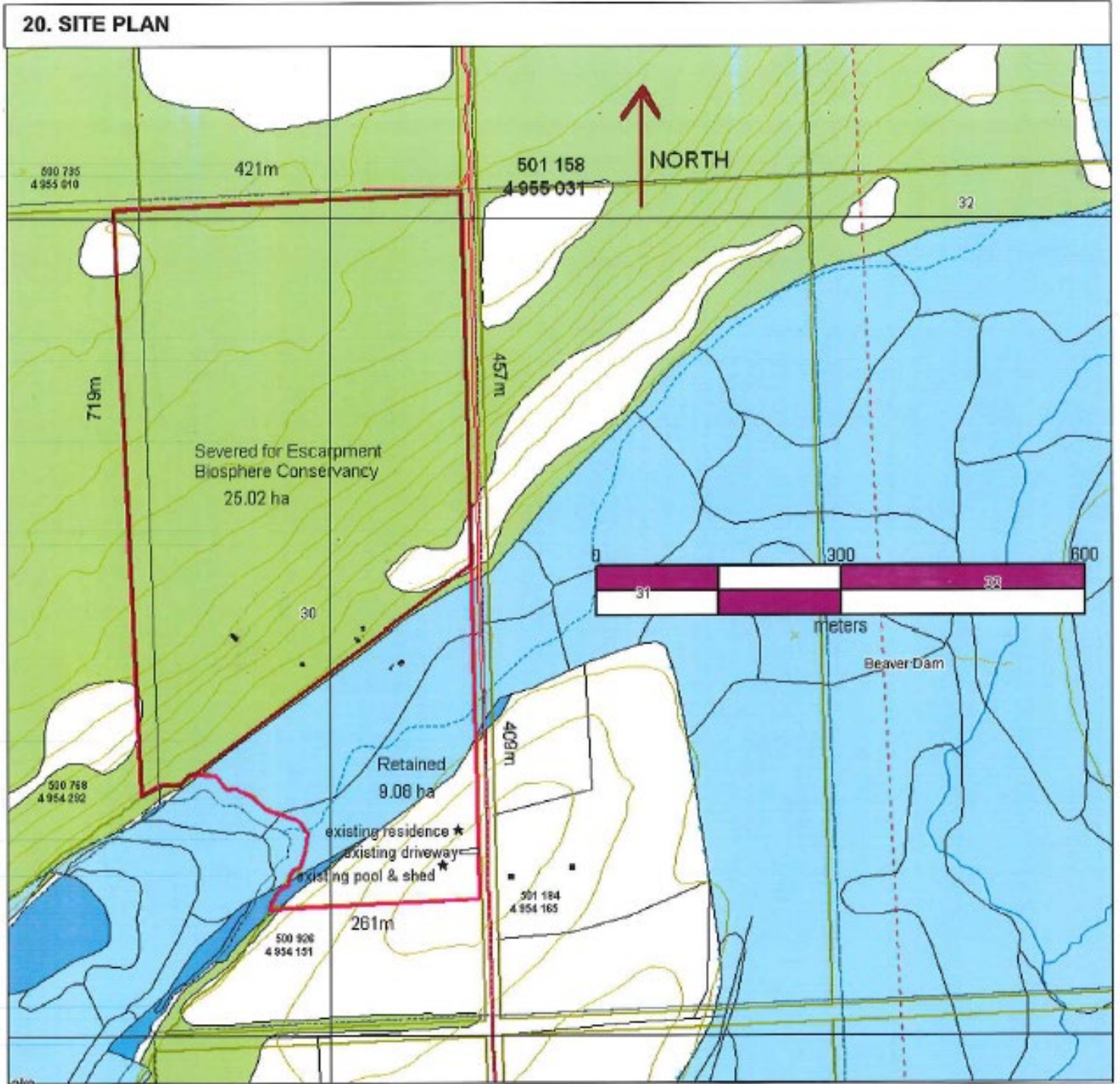
	Retained Lot	Severed Lot
Lot Area	9.08 ha	25.02 ha
Frontage	409 m	457 m
Lot Depth	261 m	421 m
Servicing	private	n/a
Existing Structures	Dwelling and accessory structures and uses	vacant



To view the planning report submitted with this application, please visit the Planning Notices section: <https://www.georgianbluffs.ca/en/business-development/planning.aspx>

Application: B/06-22
Owner(s): Eva Ligeti & Nico Ruitter
Agent: n/a
Subject Lands: 210194 Burgess Sdrd.

Site Plan:



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



Notice of Complete Application and Public Hearing

Date of Notice: February 28, 2022

Participating in an Electronic Public Hearing: Public participation is welcome and encouraged. To participate, contact Carly Craig, Deputy Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

Submitting Comments: Written comments are due by **March 28, 2022** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

For more information about this matter, contact Senior Planner Jenn Burnett by telephone at: (519) 376 2729 ext. 206 or by email at: planning@georgianbluffs.ca

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

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

Application: B07/22
Hearing Date: April 19, 2022
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5
Owner(s): C. Newell & P. Chattha
Agent: Ron Davidson
Subject Lands: Part Lot 11, Jones Range
Related File(s): B08/22

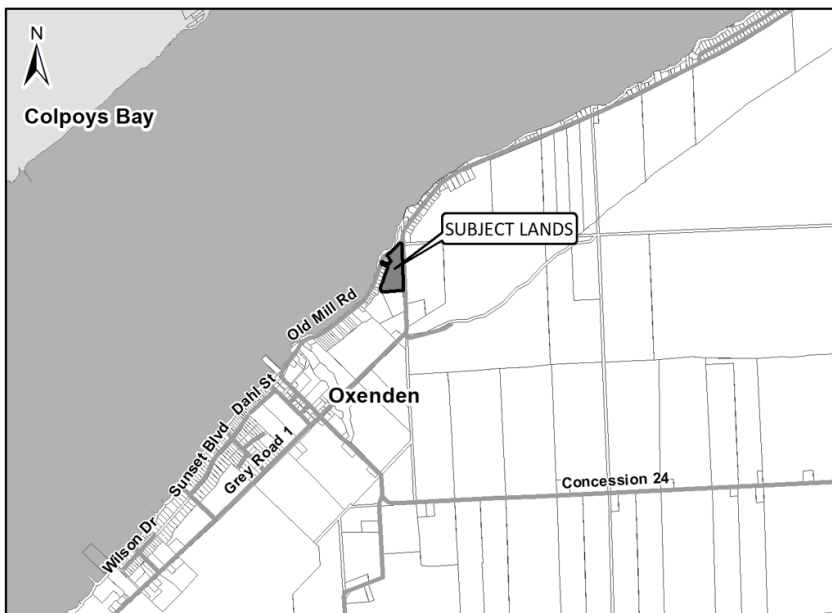
Council Chambers are **CLOSED** to the Public.
Electronic Public Hearings can be viewed here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

Proposal: Application B07/22 is a severance application for a lot addition to the adjacent property located at 214 Old Mill Road.

The proposed dimensions are as follows:

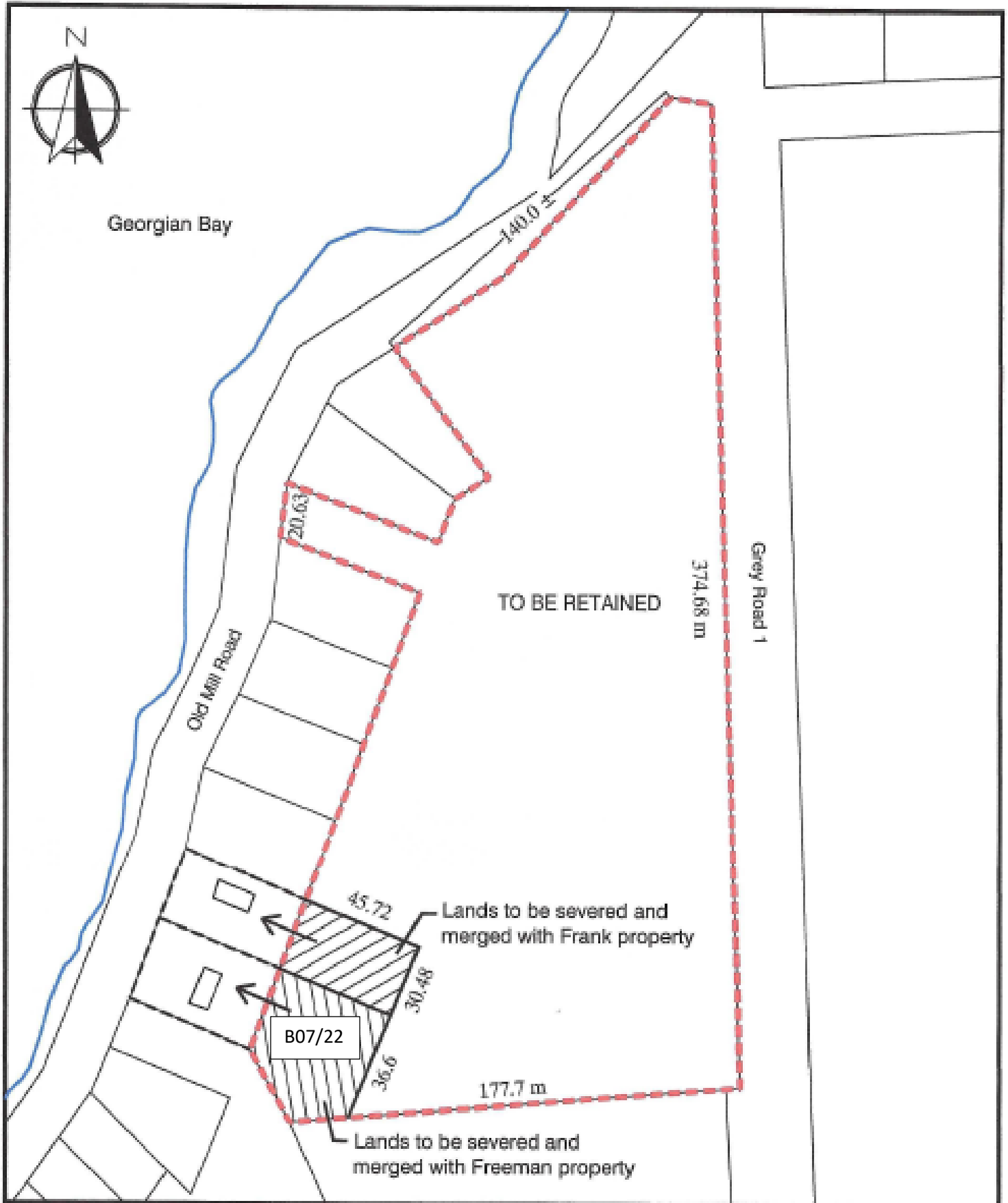
	Severed Lot	Retained Lot
Lot Area	2016.2 m ²	4.42 ha
Frontage	n/a	20.63 m & 140 m
Lot Depth	45.72 m	177.7 m
Servicing	n/a	private
Existing Structures	none	vacant



To view the planning report submitted with this application, please visit the Planning Notices section: <https://www.georgianbluffs.ca/en/business-development/planning.aspx>

Application: B/07-22
Owner(s): C. Newell & P. Chattha
Agent: Ron Davidson
Subject Lands: Part Lot 11, Jones Range

Site Plan:



Lot Line Adjustments
Part Lot 11, Jones Range
Geographic Township of Keppel
Township of Georgian Bluffs

RD RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.
ONE R. SOUND, ONTARIO
SCALE 1:2000

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



Notice of Complete Application and Public Hearing

Application: B08/22
Hearing Date: April 19, 2022
Time: 5:00 P.M.
Location: Council Chambers
 177964 Grey Road 18
 Owen Sound, ON, N4K 5N5
Owner(s): C. Newell & P. Chattha
Agent: Ron Davidson
Subject Lands: Part Lot 11, Jones Range
ARN: 4203-620-006-33300
Related File(s): B07/22

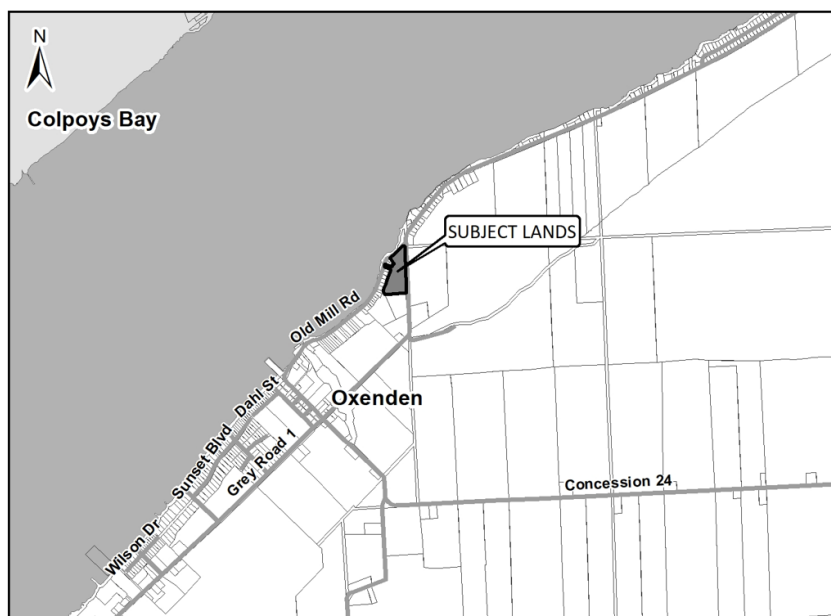
Council Chambers are **CLOSED** to the Public.
 Electronic Public Hearings can be viewed here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

Proposal: Application B08/22 is a severance application for a lot addition to the adjacent property located at 218 Old Mill Road.

The proposed dimensions are as follows:

	Severed Lot	Retained Lot
Lot Area	1393.5 m ²	4.42 ha
Frontage	n/a	20.63 m & 140 m
Lot Depth	45.75 m	177.7 m
Servicing	n/a	private
Existing Structures	none	vacant



Date of Notice: February 28, 2022

Participating in an Electronic Public Hearing: Public participation is welcome and encouraged. To participate, contact Carly Craig, Deputy Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

Submitting Comments: Written comments are due by **March 28, 2022** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

For more information about this matter, contact Senior Planner Jenn Burnett by telephone at: (519) 376 2729 ext. 206 or by email at: planning@georgianbluffs.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 Township's website and/or made available to the public upon request.

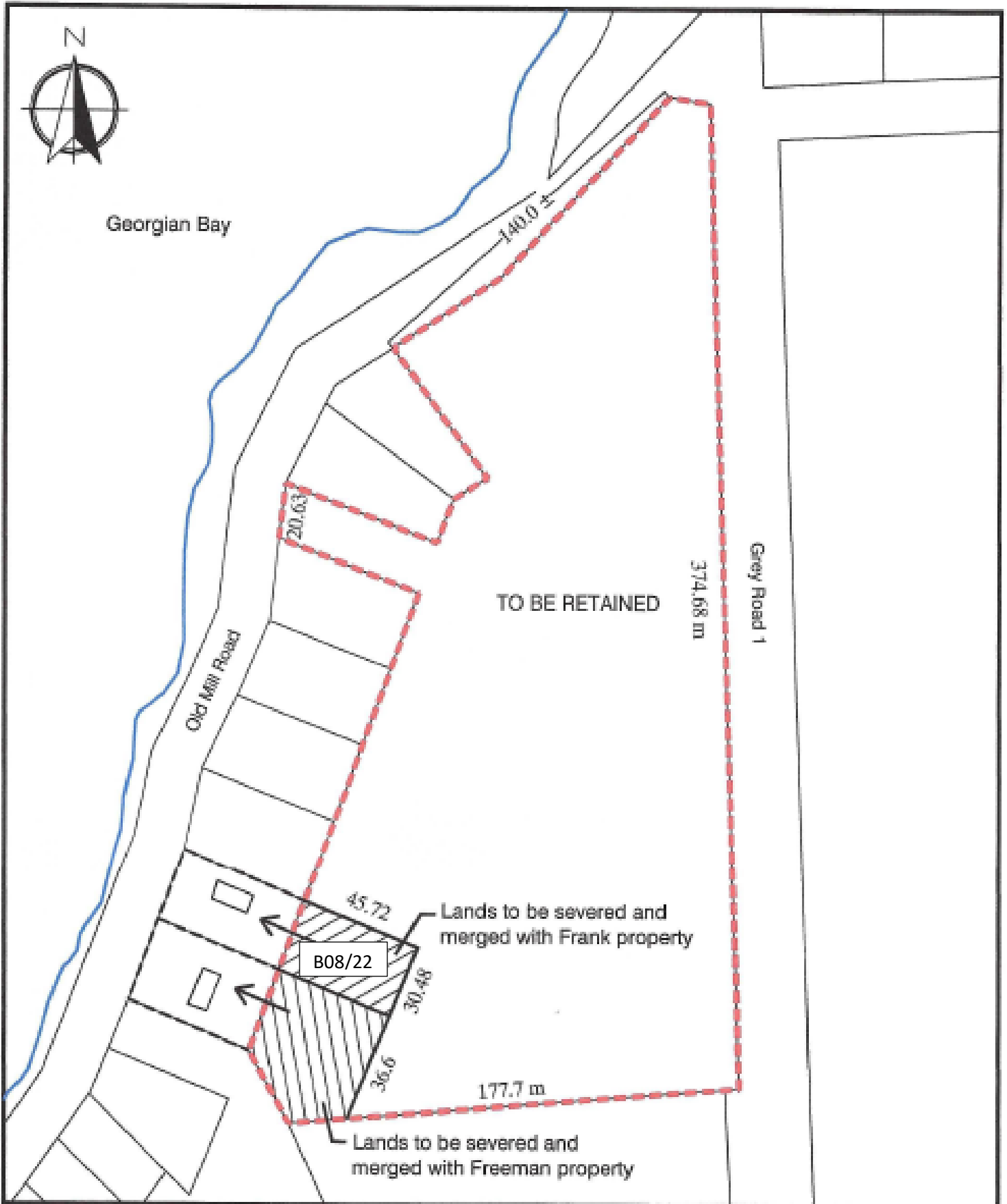
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the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

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

To view the planning report submitted with this application, please visit the Planning Notices section: <https://www.georgianbluffs.ca/en/business-development/planning.aspx>

Application: B08/22
Owner(s): C. Newell & P. Chattha
Agent: Ron Davidson
Subject Lands: Part Lot 11, Jones Range

Site Plan:



Lot Line Adjustments
Part Lot 11, Jones Range
Geographic Township of Keppel
Township of Georgian Bluffs

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Municipality of Meaford

Notice of No Appeal Filed – Committee of Adjustment

Consent Application#: B01/2022

Applicant: Sundance of Blantyre

Address: 025559 Euphrasia-St. Vincent Townline

Legal: Concession 9 Part Lot 1 and Concession 10, East Part Lot 1, 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 January 26th, 2022** 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 16th day of February, 2022.

Helena Fascinato
Secretary-Treasurer, Committee of Adjustment



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

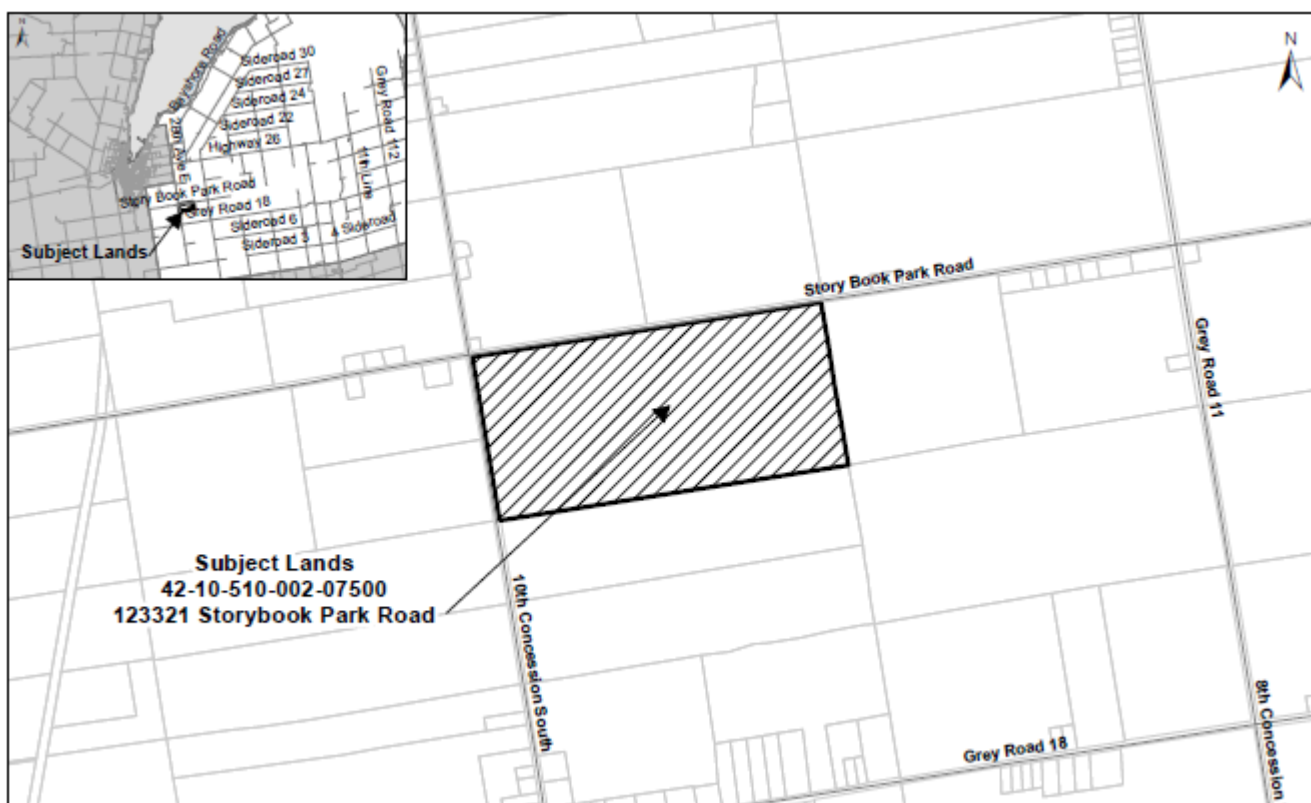
For more information contact the Planning Department
planning@meaford.ca / 519-538-1060 ext. 1127

Notice of Public Meeting – Committee of Adjustment

Purpose and Effect: Application B05/2022 requests municipal consent to sever a vacant parcel of land measuring approximately 40.47 hectares (100 acres) in size with approximately 652 m (2139 ft) of frontage on Story Book Park Road, for the purpose of lot creation. The retained parcel of land with existing dwelling and barn will maintain an area of approximately 40.47 hectares (100 acres), with approximately 647 m (2123 ft) of frontage on Story Book Park Road, and approximately 630 m (2070 ft) of frontage on 10th Concession.

Related Applications: None.

Location: Concession 10, Lot 12, known municipally as 123312 Story Book Park Road, in the former Township of Sydenham, now in the Municipality of Meaford.



Meeting Date and Time: Wednesday March 23rd, 2022 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 speak at the public meeting, 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 March 23rd, 2022 by contacting planning@meaford.ca or 519-538-1060 ext. 1127. 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 Lands 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.

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

Proposal Sketch



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 comments?

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

Helena Fascinato
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.

Applicant(s): Ron Davidson
Owner(s): HSC Aggregates Ltd. (a Walker Company)
Legal Description: HMS PT LOT 20 RP 16R-4440
PART 1, PARTS 2 TO 4
Civic Address: 017999 Grey-Bruce Line
ARN: 4203 540 004 10900



Notice of Complete Application and Public Meeting

Zoning By-law Amendment Z-03-22

March 23, 2022 at 5:00 PM

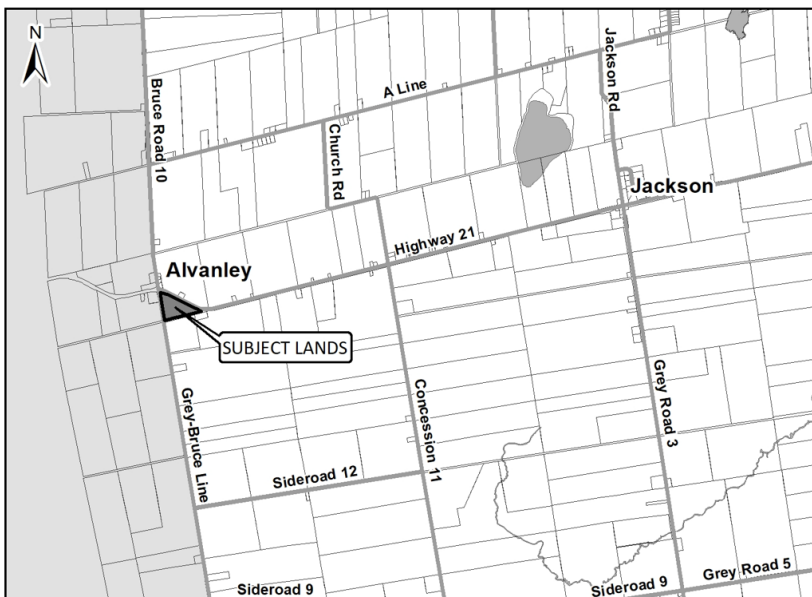
**Council Chambers
177964 Grey Road 18, Owen Sound, ON
N4K 5N5**

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-03-22** seeks to amend the RU-35 zone to allow a portable trailer to be located on-site and used for office space and an employee lunchroom. The RU-35 zone was established through a site-specific amendment that incorporated a site development plan as a schedule to By-law 55-2007. The effect of this application will be to amend that schedule to include the 3.6 m x 18.2 m portable trailer. No change to the 'EP' -Environmental Protection zone is proposed and no other relief to By-law 2020-020 has been requested.



Please visit the Public Notices tab at <https://www.georgianbluffs.ca/en/business-development/planning.aspx> to view the planning report submitted with this application.

Date of this Notice: February 14, 2022

How can I participate in a virtual Public Meeting?

Contact Carly Craig, Deputy Clerk:
By telephone: 519-376-2729 ext. 602
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, Senior Planner at:

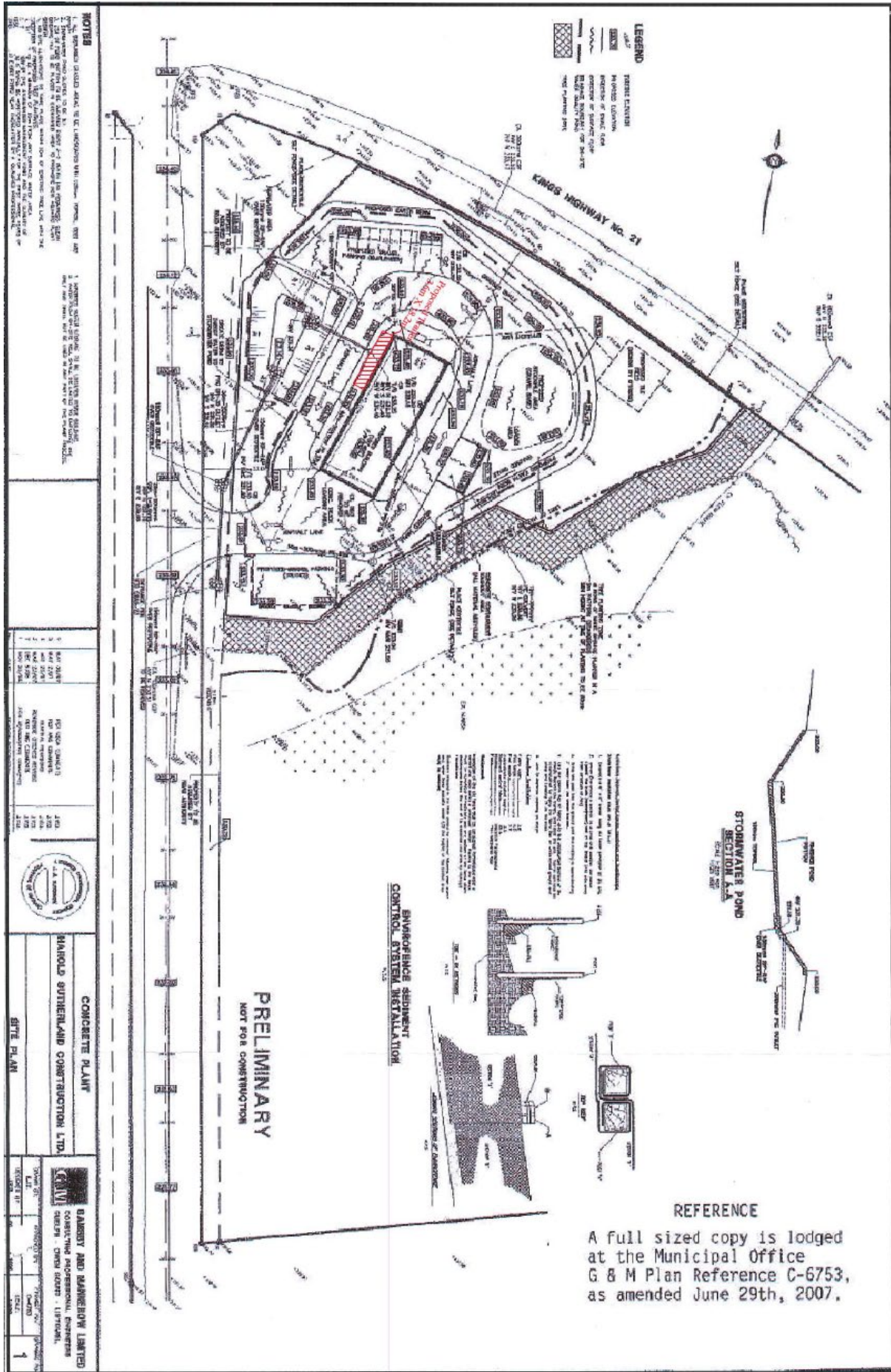
177964 Grey Road 18
Owen Sound, ON
Telephone: 519-376-2729 ext. 206
By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **March 8, 2022** so that they may be read at the meeting for the benefit of everyone in attendance.

Location Diagram

017999 Grey-Bruce Line
4203 540 004 10900

Site Plan submitted by Applicant: This site plan is available for viewing online at:
<https://www.georgianbluffs.ca/en/business-development/planning.aspx> under the Public Notices tab.



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



Office of the Clerk
21 Trowbridge St West
Meaford ON N4L 1A1
Phone: (519) 538-1060
Fax: (519) 538-1556

NOTICE WHERE NO APPEAL FILED

(The Planning Act, R.S.O. 1990)

By-law No.: 2022-02

The Decision rendered by the Council of the Municipality of Meaford on the 31st day of January, 2022 on the subject application for a Zoning By-law Amendment, applicable to Concession C, West Part of Lot 33, known municipally as 439001 Sydenham-Lakeshore Drive, in the former Township of Sydenham, now in the Municipality of Meaford, is hereby considered to be final and binding, there being no appeal received within the stipulated time limits for the filing of such appeal.

Dated this 8th day of March, 2022.

Helena Fascinato, Planner I
Per: Matt Smith, Clerk

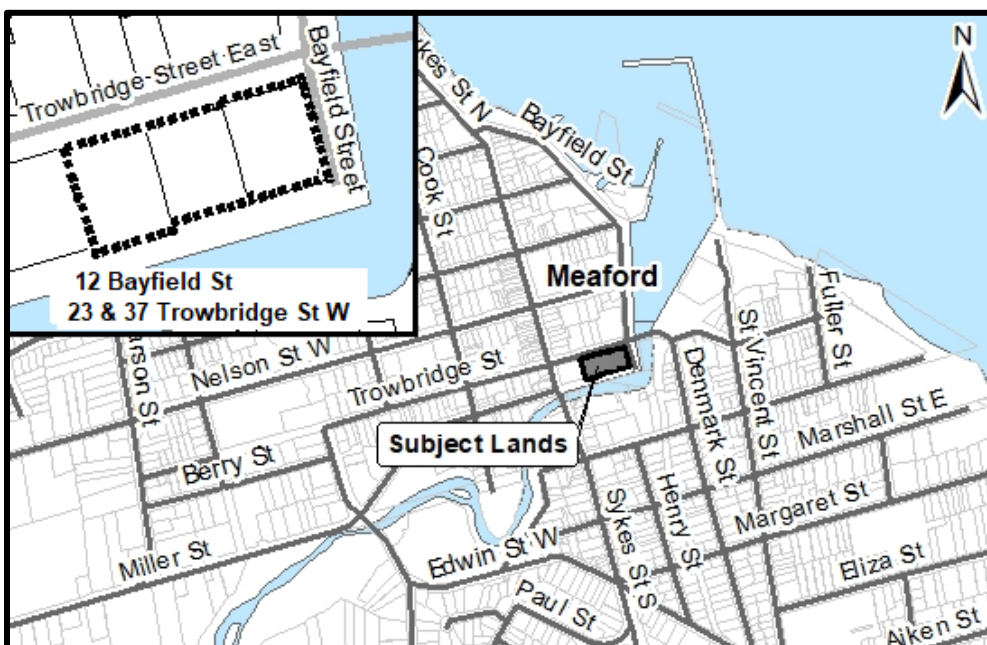
Notice of Complete Applications

File Numbers: OPA29 and Z06-21 (Georgian Bay Harbour Ltd.)

This is Public Notice about Planning Applications received for Official Plan Amendment and Zoning By-law Amendment. The Municipality of Meaford deemed the applications complete for circulation to the Public and Agencies.

A Public Meeting has not yet been scheduled. A further public notice will be issued once a Public Meeting is scheduled.

Subject Properties: 12 Bayfield St., 23 Trowbridge St. E, and 37 Trowbridge St. E.



What is Proposed?

The proposal is a 5-storey residential development, with a ground floor area of approximately 3,606 square metres and a height of 15.5 metres from the established grade. The proposal includes a maximum of 160 residential units on the site, with underground parking.

The Municipality received Official Plan Amendment (OPA 29) and Zoning By-law Amendment (Z06-21) applications requesting changes to the land use permissions on the lands to facilitate the proposed development.

The Subject lands are currently designated Downtown Core Commercial and Environmental Protection, and subject to a Two-Zone Flood Policy Area. The Official Plan Amendment Application proposes to add a Site-Specific Exception policy to the property, to allow up to 160 residential apartment units in a 5-storey building, with no openings below 181.00 masl based on the studies provided to address the Two-Zone Flood Policy Area.

The current Zoning of the lands is Downtown Commercial (C1) and Environmental Protection (EP). The Zoning Amendment Application requests to rezone the EP lands to the C1 zone and add a site-specific exception to the property. The Exception would permit an apartment building as a stand-alone use in addition to the other uses permitted in the C1 Zone. Site specific development standards have been requested, including a reduced front yard of 3 metres, maximum height of 15.5 metres, and specific provisions relating to elevations of openings, measurement of height, deeming of lot lines, parking stall and driveway standards.

In addition, the requested Amendments propose to utilize the bonusing requirements noted in Section E1.1.1 of the Official Plan. The use of a Holding provision is also anticipated.

Any future development of the lands would be subject of site plan approval. Should the applicant wish to pursue a condominium registration a separate application for that would also be required of the County of Grey.

Where to find more information

The Applicant submitted supportive information such as studies and reports. These documents and a copy of this notice are available on the municipal website for review: www.meaford.ca/developmentstatus (see: Georgian Bay Harbour Ltd.)

How can I contribute my opinion?

Any person or agency may attend the future Public Meeting and/or make verbal or written comments regarding the proposal. Provide your comments to the Planner below by mail or email.


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

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

Denise McCarl
Manager, Planning Services
Municipality of Meaford
21 Trowbridge St W
Meaford, ON, N4L 1A1

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

 planning@meaford.ca

 519-538-1060 X1120

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.

A Note about your Appeal Rights:

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 Official Plan Amendment is adopted or Zoning By-law Amendment is approved, the person or public body is not entitled to appeal the decisions of the Municipality of Meaford for the Zoning By-law amendment, or County of Grey, as approval authority for the Official Plan Amendment, to the Ontario Land Tribunal and 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 add the person or public body as a party.

A note about information you may submit to the Municipality or the County:

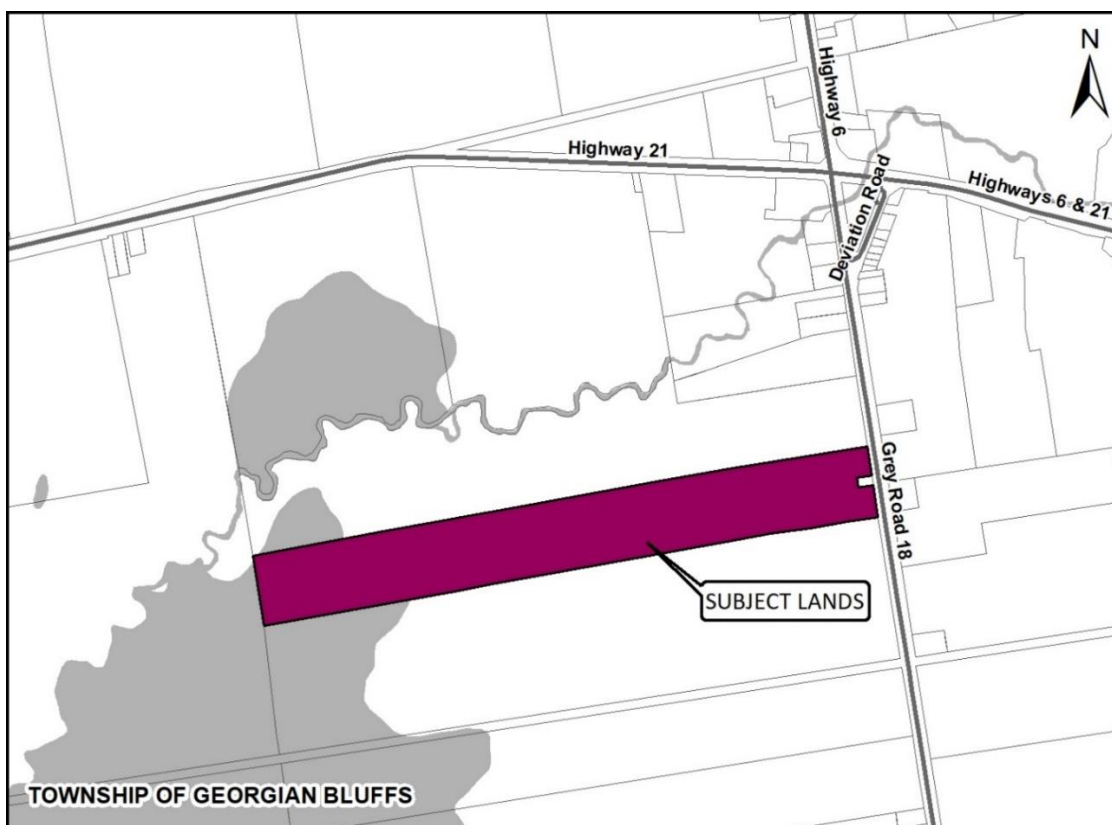
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NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING

What: The County and Township are seeking input on development applications within 120 metres of your property. The applications to the County and Township would consider permitting a landscaping business to locate and operate on the subject lands.

Site: Part Lot 16, Concession 5, Registered Plan 16R10169 Part 3 (Previous Derby Township), now the Township of Georgian Bluffs (“The Subject Lands”)



Public Meeting Date: Wednesday May 4th at 5:00 pm

Location of the Public Meeting: Virtual, via Microsoft Teams. There may also be an option for in-person meeting participation, subject to Covid-19 restrictions.

How can I participate in the Public Meeting?







Public participation is encouraged. To participate in the planned meeting, please contact Carly Craig, Deputy Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

What if I can't attend the Public Meeting?

You can learn more about the proposed development by contacting the County or Township offices, or by reading the materials on the website at the below link(s). You may choose to submit comments via letter or email after taking the time to learn about the proposed development. See the relevant contact information below:

www.grey.ca/planning-development/planning-applications

<https://www.georgianbluffs.ca/en/business-development/planning.aspx>

County of Grey Contact Information	Georgian Bluffs Contact Information:
Becky Hillyer, Planner, Grey County	Jenn Burnett, Senior Planner
 County of Grey Planning Department	 Township of Georgian Bluffs
595 9th Avenue East	177964 Grey Road 18
Owen Sound, Ontario, N4K 3E3	Owen Sound, Ontario, N4K 5N5
 Phone: 519-372-0219 ext. 1231	 Phone: 519-376-2729 ext. 206
 Email: becky.hillyer@grey.ca	 Email: jburnett@georgianbluffs.ca

What can I expect at the Public Meeting?



The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development. No decisions are made at this meeting, it is an opportunity to learn and provide feedback.

What is being proposed through the applications?

The subject property is approximately 20.2 hectares (50 acres) in size, but the development is proposed on approximately 6.83 hectares (16.88 acres) of land. The lands are designated as 'Rural' and 'Wetlands' in the County Official Plan. The purpose and effect of the proposed Official Plan Amendment would be to re-designate approximately 6.83 hectares of the 'Rural' portion of the subject lands to the 'Space Extensive Industrial and Commercial' designation. No development would occur within the Provincially Significant Wetlands designation, but some development is proposed within the adjacent lands of this feature. The proposal includes two buildings joined through a pergola enclosure. The 'main building' would be used for retail, administration and office space; while the smaller building would include a shop, storage space and washroom facilities. The application also proposes 89 parking spaces (including 53 visitor parking spaces and 2 barrier free; 18 employee parking spaces; and 18 spaces for truck and trailer parking along the rear north side yard). Outdoor storage for mulch, soil, stone, docks, and landscaping supplies is also proposed, along with two plant housing structures. Landscaped areas are proposed along the north and south side yards, within the parking lot, around the buildings and along Grey Road 18. One access point is proposed at the northeast corner of the subject lands, from Grey Road 18. Finally, a stormwater management pond is proposed along the southern property boundary.

The lands are zoned as 'Rural' (RU) and 'Environmental Protection' (EP) in the Township of Georgian Bluffs Zoning By-law. The Zoning By-law Amendment would implement the Official Plan Amendment and amend the Township's Zoning By-law by rezoning approximately 6.6 hectares of the Rural zone to 'Highway Commercial – Site Specific' (C4 – Site Specific), while maintaining the Environmental Protection lands. The proposed exception will include the following:

- To permit additional uses including Open Storage, Accessory Bulk Sales Establishment and Contractors Yard;
- To permit a front yard setback of 17.5 m where 20 m is permitted; and
- To permit a height of 11.5 m where 10 m is permitted.



HUTTEN & Co. OFFICE
FRONT (WEST) AND ENTRY (NORTH) ELEVATIONS

A variety of studies have been undertaken to support the subject applications, including a Karst Assessment, Environmental Impact Study and Stormwater Management Study. A Planning Justification Report and sample architectural drawings have also been provided. A picture of one of the conceptual drawings has been included above.

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

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law a municipality must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is Sections 22 and 34 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 Official Plan Amendment and Zoning By-law Amendment.



2. If a person or public body would otherwise have an ability to appeal the decision of the County of Grey or the Township of Georgian Bluffs 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 the County of Grey before the proposed Official Plan Amendment is approved or refused, or to the Township of Georgian Bluffs before the zoning by-law amendment is approved or refused, the person or public body is not entitled to appeal the decision.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Grey before the proposed Official Plan Amendment is approved or refused, or to the Township of Georgian Bluffs before the zoning by-law amendment 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 add the person or public body as a party.
4. If you wish to be notified of the decision of the County of Grey in respect to the passing of the Official Plan Amendment, you must make a written request to the County, at the address noted on the previous page. Please note County Official Plan Amendment file number 42-03-540-OPA 14 or refer to the Hutten & Co Landscaping application in your correspondence.
5. 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 177964 Grey Road 18, Owen Sound, ON and quote File Z-04-22.

If you have any questions please do not hesitate to contact County or Township staff, who would be happy to answer any questions on these applications, or the planning process.

Notice dated this **29th day of March, 2022** the County of Grey.

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 Township or County websites, and/or made available to the public upon request.

Please be aware that the public meeting may be broadcast online and may be recorded.