

## Memorandum

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**To:** City Council  
**From:** Jocelyn Wainwright, Junior Planner  
**Date:** May 30, 2022  
**Subject:** External Planning Policy Comment Summary – April & May 2022

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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-06-22, 549 Punkinseed Lane, Township of Georgian Bluffs.
- A-07-22, Keppel Range Georgian Pt Lot 21 Pt Shore Rd Allow RP16R5607 Pts 5 & 10, Township of Georgian Bluffs.
- A05-22, 21 Blake Street, Municipality of Meaford.
- A07-22, 289 Eliza Street, Municipality of Meaford.
- A08-22, 104 Ridgecrest Lane, Municipality of Meaford.

The Planning & Heritage Division is in receipt of five (5) Notices of Application for Minor Variances; two (2) within the Township of Georgian Bluffs and three (3) within the Municipality of Meaford.

### **City Comment:**

Planning Staff have reviewed the notices of application and have no comments or concerns.

### **B. Consent B02-22, B03-22, B04-22, 138, 130 and 102 Georgian Beach Lane, Municipality Meaford.**

The Planning & Heritage Division is in receipt of one (1) Notice of Application for Consent B02-22 to B04-22 in the Municipality of Meaford.

**City Comment:**

The subject lands are located >8km from the City limits. Staff have no comments or concerns with the application.

**C. Zoning By-law Amendments:**

- Z-02-22, 504587 Grey Road 1, Township of Georgian Bluffs.
- Z-05-22, 295 Finden Street West, Township of Georgian Bluffs.
- Z-06-22, 745 Joynt Street, Township of Georgian Bluffs.
- Z-07-22, 318837 Grey Road 1, Township of Georgian Bluffs
- Z-08-22, 177687 Grey Road 18, Township of Georgian Bluffs.
- Z01-22, 29 Skyes Street North, Municipality of Meaford.

The Planning & Heritage Division is in receipt of six (6) Notices of Complete Application for Zoning By-law Amendment; five (5) within the Township of Georgian Bluffs and one (1) within the Municipality of Meaford.

**City Comment:**

Staff have reviewed the Notices of Complete Application and have no comments or concerns.

**D. Notice of Public Meeting, 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 Public Meeting 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.

**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.

**E. Notice of No Appeal, Application for Approval of Draft Plan (42-CDM-2013-03), Redline Revision, Part of Block 75, Plan 16M-15 Part 2 on Plan 16R-10059 Cobble Beach**

**(geographic Township of Sarawak), Township of Georgian Bluffs.**

The Planning & Heritage Division is in receipt of a Notice of No Appeal filed for a redline revision to Plan of Condominium 42-CDM-2013-03, known as the Blue Bay Villas in the Township of Georgian Bluffs.

**City Comment:**

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

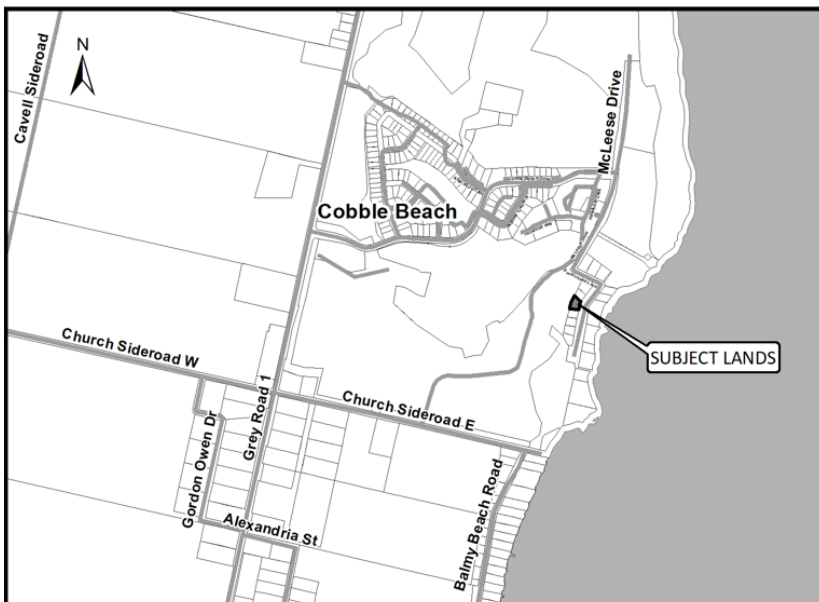


# Notice of Complete Application and Public Hearing

**Hearing Date:** June 21, 2022  
**Time:** 5:00 P.M.  
**Location:** Council Chambers  
177964 Grey Road 18  
Owen Sound, ON, N4K 5N5  
**Application:** Minor Variance A-06-22  
**Owner(s):** Jeff Kirby  
**Subject Lands:** 549 Punkinseed Lane.  
**ARN:** 4203 580 020 40074  
**Legal:** Plan 16M15 Lot 68  
**Related File(s):** n/a

**Council Chambers are OPEN to the Public.**

**Proposal:** Minor Variance Application A-06-22 seeks relief to the rear yard setback from 7.5 m to 4.35 m to permit a pool to be installed in the rear yard. No other relief to the By-law 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.

**Register on-line to participate in a virtual Public Meeting at:**

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

or contact Carly Craig, Deputy Clerk at 519-376-2727 ext 602

**Electronic Council Meetings and Electronic Public Meetings can be viewed here:**

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

**Date of Notice:** May 6, 2022

**Submitting Comments:** Written comments are due to [planning@georgianbluffs.ca](mailto:planning@georgianbluffs.ca) by **June 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](mailto:jburnett@georgianbluffs.ca)

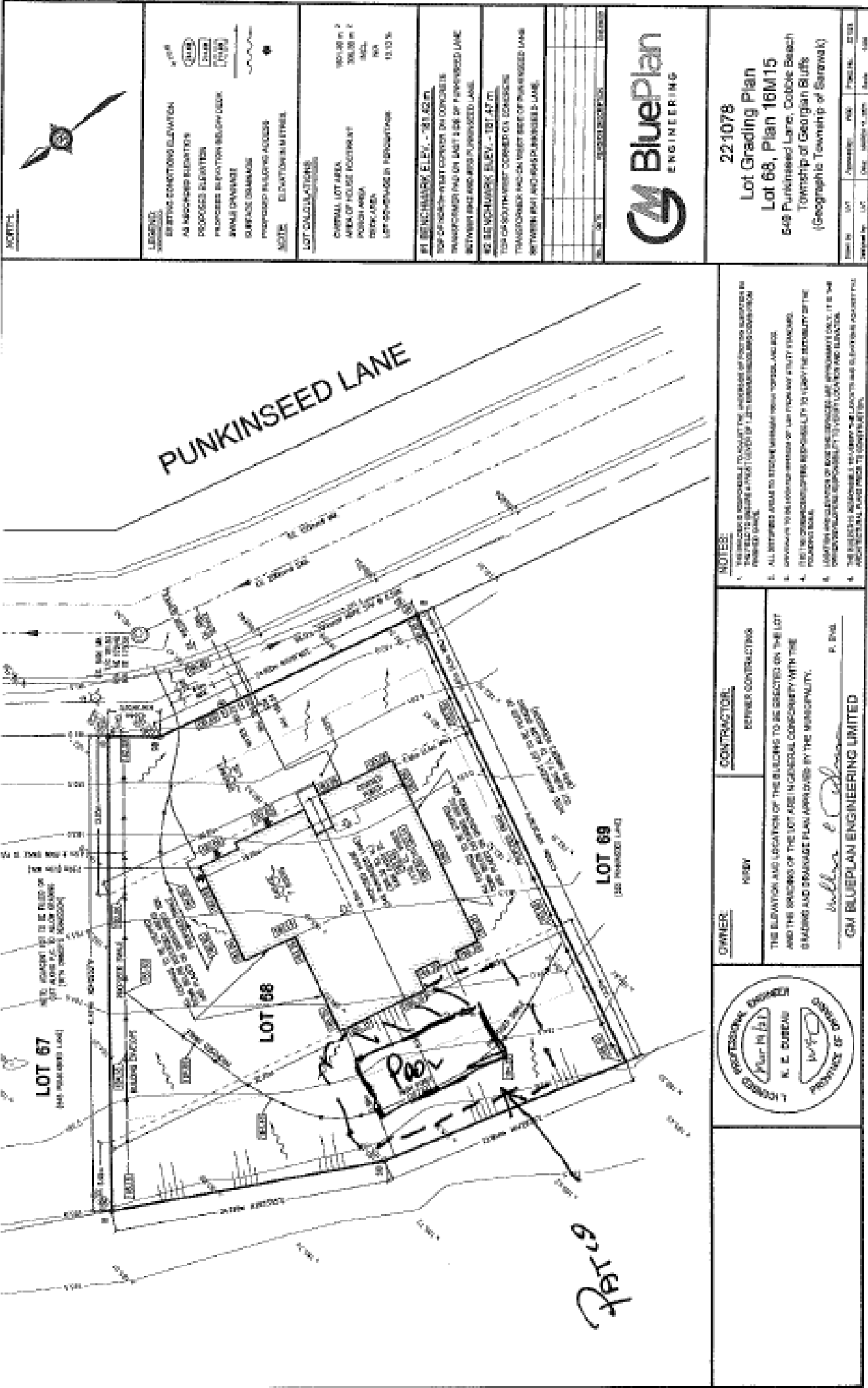
You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform 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.

549 Punkinseed Ln.  
4203 580 020 40074

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.

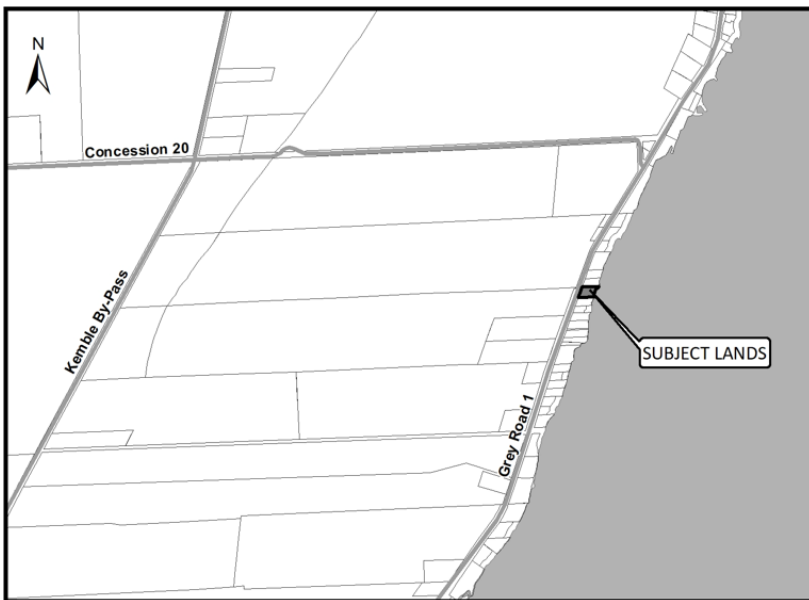


# Notice of Complete Application and Public Hearing

**Hearing Date:** June 21, 2022  
**Time:** 5:00 P.M.  
**Location:** Council Chambers  
177964 Grey Road 18  
Owen Sound, ON, N4K 5N5  
**Application:** Minor Variance A-07-22  
**Owner(s):** Dave Wilton  
**Subject Lands:** unassigned Grey Rd. 1  
**ARN:** 4203 620 007 26101  
**Legal:** Keppel Range Georgian Pt Lot  
21 Pt Shore Rd Allow  
RP16R5607 Pts 5 & 10  
**Related File(s):** n/a

**Council Chambers are OPEN to the Public.**

**Proposal:** Minor Variance Application A-07-22 seeks relief to the setback from the center line of the County Road from 23 m to 16 m; from the front yard setback from 10 m to 3.13 m; from the rear yard setback from 10 m to 5.94 m and to increase the total lot coverage from 15 % to 24% to permit a cottage to be built on the property. No other relief to the By-law 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.

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or contact Carly Craig, Deputy Clerk at 519-376-2727 ext. 602

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**Date of Notice:** May 9, 2022

**Submitting Comments:** Written comments are due to [planning@georgianbluffs.ca](mailto:planning@georgianbluffs.ca) by **June 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.

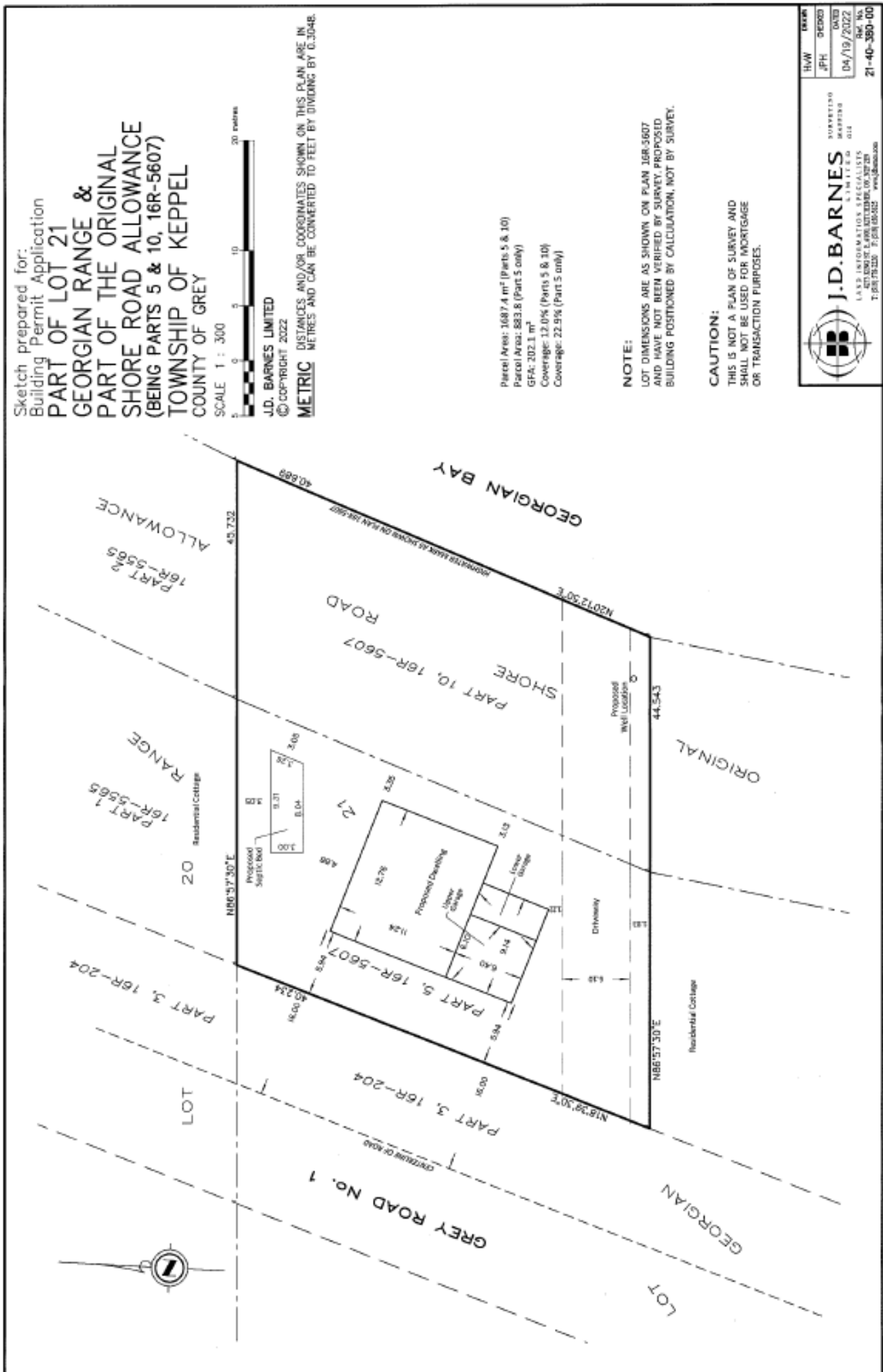
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You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received 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.

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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.







## Committee of Adjustment

### Notice of Public Meeting

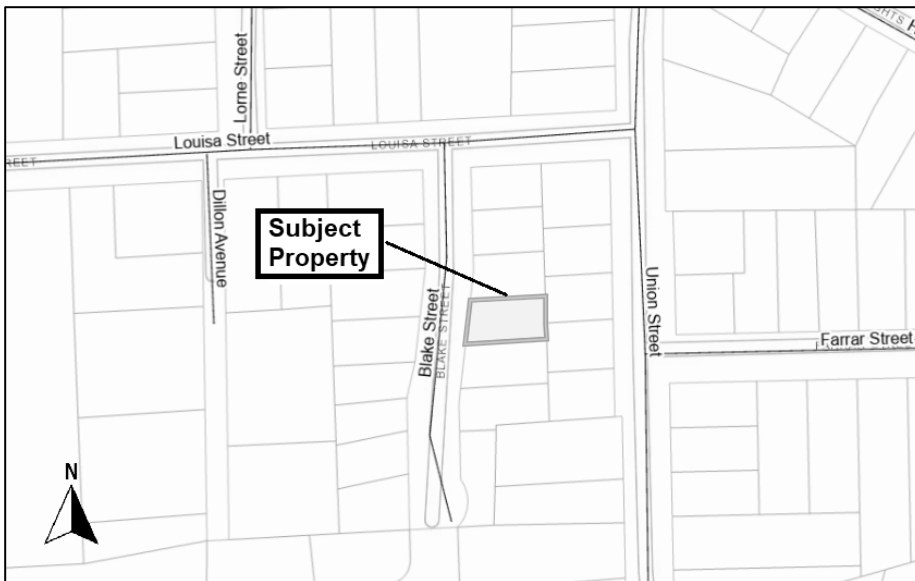
**Proposal:** The Applicant is seeking to build a new attached garage and porch. This Application requests a variance to the Zoning By-law to accommodate the new garage and porch.

This application requests the following relief from Zoning By-law 60-2009:

- Front Yard setback for the Garage of 5.8 metres, and Porch addition to be setback 6.5m, where the R1 zone requires a setback of 7.5 metres in Table 6.2.1
- Reduction of the length of a parking space (space within the garage). The request is 5.4 metres where 5.8 metres is required by section 5.2.

**Location:** 21 Blake Street (legal description is: PLAN 1021, LOT 8 BLAKE ST, in the Municipality of Meaford)

#### Key Map:



**Meeting Date and Time:** Wednesday, April 27, 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:** To provide comments on the application you may do so either in writing ahead of the meeting, or during the meeting either in-person at Meaford Hall or remotely via Zoom (phone/internet).

The public can watch this meeting live via the Municipality of Meaford's YouTube channel at [www.meaford.ca/youtube](http://www.meaford.ca/youtube).

**Those wishing to speak remotely must register in advance with the Secretary-Treasurer by noon on April 27, 2022, either by email or phone at the contact information below.**

**Denise McCarl, Acting - Secretary-Treasurer**

21 Trowbridge Street West, Meaford, Ontario N4L 1A1

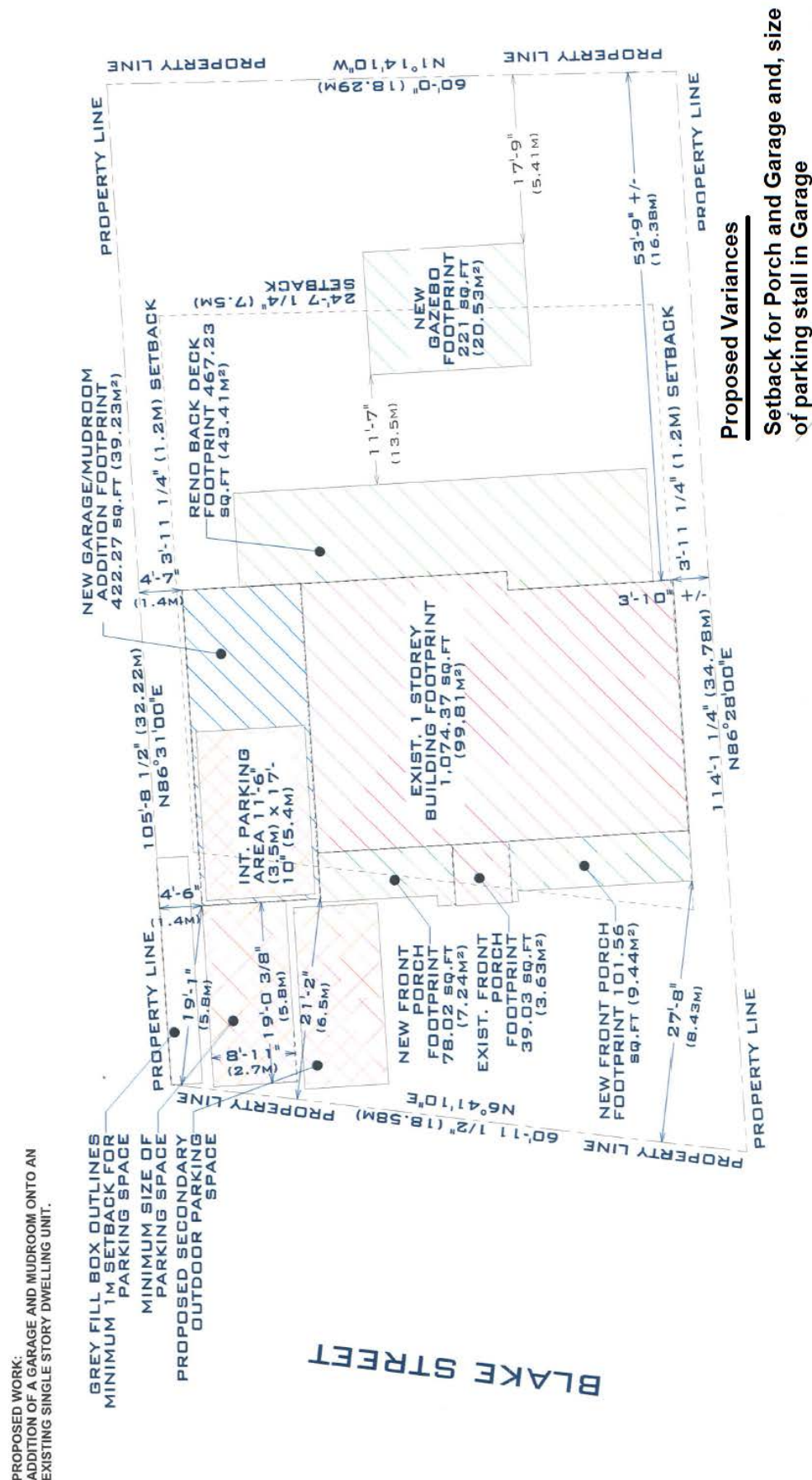
[planning@meaford.ca](mailto:planning@meaford.ca) 519-538-1060 Extension 1120

Please note that if you do not attend the hearing or submit written correspondence, the Committee may proceed in your absence. If you wish to be notified of the decision of the Committee of adjustment, please make written request to the Secretary Treasurer.



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

## Proposal Sketch



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.



## Committee of Adjustment Notice of Public Meeting

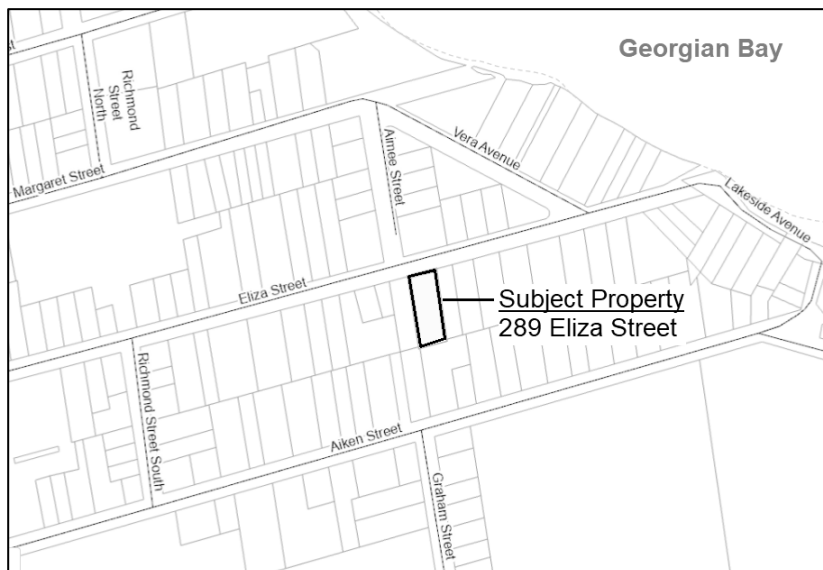
**Proposal:** The property owners would like to add a second storey addition to their existing house. The house is currently setback of 1.02 metres on the east side of the property, which encroaches into the required side yard. The owners are proposing to locate the addition to match the same setback location of the existing first and second storeys.

This application requests the following relief from sections 4.14.1 b) and c), and Table 6.2.1 of the Zoning By-law:

- The proposed second storey addition to be constructed with a setback of 1.02 metres where the zoning by-law requires a setback of 1.2 metres (relief of 18 centimetres)

**Location:** 289 Eliza Street (legal description is: PLAN 309 PT LOTS 305 306, in the Municipality of Meaford)

### Key Map:



**Meeting Date and Time:** Wednesday, May 18th, 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:** To provide comments on the application you may do so either in writing ahead of the meeting, or during the meeting either in-person at Meaford Hall or remotely via Zoom (phone/internet).

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**To join by Zoom, register in advance with the Secretary-Treasurer by noon on May 18, 2022, at the contact information below.**

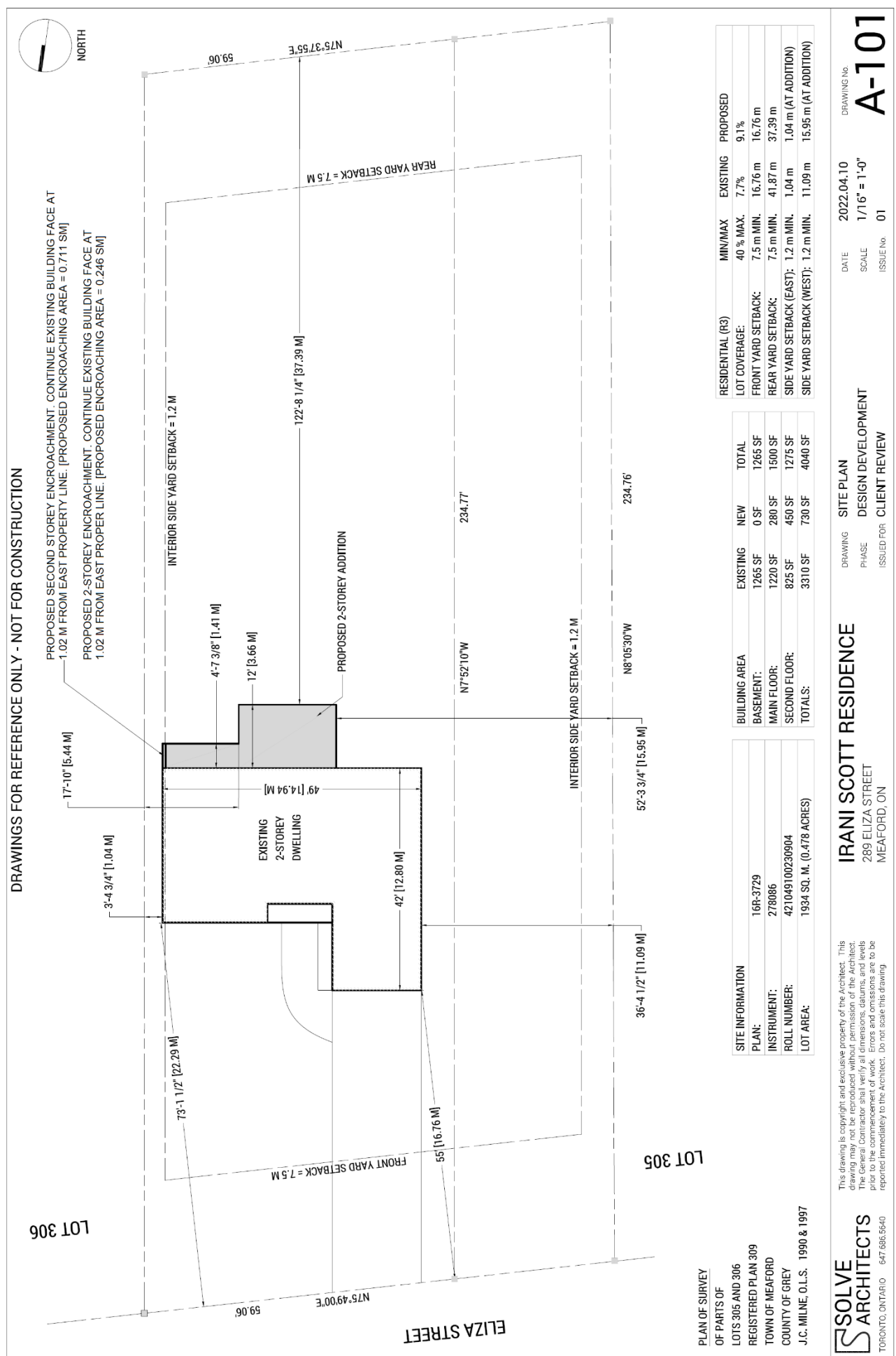
**Denise McCarl, (Acting) Secretary-Treasurer**

21 Trowbridge Street West, Meaford, Ontario N4L 1A1  
[planning@meaford.ca](mailto:planning@meaford.ca) 519-538-1060 Extension 1120

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### Proposal Sketch:



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## Committee of Adjustment Notice of Public Meeting

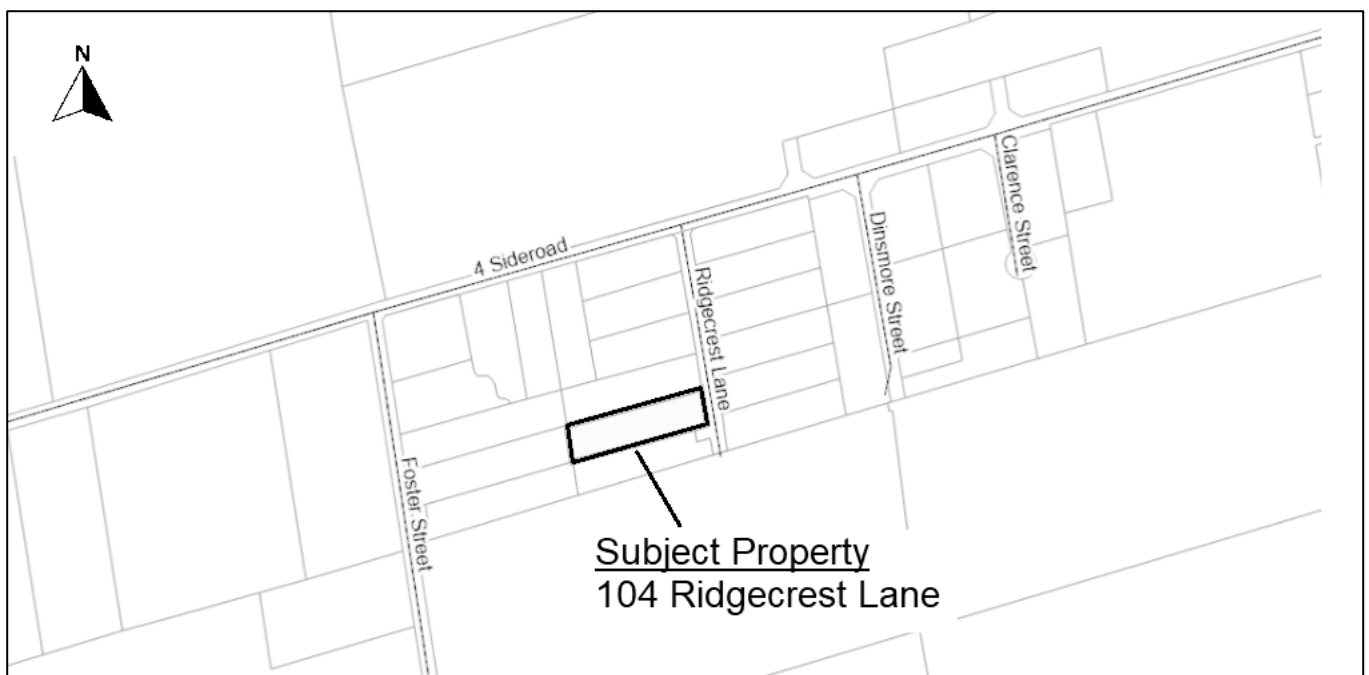
**Proposal:** The property owners would like to add a pool within their backyard. The property's zone has a site-specific building envelope outlined in Schedule D-2 of the Zoning By-law. The owners would like to locate the pool outside the building envelope but directly behind the existing house.

This application requests the following relief from Schedule D-2 of the Zoning By-law:

- The proposed pool and pool fence to be constructed outside the D-2 building envelope, at a front yard setback of 76.31m

**Location:** 104 Ridgecrest Lane (legal description is: PLAN 1080 LOT 15, in the Municipality of Meaford)

### Key Map:



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**Denise McCarl, (Acting) Secretary-Treasurer**

21 Trowbridge Street West, Meaford, Ontario N4L 1A1

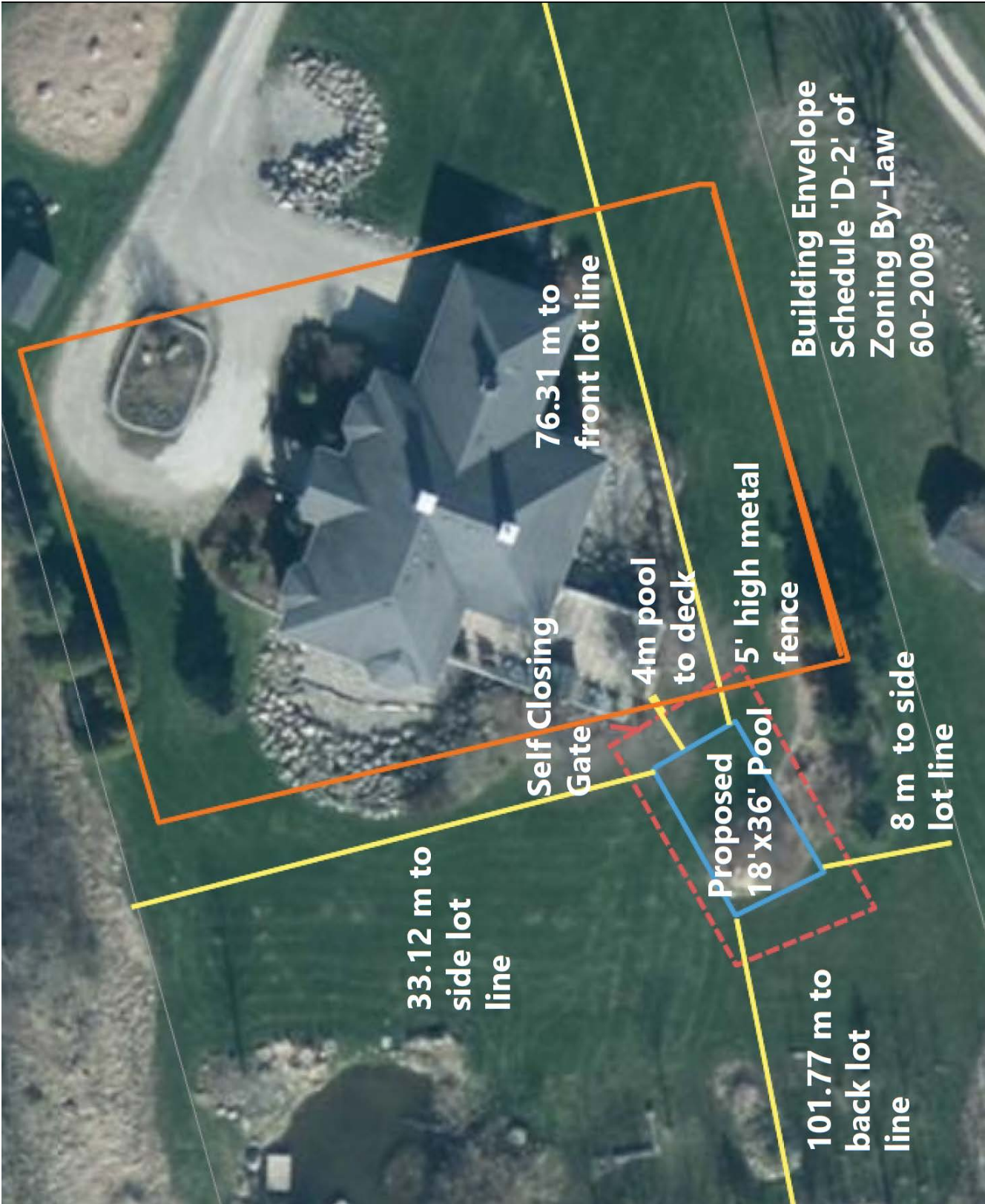
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Proposal Sketch:



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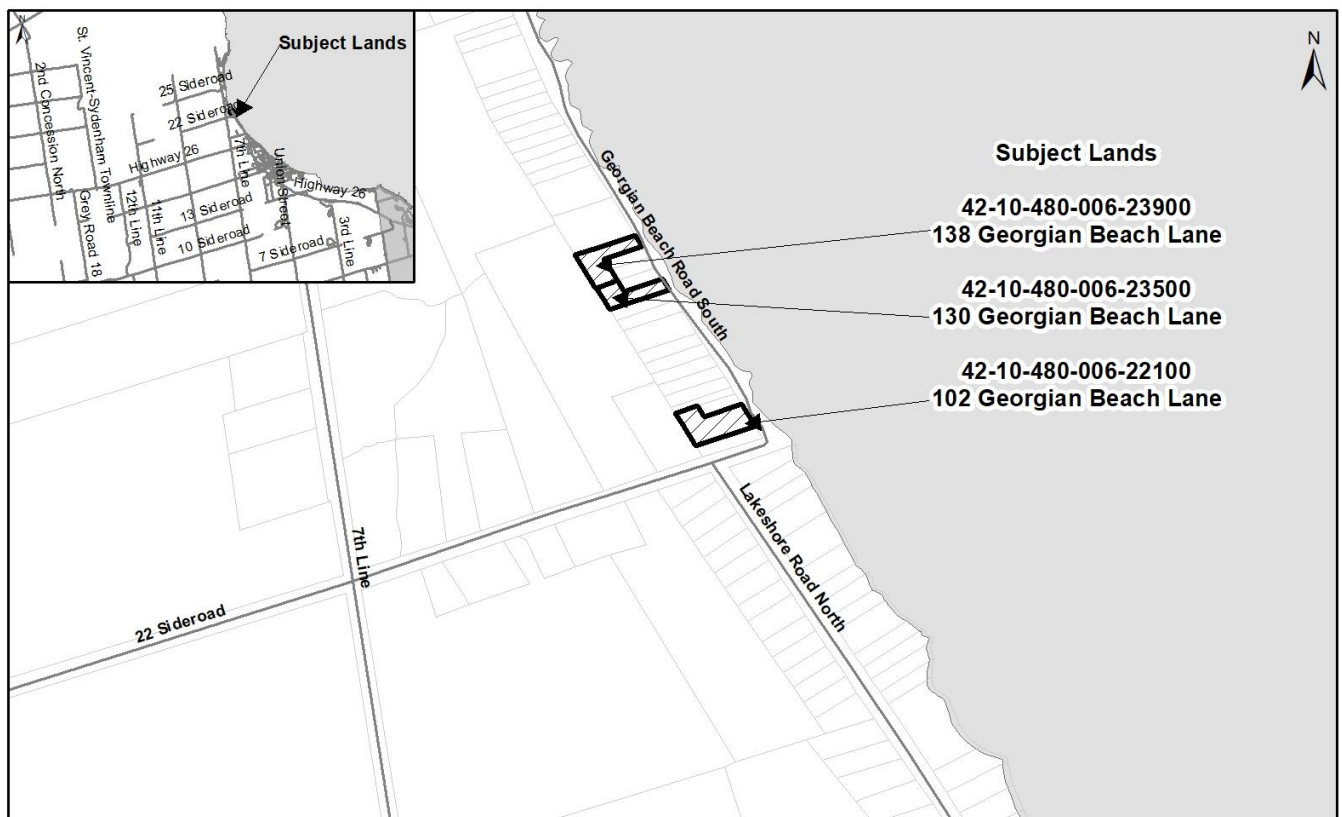


## Committee of Adjustment Notice of Public Meeting

**Proposal:** This application seeks to create four 4.0-metre wide easements to provide access to parcels that do not front an open and maintained municipal road. The parcels front what is known as the Georgian Beach Road South, a marine road allowance. This application recognizes an existing situation for access for these lots.

**Location:** 138, 130 and 102 Georgian Beach Lane (legal description is: Parts 26, 27, 29, 30, 51, 52, 53 of RP-7806 St. Vincent, in the Municipality of Meaford)

### Key Map:



**Meeting Date and Time:** Wednesday, May 18th, 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.

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**Denise McCarl, (Acting) Secretary-Treasurer**

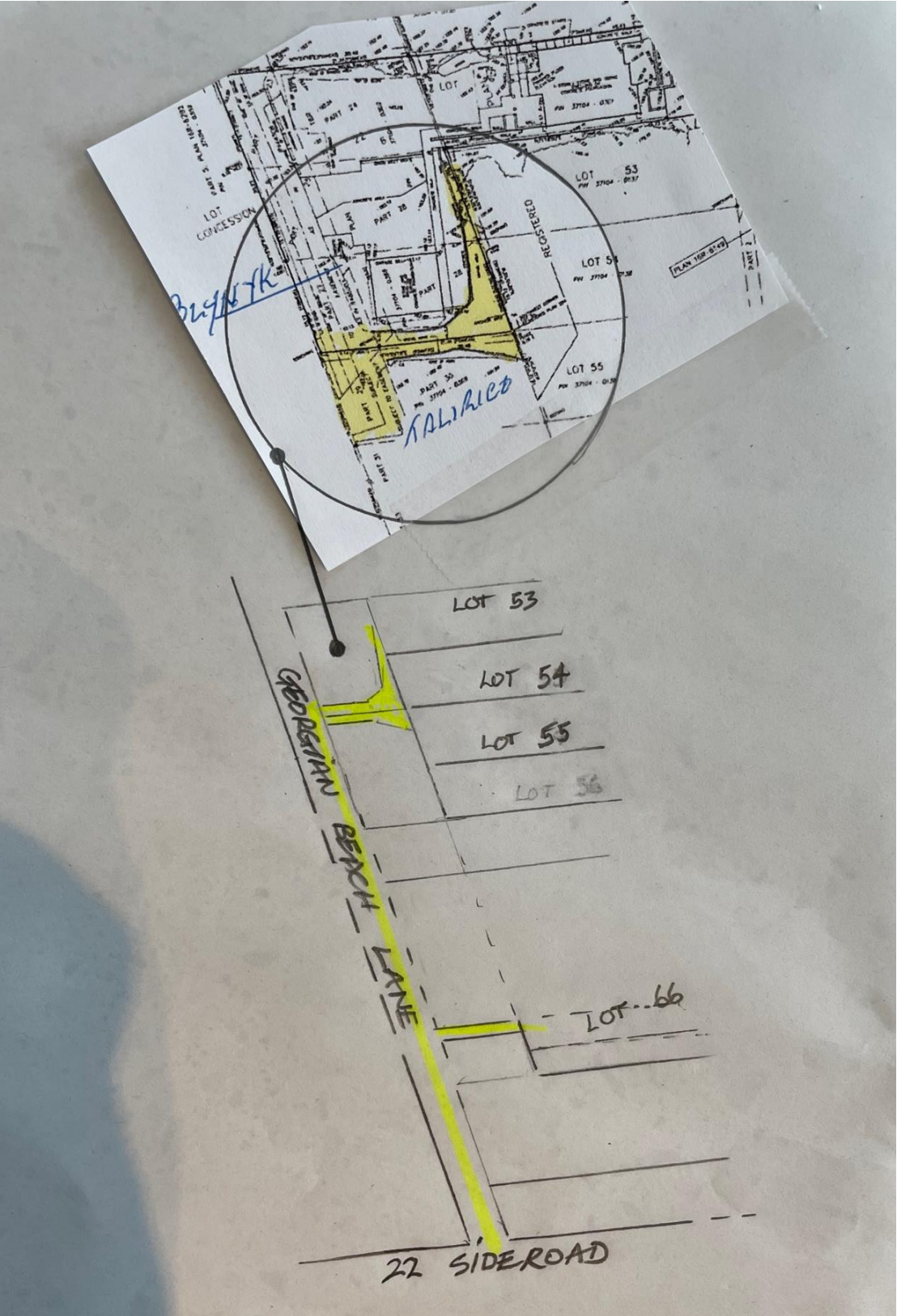
21 Trowbridge Street West, Meaford, Ontario N4L 1A1  
[planning@meaford.ca](mailto:planning@meaford.ca) 519-538-1060 Extension 1120

Please note that if you do not attend the hearing or submit written correspondence, the Committee may proceed in your absence. If you wish to be notified of the decision of the Committee of Adjustment, please make written request to the Secretary-Treasurer.



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

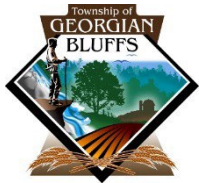
**Proposal Sketch:**



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Applicant(s): Lynn Patton-Vaughan  
Owner(s): Lynn Patton-Vaughan  
Legal Description: Plan 552 Lt 39 & RP16R5609 Pt 12  
Civic Address: 504587 Grey Rd. 1, Georgian Bluffs  
ARN: 4203 620 008 39300



# Notice of Complete Application and Public Meeting

## Zoning By-law Amendment Z-02-22

May 11, 2022 at 5:00 PM

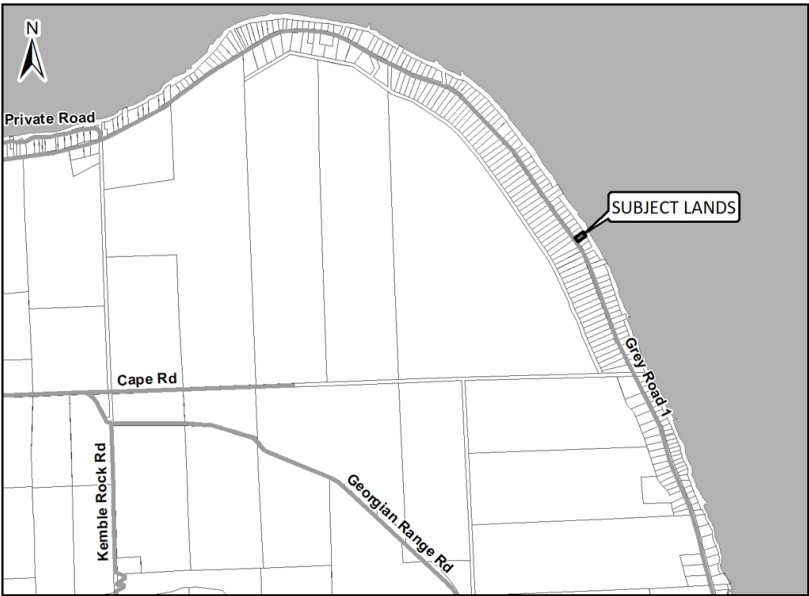
Council Chambers  
177964 Grey Road 18, Owen Sound, ON  
N4K 5N5

**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-02-22 seeks to build a detached garage on a property without a primary use and a 13.89 m setback from the centreline of Grey Road 1. The detached dwelling is located entirely on the shore road allowance. County Transportation Services has approved an exemption for a setback of 13.89 m. No other relief was requested.



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

Date of this Notice: April 4, 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](mailto: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.

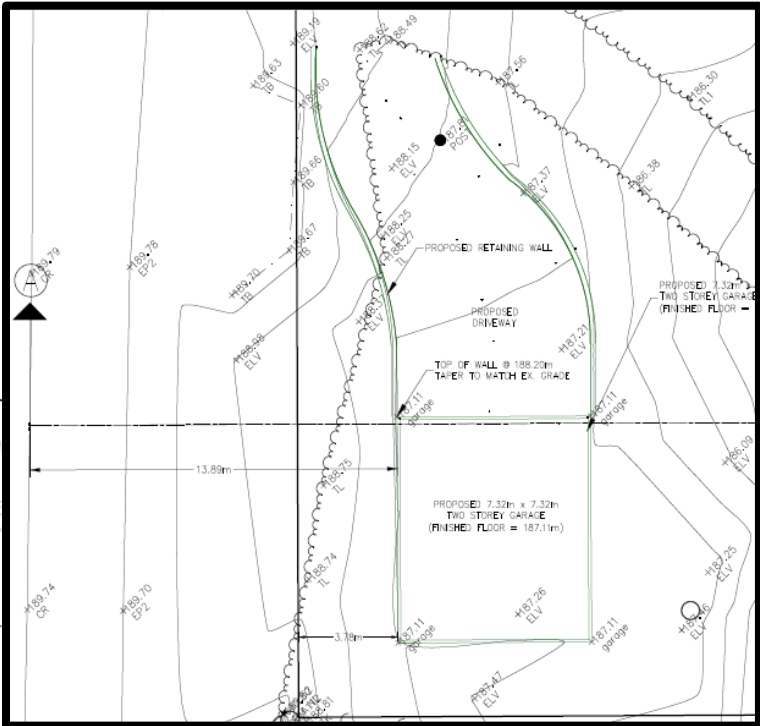
### How do I submit my comments?

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](mailto:planning@georgianbluffs.ca)

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **April 25, 2022** so that they may be read at the meeting for the benefit of everyone in attendance.

504587 Grey Rd. 1  
4203 620 008 39300



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.

Applicant(s): Douglas & Vera Butt  
Owner(s): Douglas & Vera Butt  
Legal Description: TP Brooke Lt 13,15,17 Finden ES & Lts 14,16,18 Anderson W  
Civic Address: 295 Finden St. W., Georgian Bluffs  
ARN: 4203 580 012 25810



# Notice of Complete Application and Public Meeting

## Zoning By-law Amendment Z-05-22

May 11, 2022 at 5:00 PM

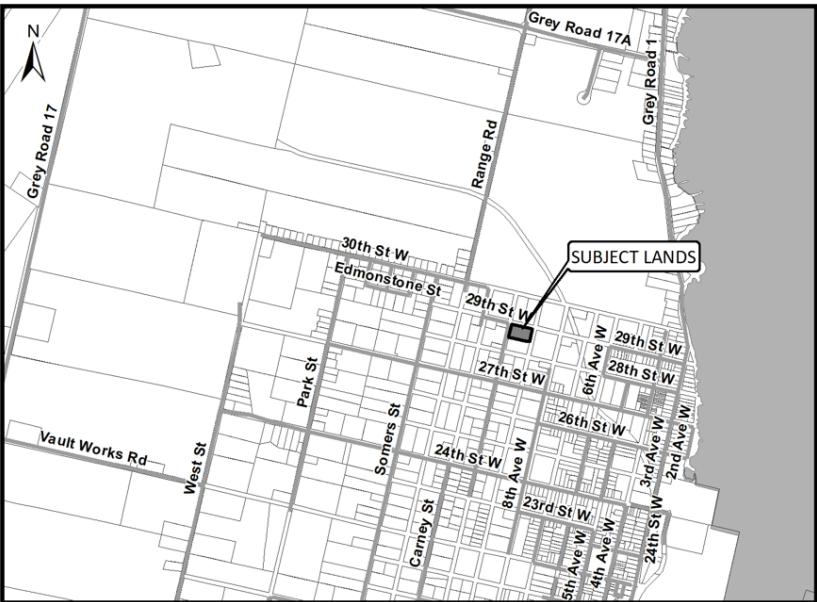
Council Chambers  
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N4K 5N5

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

### What is being proposed?

Zoning By-law Amendment Application Z-05-22 seeks relief to permit a deck to be built within the Environmental Protection (EP) zone and to recognize deemed lots as an existing lot of record. An application to deem the 6 lots associated with this property has been submitted. No other relief was requested.



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

Date of this Notice: April 4, 2022

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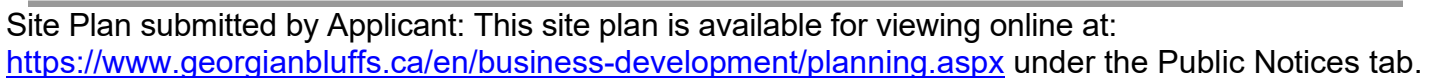
### How do I submit my comments?

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](mailto:planning@georgianbluffs.ca)

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **April 25, 2022** so that they may be read at the meeting for the benefit of everyone in attendance.

295 Finden St. W.  
4203 580 012 25810



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:** D. Lynn Robinson  
**Agent:** Ron Davidson Planning Consultant Inc.  
**Civic:** 745 Joynt Street, Shallow Lake, N0H 2K0  
**Legal:** Part Lots 6 & 7, Concession 7 Keppel  
**ARN:** 4203 620 002 09700

**Date of this Notice:** April 5, 2022

# Notice of Complete Application, Public Meeting and Public Hearing

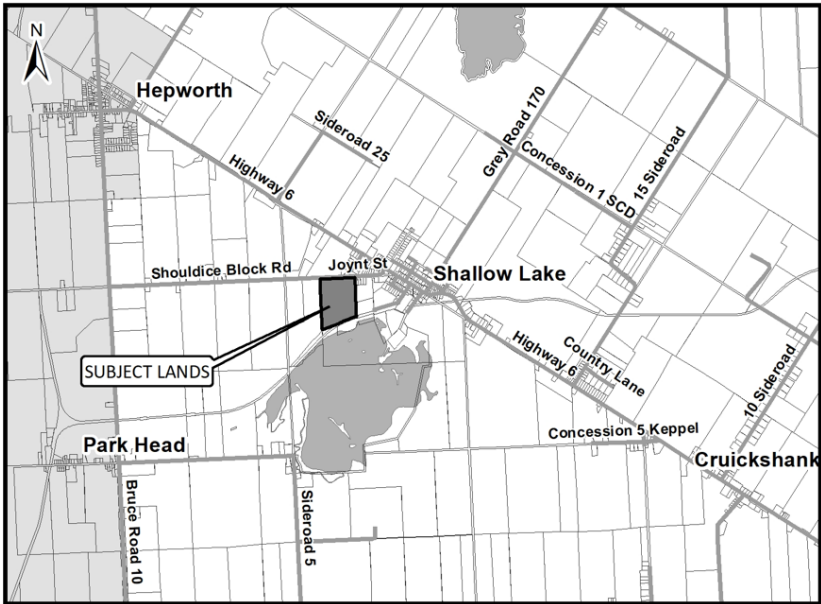
**Georgian Bluffs Zoning By-law Amendment Z-06-22 on May 11, 2022 at 5:00 p.m.**  
**Severance Applications B09/22 & B10/22 on May 17, 2022 at 5:00 p.m.**

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

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

## What is being proposed?

Zoning Amendment Application Z-06-22 proposes to reduce the minimum frontage for a rural non-farm residential lot to facilitate the creation of 2 lots through severance applications B09/22 and B10/22. The proposed lots meet the minimum lot area requirement. The applicant also seeks to increase the rear yard setback from 10 m to 40 m on the proposed lots to ensure privacy for the existing dwelling on the retained lot and to protect the woodland feature on the property to the east. No other relief was requested.



The new residential lots propose the following dimensions:

	B09/22	B10/22	Retained 745 Joynt St
Frontage	+/- 60 m	+/- 60 m	+/-287 m
Width: Rear Lot Line	+/- 60 m	+/- 60 m	+/-431 m
Depth: Side Lot Line	+/- 134 m	+/- 134 m	+/-324 m to +/-593 m
Area	+/- 0.8 ha	+/- 0.8 ha	+/-19.687 ha

Please visit [www.georgianbluffs.ca](http://www.georgianbluffs.ca) to view the planning report, GM BluePlan Bedrock Resources Area Letter of Opinion, and site plan submitted in support of this application.

## How can I participate in an electronic Public Meeting or Hearing?

Public participation is encouraged. For more information on how to participate, contact Carly Craig, Deputy Clerk:

By telephone: 519-376-2729 ext. 602

By email: [ccraig@georgianbluffs.ca](mailto:ccraig@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.

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 address noted below.

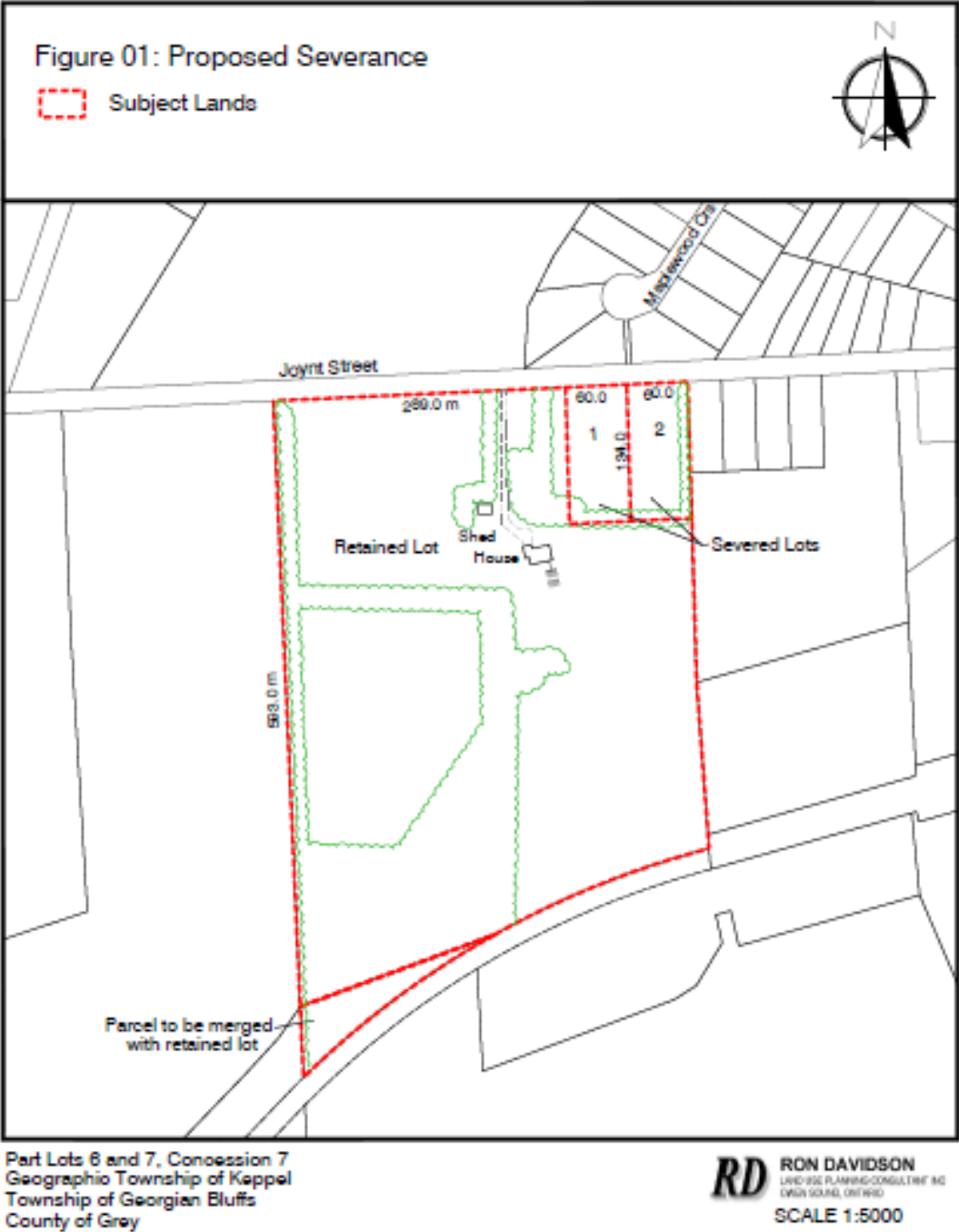
**How do I submit my comments?**

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  
Telephone: 519-376-2729 ext. 206  
By email: [planning@georgianbluffs.ca](mailto:planning@georgianbluffs.ca)

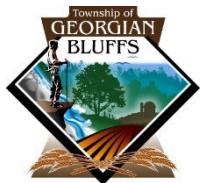
Please note that any submitted comments become part of the public record, including names and addresses. Written comments are due by **April 25, 2022** so that they may be read at the meetings for the benefit of everyone in attendance.

Site Plan provided 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 upon request.

Applicant(s): Ron Davidson  
Owner(s): Mitchell Schultz  
Legal Description: Con 4 Pt Lot 12  
Civic Address: 177687 Grey Rd. 18, Georgian Bluffs  
ARN: 4203 540 005 11200



# Notice of Complete Application and Public Meeting

## Zoning By-law Amendment Z-08-22

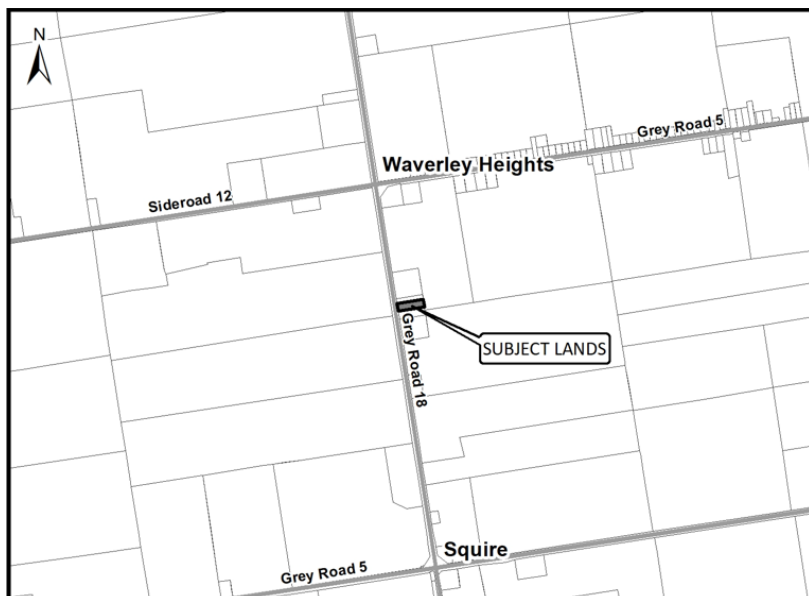
**June 15, 2022 at 5:00 PM**

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

**Note: Council Chambers are Open to  
the Public.**

### What is being proposed?

Zoning By-law Amendment Application Z-08-22 seeks to increase the maximum lot coverage from 10% to 16.5% for all buildings and structures and to increase the total lot coverage for accessory structures from 5% to 11.7% to permit the construction of a 446 sq. m. accessory structure for personal storage on a rural residential lot. No other relief to the By-law was 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.

**Register on-line to participate in a virtual Public Meeting at:**

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

**or contact Carly Craig, Deputy Clerk at 519-376-2727 ext 602**

**Electronic Council Meetings and Electronic Public Meetings can be viewed here:**

<https://www.youtube.com/channel/UCVD5m65WH42XTxR5tSfafQ/videos>

**Date of this Notice:** May 11, 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](mailto: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:

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Telephone: 519-376-2729 ext. 206  
By email: [planning@georgianbluffs.ca](mailto:planning@georgianbluffs.ca)

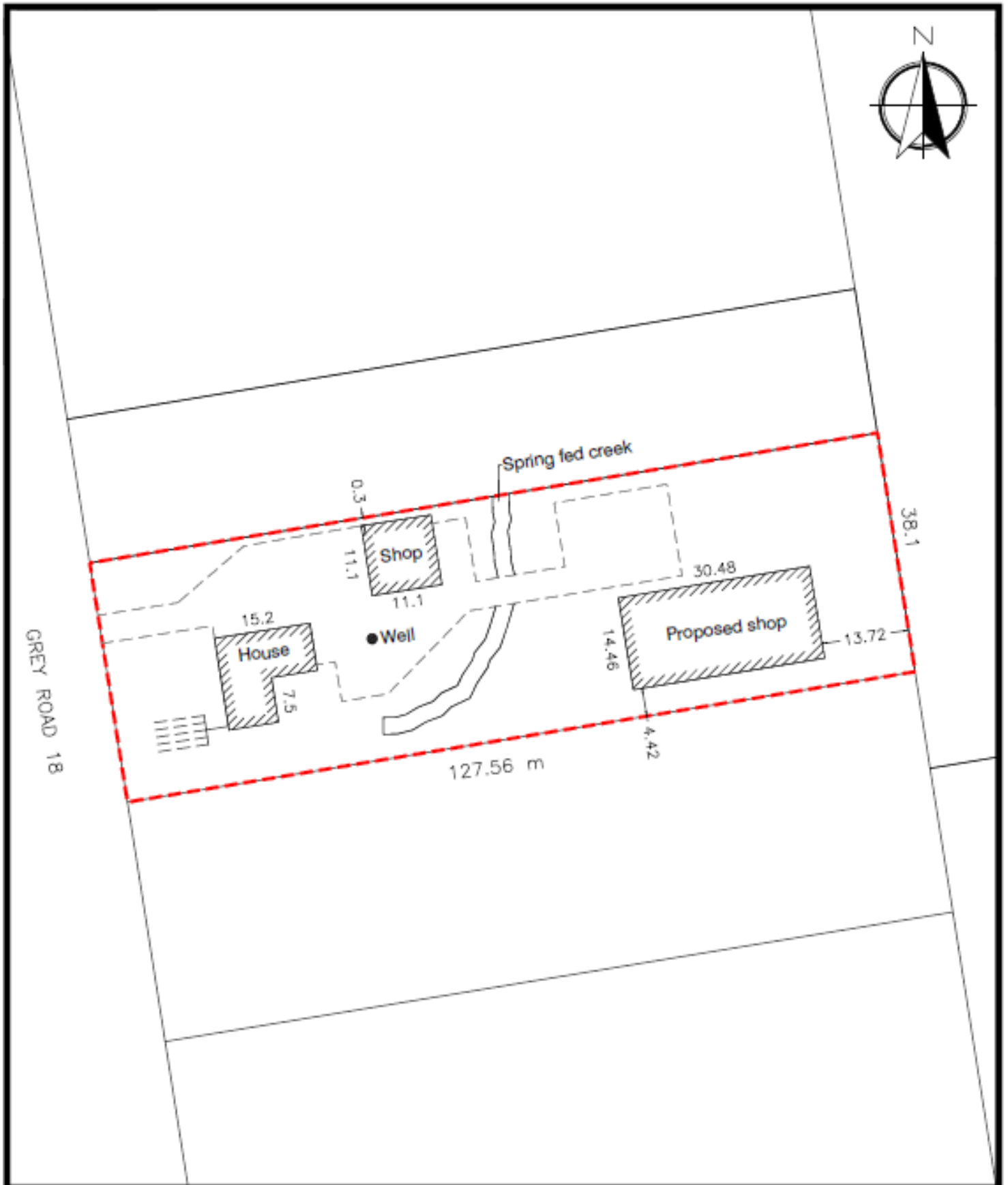
Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **June 3, 2022** so that they may be read at the meeting for the benefit of everyone in attendance.



## Location Diagram

177687 Grey Rd. 18  
4203 540 005 11200

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.



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 Glenn  
Owner(s): James & Deborah Stewart  
Legal Description: Plan 447 Pt Blk E  
Civic Address: 318837 Grey Rd. 1, Georgian Bluffs  
ARN: 4203 580 003 17800



# Notice of Complete Application and Public Meeting

## Zoning By-law Amendment Z-07-22

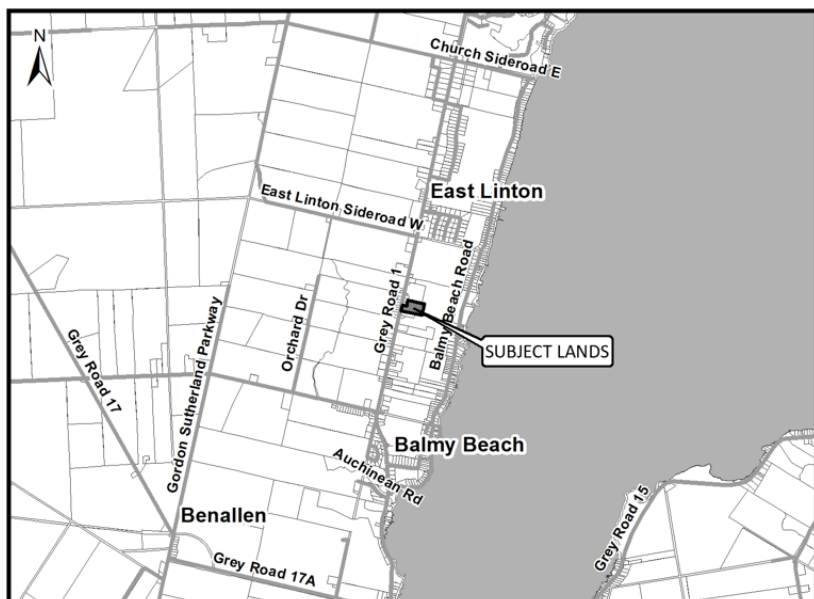
June 8, 2022 at 5:00 PM

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

**Council Chambers are OPEN to the Public.**

### What is being proposed?

Zoning By-law Amendment Application Z-07-22 seeks to permit an existing 223 m<sup>2</sup> (2400 sq.ft.) storage structure to be converted into a secondary dwelling unit located in the front yard where the by-law requires it to be located in the side or rear yard of the property.



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.

Register on-line to participate in a virtual Public Meeting at:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

or contact Carly Craig, Deputy Clerk at 519-376-2727 ext 602

**Electronic Council Meetings and Electronic Public Meetings can be viewed here:**

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

**Date of this Notice:** May 4, 2022

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).

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### How do I submit my comments?

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

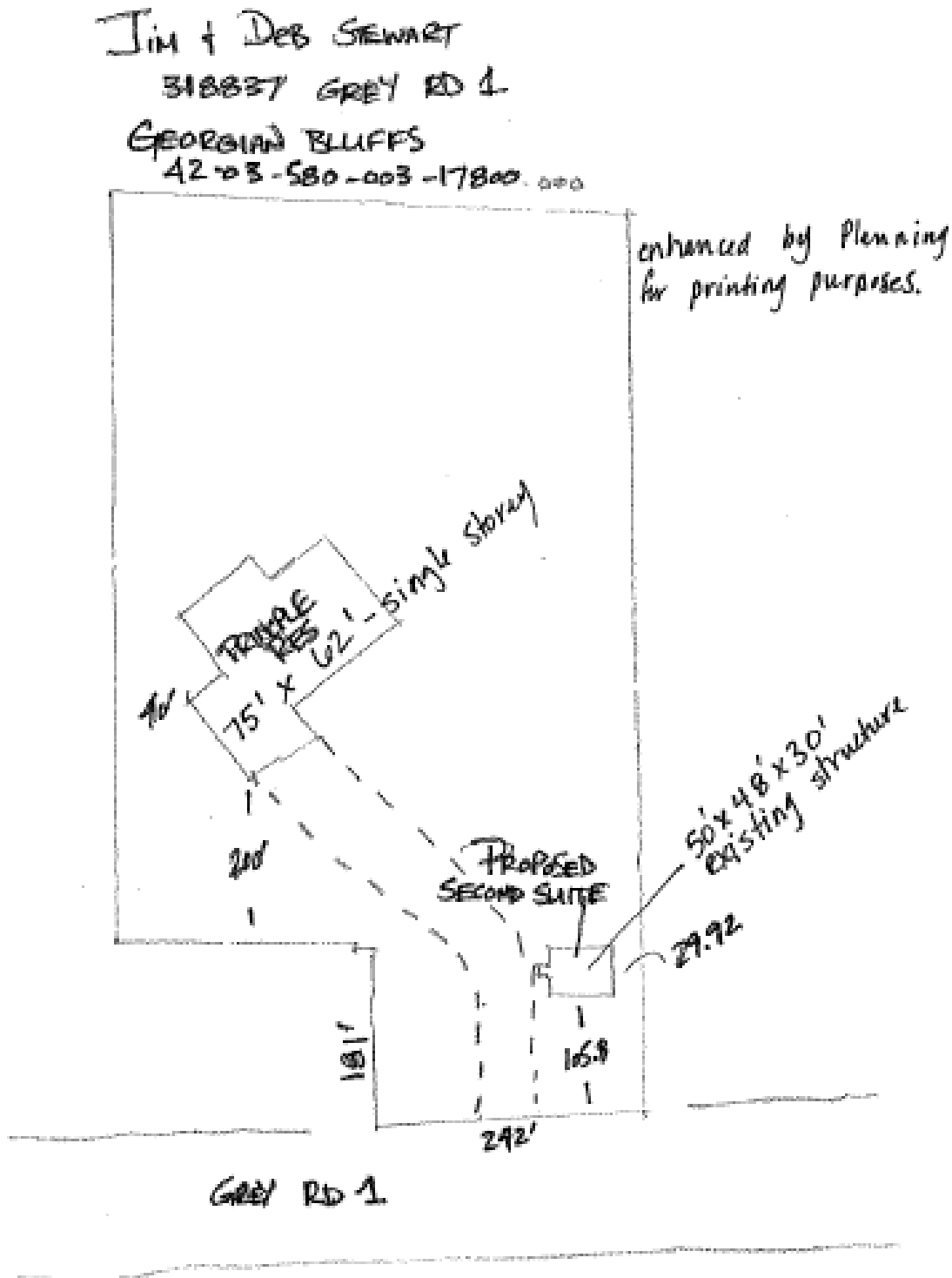
Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **May 27, 2022** so that they may be read at the meeting for the benefit of everyone in attendance.

## Location Diagram

318837 Grey Rd. 1  
4203 580 003 17800

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.



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.

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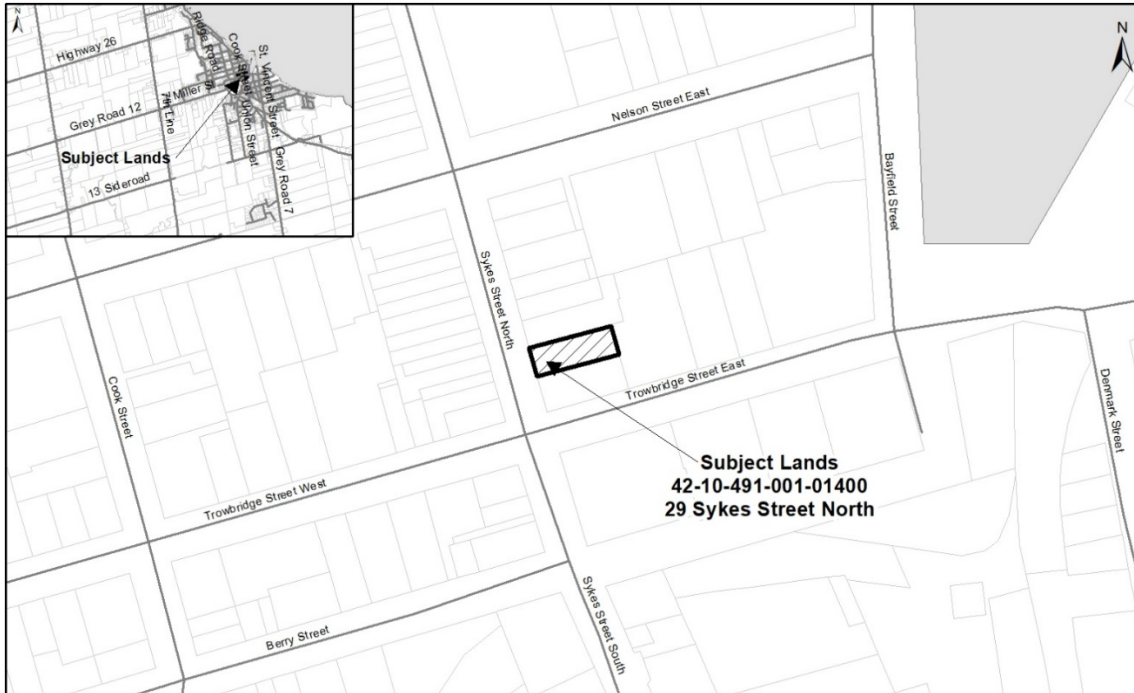


April 8, 2022

# Notice of Complete Application & Public Meeting

**File Number: Z01-2022**

**Site Location:** 29 Sykes Street North, being PLAN 309 LOTS 1134 AND 1135 in the geographic Town of Meaford, now in the Municipality of Meaford.



**Meeting Date and Time:** **Monday May 2, 2022 at 5:00 PM**

**Meeting Location:** In-person at Meaford Hall (12 Nelson Street East in the Opera House) OR 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 Development Services by noon on May 2<sup>nd</sup>, 2022 by contacting [planning@meaford.ca](mailto:planning@meaford.ca) or 519-538-1060 ext. 1120.** An email with access information will be sent to those who register for remote participation.

If you do not wish to speak at the public meeting, we encourage you to watch the meeting live via the Municipality of Meaford's YouTube channel at [www.meaford.ca/youtube](http://www.meaford.ca/youtube) or provide your written comments to [planning@meaford.ca](mailto:planning@meaford.ca) at the Municipal address below.

## What is Proposed?

The property at 29 Sykes Street North (former location of Stedmans V&S Department Store) is currently designated Downtown Core Commercial by the Meaford Official Plan and zoned Downtown Commercial (C1) which permits a range of commercial uses including hotel, restaurant, and retail store uses, among others. Zoning By-law 60-2009 requires parking spaces to be located on the same lot as the use that requires the parking, though through the policies of the Official Plan (B1.3.5.5) cash-in-lieu may be considered where a new use cannot accommodate the parking requirement. The maximum height permitted in the C1 zone is 11m and the existing building is 12.5 m in height.

**The municipality received a Zoning By-law Amendment Application (Z01-22)** that requests a rezoning to Downtown Commercial with necessary exception (C1-X) to permit the adaptive reuse of, and addition to, the existing building for a mixed use commercial development including a hotel with restaurant/café and retail space. The site specific application requests a maximum height of 16.5m (four storeys); a reduction in the total number of parking spaces required, including barrier free; to allow for required parking to be provided off-site or through cash-in-lieu payment; exemption from loading requirements; and to specify permission for a rooftop pool and capacity of the hotel and restaurant.

The proposed design maintains the original building fronting Sykes Street North with a new addition behind. A drop-off/pick-up area is proposed at the rear accessed from the municipal parking lot. Barrier free improvements are proposed to the existing pedestrian pathway between the subject lands and the property to the north.

**Related Applications:** Site Plan Approval Application (SP02-2022) and Heritage Permit Application (H02-22)

**Where Can I Find More Information?**


To view the materials submitted on this application, please visit the Meaford Website at:  
<https://www.meaford.ca/en/business-development/current-developments.aspx>

Application materials are also available in the Municipal Administration Office at the address below during normal office hours. Contact the Municipality at the below phone number for more information.

**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](mailto:planning@meaford.ca)

 519-538-1060 X1120

**More on Your Right to Appeal the Decision of Council**

If a person or public body would otherwise have an ability to appeal the decision of Meaford Council 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 Meaford Council before the by-law is passed, the person or public body is not entitled to appeal the decision. Further, if a person or public body does not make oral submissions at a public meeting, or make written submissions to Meaford Council 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of Meaford Council on the proposed zoning by-law amendment, you must make a written request to the Municipality of Meaford at the address noted above.

**A note about information you may submit to the Municipality:** 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 Municipal website, and/or made available to the public upon request.

**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.**



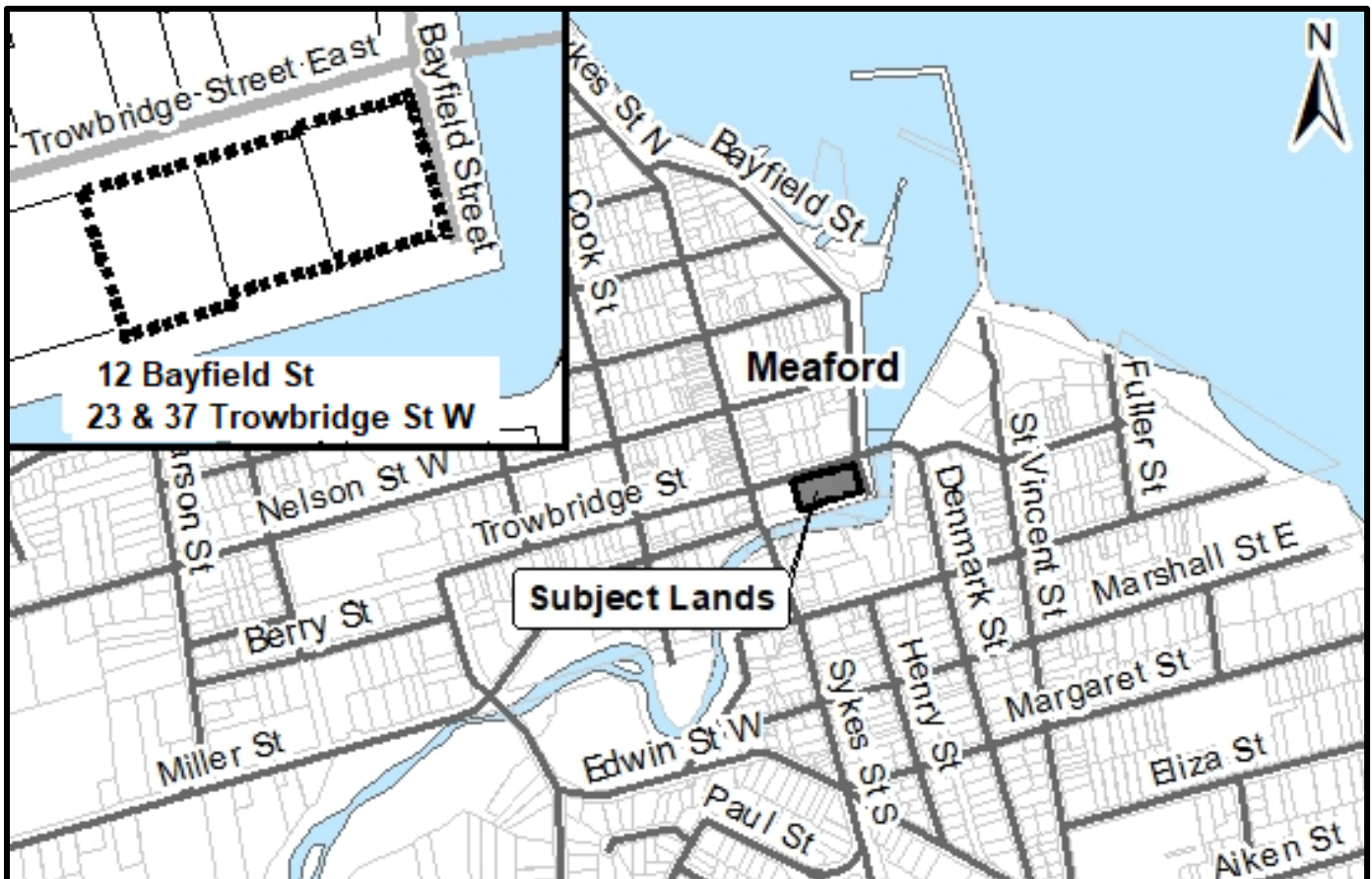


# Notice of Public Meeting

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

This is notice about a Public meeting to receive information from the public on Planning Applications received for Official Plan Amendment and Zoning By-law Amendment.

**Subject Properties:** 12 Bayfield St., 23 Trowbridge St. E, and 37 Trowbridge St. E. as shown in the Key Map.



**Public Meeting: Monday, May 16, 2022 at 5:00 PM**  
Meaford Hall, 12 Nelson Street East (Opera House)

(There is an option to participate remotely using Zoom)

**Meeting Information:** Members of the public are encouraged to provide written comments or speak at the public meeting, 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 Planning Services by noon on May 16th, 2022 by contacting [planning@meaford.ca](mailto:planning@meaford.ca) or 519-538-1060 ext. 1120.** An email with access information will be sent to those who register for remote participation.

We also encourage you to watch the meeting live via the Municipality of Meaford's YouTube channel at [www.meaford.ca/youtube](http://www.meaford.ca/youtube)

## 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.

Future development is also subject to site plan approval. A future application to the County of Grey to create a condominium on the property may also be required.

**Where to find more information**

To view the materials submitted on this application, please visit the Meaford Website at: [www.meaford.ca/developmentstatus](http://www.meaford.ca/developmentstatus) (see: Georgian Bay Harbour Ltd.)

Application materials are also available in the Municipal Administration Office at the address below during normal office hours. Contact the Municipality at the below phone number for more information.


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. Note that the approval authority for the Official Plan Amendment is the County of Grey.

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

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

 [planning@meaford.ca](mailto: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 would otherwise have an ability to appeal the decision of Meaford Council on the Zoning Amendment, or the County of Grey on the Official Plan Amendment to the Ontario Land Tribunal but the person or public body does not make



oral submissions at a public meeting or make written submissions before the Zoning By-law is passed or the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

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, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Appeal 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:** 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 websites, and/or made available to the public upon request.



## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound ON N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax 519-376-7970

May 13, 2022

Steven Qi, MCIP, RPP  
Design Plan Services Inc  
900 The East Mall, Suite 300  
TORONTO, ON M9B 6K2

\*Sent Via Email to [steven@designplan.ca](mailto:steven@designplan.ca)

Dear Mr. Qi:

**RE:** Proposed Plan of Condominiums - Blue Bay Villas  
County of Grey File # 42CDM-2013-03 – Redline Revision  
Part of Block 75, Plan 16M-15 Part 2 on Plan 16R-10059  
Township of Georgian Bluffs (Geographic Township of Sarawak)  
Owner: Georgian Villas Inc. c/o Robert S. McLeese

Pursuant to Subsection 51(48) of the Planning Act R.S.O. 1990, as amended, enclosed please find a Sworn Declaration that Notice of the proposed decision was given in accordance with the provisions of the Planning Act and that **no appeals** were received within the 20 day appeal period with the last day of appeal having been May 12, 2022.

Should you require any further information regarding this file, please do not hesitate to contact our office.

Yours truly,

Randy Scherzer, MCIP, RPP  
Deputy CAO  
(519) 372-0219 ext 1237  
[randy.scherzer@grey.ca](mailto:randy.scherzer@grey.ca)

cc.

**Sent via email:**

Township of Georgian Bluffs  
Grey Sauble Conservation Authority  
Saugeen Ojibway Nation

Ministry of Municipal Affairs and Housing  
Rob McLeese, Georgian Villas  
Canada Post Corporation  
Rogers Communications  
City of Owen Sound

**Sent via Canada Post paper mail:**

Residents of the Hollow, c/o Ian Willis, 202 Ironwood Way, Kemble, ON, NOH 1SO

**SWORN DECLARATION**

**In accordance with Subsection 51(42)**

**of the Planning Act**

**R.S.O. 1990, as amended**

**Applicant: Georgian Villas Inc. – Redline Revision**

**Municipality: Township of Georgian Bluffs**

**File # 42CDM-2013-03 Blue Bay Villas**

I, Randy Scherzer, of the Township of Georgian Bluffs, solemnly declare:

- 1) That in accordance with subsection 51(45) of the Planning Act, R.S.O. 1990, as amended Notice of the proposed decision in respect of the above noted matter was given as required on April 22, 2022.
- 2) That no appeal of the proposed decision was received by the County of Grey within the 20 day appeal period with the last day of appeal having been May 12, 2022 as provided by subsection 51(48) of the Planning Act, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated the 13<sup>th</sup> day of May, 2022



Randy Scherzer, MCIP, RPP  
Deputy CAO, County of Grey

Sworn/Affirmed/Declared before me at the City of Owen Sound  
in the County of Grey on May 13, 2022

HEATHER LYNN MORRISON, a  
Commissioner, etc., County of Grey,  
while Clerk of the Corporation of  
the County of Grey.



Commissioner for Taking Affidavits