

Memorandum

To: City Council
From: Jocelyn Wainwright, Junior Planner
Date: May 29, 2023
Subject: External Planning Policy Comment Summary – January to May 2023

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:

Notice of Public Hearing:

- A-12-22 – 504696 Grey Rd 1, Georgian Bluffs
- A-01-23 – 317698 Highway 6 & 10, Georgian Bluffs
- A-02-23 - 504571 Grey Road 1, Georgian Bluffs
- A01-2023 - 057882 12th Line, Meaford
- A02-2023 - 207 Nautical Lane, Meaford
- A03-2023 - 112 Georgian Beach Lane, Meaford
- A04-2023 – 88 Noble Street, Meaford
- A05-2023 – 195 Fraser Street, Meaford
- A06-2023 – 1585549 7th Line, Meaford
- A07-2023 - Part Lots 4 to 7 and 10 to 12 of Lots 1575 and 1576 on Registered Plan 16R3751, Meaford
- A08-2023 – 143610 Side 15, Meaford

The Planning & Heritage Division is in receipt of 11 Notices of Application for Minor Variances; three (3) within the Township of Georgian Bluffs and eight (8) within the Municipality of Meaford.

City Comment:

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

B. Consent

Notice of Public Hearing:

- B24-22 & B25-22 – Unassigned Big Rock Road, Francis Drive and Concession 14, Georgian Bluffs
- B01-2023 – 157 Sutherland Road, Georgian Bluffs
- B02-2023 – 218072 Concession 3 Derby, Georgian Bluffs
- B03-2023 – 319144 Grey Rd 1, Georgian Bluffs
- B05-2023 and B06-2023 – 319144 Grey Rd 1, Georgian Bluffs
- B01-23 - 13 Pollard Drive, Meaford
- B02-23 - 430254 Sydenham-Lakeshore Drive, Meaford
- B03-23 - 137111 Grey Rd 12, Meaford
- B04-23 - 138265 Grey Road 112, Meaford
- B05-23 - 145120 Sideroad 16, Meaford
- B06-23 – Part Lot 7 Concession 8 South, Meaford

The Planning & Heritage Division is in receipt of 13 Notice of Application for Consent; seven (7) within the Township of Georgian Bluffs and five (6) within the Municipality of Meaford.

City Comment:

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

C. Zoning By-law Amendments:

Notice of Public Meeting:

- Z-18-22 – Unassigned Big Rock Road, Francis Drive and Concession 14, Georgian Bluffs
- Z01-2023 – 441048 Elm Street, Georgian Bluffs
- Z03-2023 – 218072 Concession 3 Derby, Georgian Bluffs
- Z10-2022 – 397531 Concession 10, Meaford
- Z01-2023 - Part of Lot 10, Parts 19 & 20 of Reference Plan 16R36, Concession 2, St. Vincent, Meaford

The Planning & Heritage Division is in receipt of five (5) Notices of Public Meeting for Zoning By-law Amendment; three (3) within the Township of Georgian Bluffs and two (2) within the Municipality of Meaford.

City Comment:

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

D. Official Plan Amendments:

- (OPA35) – 397531 Concession 10, Meaford

The Planning & Heritage Division is in receipt of a Notice of Public Meeting for an Official Plan Amendment (OPA 35) and Zoning By-law Amendment (Z-10-2022) applying to lands municipally known as 397531 Concession 10, Meaford.

City Comment:

A site-specific Official Plan Amendment and Zoning By-law Amendment have been requested to facilitate an application that proposes a Commercial Dog Kennel at 397531 Concession 10, Municipality of Meaford

Planning staff have considered the Notice of Public Meeting in accordance with the criteria outlined in Schedule 'A' of CS81, which provides the protocol for comment on Meaford and Georgian Bluffs Planning Act Applications.

The protocol provides that a staff report is optional given that the Notice for Public Meeting includes an application for a site-specific Official Plan Amendment and Zoning By-law Amendment proposing commercial use (dog kennel).

In accordance with the criteria outlined in Schedule 'A' of CS81 the subject application does not trigger the requirement for a staff report.

E. Plans of Subdivision

- Notice of Complete Application – Plan of Subdivision (42T-2022-10) - Part of Lots 32 and 33, Concession 3, Geographic Township of Sarawak, now in the Township of Georgian Bluffs – Georgian Villas
- Notice of Decision - Application for Approval of Draft Plan (42-2020-05) - 345/355 Balmy Beach Road, Plan 447, Part Lot 51. Lot 52, Lot

The Planning & Heritage Division is in receipt of one (1) Notice of Complete Application for a Plan of Subdivision and one (1) Notice of Decision for Approval of Draft Plan of Subdivision, both of which are within the Township of Georgian Bluffs.

F. Ontario Land Tribunal

- Ontario Land Tribunal Notice of Case Management Conference – OLT-22-004820– Grey County OPA No. 11 – Grey County By-law 5145-22

The Planning & Heritage Division is in receipt of one (1) Notice of Case Management Conference from the Ontario Land Tribunal respecting Grey County OPA No.11.

City Comment:

On January 24, 2022, City Staff brought forward report [CS-22-008](#) to Council, providing an initial analysis of the proposed amendments of County Grey Official Plan Amendment (OPA) 11 as they relate to the interests of the City.

Staff report [CS-22-139](#) was provided to Community Services Committee on November 23, 2022, regarding additional changes to the text and mapping to County OPA No. 11, which had been proposed by County staff in response to public feedback. City staff generally had no concerns with additional changes to County OPA No.11.

EP Notices – January – May 2023

Georgian Bluffs

No concerns:

Minor Variance

- Notice of Complete Application and Public Hearing – Minor Variance Application (A-12-22) – 504696 Grey Rd 1, Georgian Bluffs
 - >8km
 - Seeks to reduce the minimum setback required from the centreline of Grey Road 1 from 23 m to 19 m, in order to permit the construction of an 844.8 m² detached dwelling on the subject lands.
 - Additionally, the request seeks to reduce the minimum setback required from lands zoned Environmental Protection (EP) from 15 m to 6 m.
- Notice of Complete Application and Public Hearing – Minor Variance Application (A-01-23) – 317698 Highway 6 & 10, Georgian Bluffs
 - <8km
 - Seeks relief to the rear yard setback from 7.5 m to 4.5 m to permit a pool to be installed in the rear yard
 - The property is zoned Planned Development (PD), therefore the application proposes to use the existing non-conforming status to permit the extension of the residential accessory use.
- Notice of Complete Application and Public Hearing – Minor Variance Application (A-02-23)- 504571 Grey Road 1, Georgian Bluffs
 - >8km
 - Seeks relief to Table 10.3 to reduce the required front yard setback from 10m to 2 m to permit a detached residential dwelling to be built on the property.

Consent

- Recirculation of Notice of Complete Application, Public Hearing, and Public Meeting – Zoning By-law Amendment (B24-22 & B25-22) – Unassigned Big Rock Road, Francis Drive and Concession 14, Georgian Bluffs
 - Associated Applications: Z-18-22
 - >8km

- Propose to recreate lots that merged on title when registered in the same name.
- Notice of Complete Application and Public Hearing – Consent Application (B01-2023) – 157 Sutherland Road, Georgian Bluffs
 - >8km
 - Within the NEC
 - Proposes 0.9 ac lot addition to the adjacent 0.5 ac property identified as 153 Sutherland Road
- Notice of Complete Application, Public Hearing, and Public Meeting – Consent Application (B02-2023) – 218072 Concession 3 Derby, Georgian Bluffs
 - Associated Applications: Z-03-22
 - Proposes lot addition to 0.68 ac lot addition to the adjacent 2.4229 ac property identified as 218084 Concession 3 Derby.
 - Site Plan control applies and application SP-13-22 has been submitted to address Environmental Impact Study (EIS) mitigation measures.
 - <8km
- Notice of Complete Application and Public Hearing – Consent Application (B03-2023) – 319144 Grey Rd 1, Georgian Bluffs
 - <8km
 - Proposes to create a 2-ac non-farm residential lot from the 139.66-acre parcel
 - The proposed severed lot meets the lot area and frontage provisions of the Zoning By-law.
- Notice of Complete Application and Public Hearing – Consent Application (B05-2023 and B06-2023) – 319144 Grey Rd 1, Georgian Bluffs
 - >8km
 - Proposes to create two (2) residential lots from the 81.5 ha parcel (retained lot).
 - Severed Lot 1 to have a lot area of 40.5 ha
 - Severed Lot 2 to have a lot area of 20.2 ha
 - Proposed severed and retained lands are currently vacant

Zoning By-law Amendment

- Recirculation of Notice of Complete Application, Public Hearing, and Public Meeting – Zoning By-law Amendment (Z-18-22) – Unassigned Big Rock Road, Francis Drive and Concession 14, Georgian Bluffs
 - Associated Applications: B24-22 & B25-22
 - Proposes to reduce the minimum lot size in the Shoreline Residential zone from 4047 m² to 4013 m² to facilitate Severance application B24-22 & B25-22.
 - Site Plan control applies and application SP-13-22 has been submitted to address Environmental Impact Study (EIS) mitigation measures.
 - >8km

- Notice of Application – Zoning By-law Amendment Application (Z01-2023) – 441048 Elm Street, Georgian Bluffs
 - >8km
 - Proposing a 37 m tri-pole tower at 441048 Elm Street. The property is an Institutional (I) zoned site.
 - Subject lands are approximately 93.4389 ac in area.
 - The intent of the proposed tower is to strengthen the telecommunications network in order to better support increased demands for consumer connectivity, the digital economy, and health and safety measures in the community.

- Notice of Complete Application, Public Hearing, and Public Meeting – Zoning By-law Amendment Application (Z03-2023) – 218072 Concession 3 Derby, Georgian Bluffs
 - Associated Applications: B2/23
 - <8km
 - Proposes to amend the 'RU' provisions of the retained parcel to permit the following:
 - Reduce the minimum required lot area from 1.98 acres to 1.49 acres
 - Reduce the required minimum side yard from 10 m to 4 m

Meaford

No concerns:

Minor Variance

- Committee of Adjustment Notice of Public Hearing – Minor Variance (A01-2023) - 057882 12th Line, Meaford
 - >8km
 - The Applicant is requesting relief from Zoning Bylaw 60-2009 to permit the accessory dwelling unit to be located more than 50 metres from the main dwelling
 - The applicants request a distance of 112 metres between the main and accessory dwellings, where Section 4.2.1.3 of the Zoning By-law currently permits accessory dwelling units to be 50 metres or less from the main dwelling.

- Committee of Adjustment Notice of Public Hearing – Minor Variance (A02-2023) - 207 Nautical Lane, Meaford
 - >8km
 - The Applicant is requesting relief from Zoning Bylaw 60-2009 to permit an increase in height for the garage than what is permitted.
 - The applicants request a height of 5.62 m for the garage where Section 4.1.1.4 of the Zoning Bylaw 60-2009 permits a height of 4.5 m.

- Committee of Adjustment Notice of Public Hearing – Minor Variance (A03-2023) - 112 Georgian Beach Lane, Meaford
 - >8km
 - The Applicant is requesting relief from the “required front yard” of Zoning Bylaw 60-2009, to allow a new deck to be constructed.
 - The proposal requests permission for a deck to be constructed at a setback of 1.5 metres from the east lot line (what known as Georgian Beach Road), where Zoning By-law Table 6.2.1 requires a setback of 9.0 metres in the RLS zone.
 - It should be noted that while the current application seeks relief from the “required Front Yard”, in the future this lot line is expected to become a rear lot line and the lands would front on Georgian Beach Lane.

- Committee of Adjustment Notice of Public Hearing – Minor Variance (A04-2023) – 88 Noble Street, Meaford
 - >8km

- The Applicant is requesting relief from Zoning Bylaw 60-2009 to permit a front yard setback of 6.7 metres, where 7.5 metres are required.
 - The applicants also request a side yard setback of 2.7 metres where 4.8 metres are required.
- Committee of Adjustment Notice of Public Hearing – Minor Variance (A05-2023) – 195 Fraser Street, Meaford
 - >8km
 - The applicant is seeking to replace the existing single detached dwelling and accessory structure on site.
 - The applicant is requesting the following relief from Zoning Bylaw 60-2009:
 - a) Reduce the required setback from Georgian Bay from 15m to 10.23m for the dwelling
 - b) Allow the dwelling to increase in floor area/volume in the required 15m setback.
 - c) Reduce the required setback from Georgian Bay from 6m to 3.05m for the accessory structure.
 - d) Allow the accessory structure to increase in floor area/volume in the required 6m setback
- Committee of Adjustment Notice of Public Hearing – Minor Variance (A06-2023) – 158549 7th Line, Meaford
 - >8km
 - The applicant is requesting relief from Zoning Bylaw 60-2009 to permit a drive shed with a height of 5.8 m, where the maximum permitted height is 4.5 m.
- Committee of Adjustment Notice of Public Hearing – Minor Variance (A07-2023) – Part Lots 4 to 7 and 10 to 12 of Lots 1575 and 1576 on Registered Plan 16R3751, Meaford
 - >8km
 - The applicant is requesting relief from Zoning Bylaw 60-2009 to permit a 7.5 m front yard setback where a 15 m front yard setback is required.
- Committee of Adjustment Notice of Public Hearing – Minor Variance (A08-2023) – 143610 Sideroad 15, Meaford
 - <8km

- The applicant is requesting relief from Zoning Bylaw 60-2009 to correct the zoning permission on the subject lands to allow a custom workshop of up to 297 m² of accessory retail area for the workshop.
- A previous Zoning By-law Amendment (By-2023-15) approved by Council on March 2, 2023, permitted the use, however, the necessary height provision of 6 m was not included.
- The variance would permit the workshop building to be a maximum of 6 m high, whereas the Zoning Bylaw permits a maximum of 5.5 m.

Consent

- Committee of Adjustment Notice of Public Hearing – Consent (B01-23): 13 Pollard Drive, Meaford
 - >8km
 - Seeks to adjust the lot lines for the property known as 13 Pollard Drive. The severed parcel would be 116 square metres, with 1.5 metres of frontage on Pollard Drive.
 - Seeks to add the 116 square metre parcel to the adjacent lot at 7 Pollard Drive.
 - The retained parcel would then be 1239 square metres with 16.8 metres of frontage on Pollard Drive.
- Committee of Adjustment Notice of Public Hearing – Consent (B02-23): 430254 Sydenham-Lakeshore Drive, Meaford
 - >8km
 - Seeks to create a lot where the existing buildings are located and to provide an easement across the retained parcel to provide the farmhouse with well access.
 - The severed parcel would be 2.01 hectares, with 86.5 metres of frontage on Sydenham-Lakeshore Drive.
 - The retained parcel would then be 38.6 hectares with 113.5 and 218 metres of frontage on Sydenham-Lakeshore Drive.
- Committee of Adjustment Notice of Public Hearing – Consent (B03-23): 137111 Grey Rd 12, Meaford
 - >8km
 - Seeks to create a lot containing the existing buildings and to provide an easement across the retained parcel to provide the house on the proposed severed lot with well access.

- The severed parcel would be 4.88 hectares, with 195 metres of frontage on Grey Road 12.
 - If approved the retained parcel would then be 30.7 hectares with 107 metres of frontage on Grey Road 12.
- Committee of Adjustment Notice of Public Hearing – Consent (B04-23)
- 138265 Grey Road 112, Meaford
 - >8km
 - Lot addition
 - Seeks to sever a vacant 20.6 hectare area of land with no road frontage, from the rear of the lands known as 138265 Grey Road 112.
 - The severed lands are to be added to the adjacent farm property to the south at Part of Lot 19, Concession 9, 16R-4963 Part of Part 5.
 - The retained lands, containing a house and accessory buildings, would then be 3.5 hectares in area with 184.67 metres of road frontage on Grey Road 112
- Committee of Adjustment Notice of Public Hearing – Consent (B05-23)
- 145120 Sideroad 16, Meaford
 - >8km
 - Seeks to create a lot to be used as a residential dwelling and hobby farm,
 - The severed parcel would be 20.2 hectares, with 621 metres of frontage on Sideroad 16.
 - The severed parcel would be 20.2 hectares, with 621 metres of frontage on Sideroad 16.
- Committee of Adjustment Notice of Public Hearing – Consent (B06-23)
– Part Lot 7 Concession 8 South, Meaford
 - >8km
 - The application proposes a lot creation.
 - The proposed severed lot is currently used as farmland and this use is proposed to be maintained in addition to a new residential use.
 - The severed parcel would be 3.65 ha, with 120 m of frontage on 7 Sideroad.
 - The retained parcel would be 8.57 ha with 355 m of frontage on 7 Sideroad.

Zoning By-law Amendment

- Notice of Public Meeting– Zoning By-law Amendment (Z10-2022) – 397531 Concession 10, Meaford
 - Associated Application: OPA35
 - <8km
 - The applicants have requested an Official Plan Amendment and Zoning Amendment to permit a Commercial Dog Kennel on the lands.
 - The lands are zoned Rural Exception 248 (RU-248), Environmental Protection (EP) and Holding Symbol (H4). Exception 248 applies the site-specific building envelope on the lands, related to protection of nearby natural heritage features.
 - The requested Zoning Amendment would add the use of Commercial Kennel up to 20 dogs and would also increase the size of the Building Envelope on the lands to allow for an addition to the existing dwelling slightly outside the currently approved building envelope.
- Notice of Public Meeting– Zoning By-law Amendment (Z01-23) - Part of Lot 10, Parts 19 & 20 of Reference Plan 16R36, Concession 2, St. Vincent, Meaford
 - The application seeks to rezone a portion of their lands from Environmental Protection (EP) to Country Residential with Holding (CR)(H1).
 - New buildings or structures are not permitted to be built on lands designated as EP. The purpose is to allow new buildings or structures to be permitted to be built on the lands by refining the area designated as EP on the subject lands.
 - The Holding Symbol will remain on the property until such time as the owners apply to have the Holding Symbol removed.

Official Plan Amendment

- Notice of Public Meeting– Official Plan Amendment (OPA35) – 397531 Concession 10, Meaford
 - Associated Application: Z10-2022
 - <8km
 - The applicants have requested an Official Plan Amendment and Zoning Amendment to permit a Commercial Dog Kennel on the lands.

- The Meaford Official Plan designates the property Rural and Environmental Protection.
- The Rural designation permits a Commercial Dog Kennel, subject to certain criteria, including requiring the use to be located a minimum of 100 metres from a property line.
- The application requests relief from this policy to allow the use in an existing building approximately 3 metres from the south lot line.
- The existing building would continue to be used as a training area only.
- The proposed kennel building would be constructed as an addition to that building, located to the north (partly behind the existing dwelling).
- The existing dog run area along the south property line would be removed and relocated to the area adjacent to the kennel.

County of Grey

No concerns:

Ontario Land Tribunal

- Ontario Land Tribunal Notice of Case Management Conference – OLT-22-004820– Grey County OPA #11 – Grey County By-law 5145-22
 - 1063755 Ontario Ltd. V. Grey (County)
 - Proposed Official Plan Amendment No. 11 to implement the 2021 Growth Management strategy and additional housekeeping changes.
 - Appellants: Municipality of West Grey, 10637755 Ontario Ltd.
 - Event held at 10:00 am on April 12, 2023, by video conference.

Plan of Subdivision

- Notice of Complete Application – Plan of Subdivision (42T-2022-10) - Part of Lots 32 and 33, Concession 3, Geographic Township of Sarawak, now in the Township of Georgian Bluffs – Georgian Villas
 - >8km
 - The proposed plan of subdivision would create blocks of land for sixty-five (65) single-family detached dwellings, three (3) open space blocks and one (1) memorial block.

- In addition to the residential units, the proposed development will extend McLeese Drive and create an internal street.
 - The subject lands are in designated Primary Settlement areas in both the County and Township Official Plans. Access to the new development would be from the extension of McLeese Drive. An additional internal street will be created that will connect to McLeese Drive.
 - The development will be serviced via municipal water and sewer services.
- Notice of Decision - Application for Approval of Draft Plan (42-2020-05) - 345/355 Balmy Beach Road, Plan 447, Part Lot 51. Lot 52, Lot 52A, geographic Township of Sarawak, Georgian Bluffs
 - <8km
 - Plan of Subdivision File No. 42T-2020-05 has been granted draft approval.

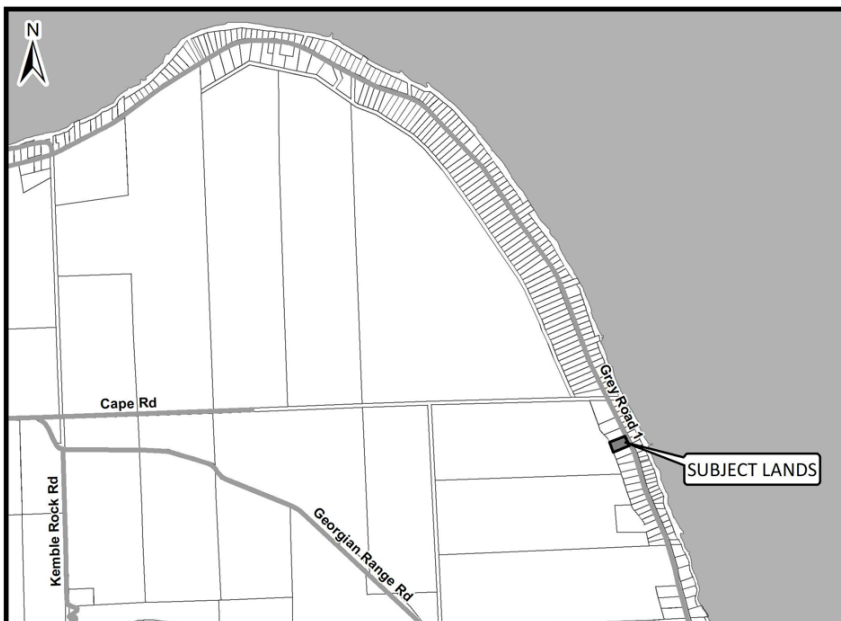


Notice of Complete Application and Public Hearing

Hearing Date: February 14, 2023
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5
Application: Minor Variance A-12-22
Owner(s): Terry & Tracey Fairbairn
Subject Lands: 504696 Grey Rd 1
ARN: 4203 620 008 45800
Legal: Plan 834 Lot 17
Related File(s): n/a

Council Chambers are OPEN to the Public.

Proposal: Minor Variance Application A-12-22 seeks to reduce the minimum setback required from the centreline of Grey Road 1 from 23 metres to 19 metres, in order to permit the construction of an 844.8 square metre detached dwelling on the subject lands. The applicant further requests to reduce the minimum setback required from lands zoned Environmental Protection (EP) from 15 metres to 6 metres.



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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<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>
or contact Raeburn Murray, Legislative Services Coordinator at 519-376-2727 ext. 603

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

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

Date of Notice: January 12, 2023

Submitting Comments: Written comments are due to planning@georgianbluffs.ca by **January 30, 2023** 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

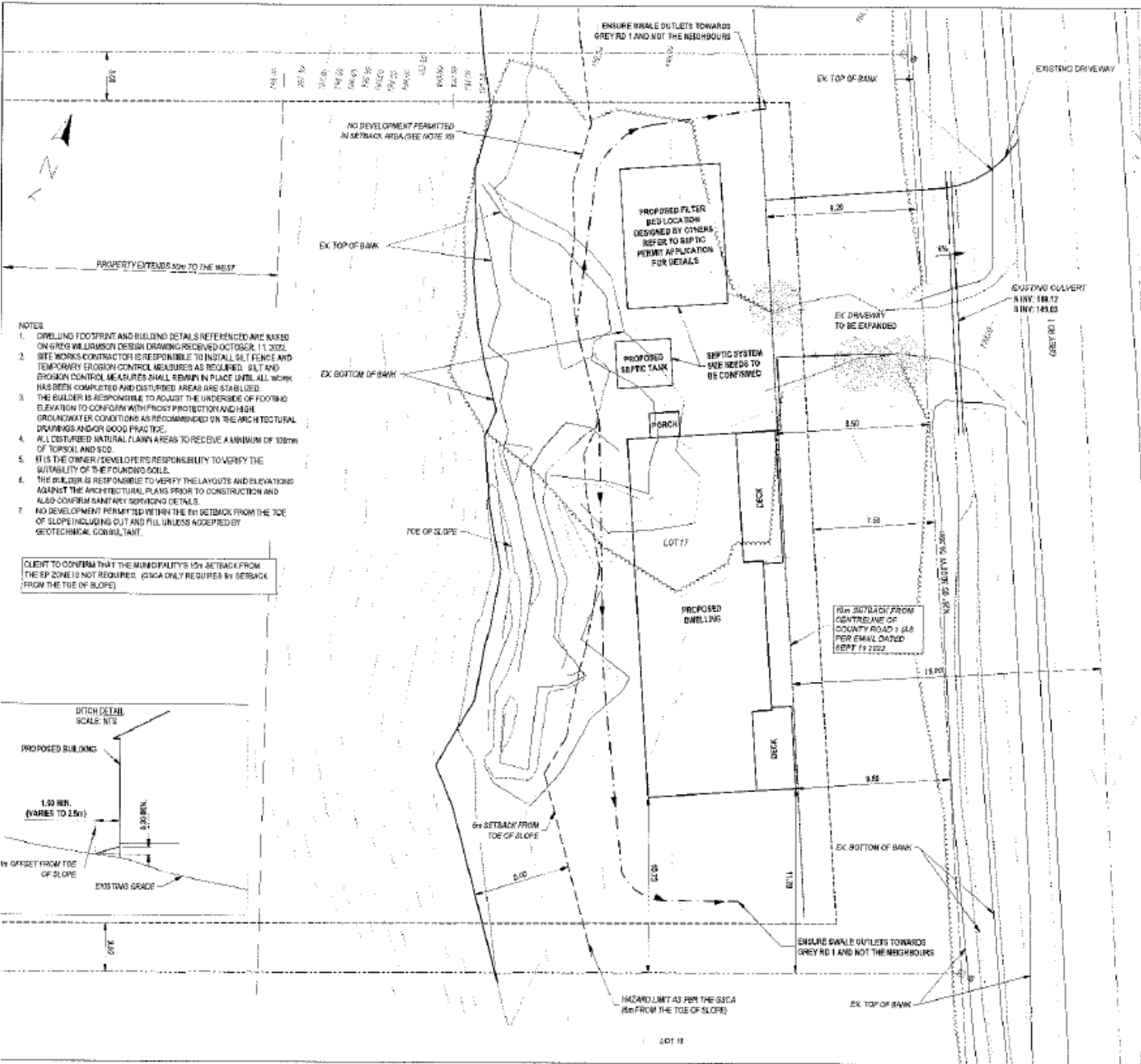
You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform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

504696 Grey Rd 1
4203 620 008 45800

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.

Comment Date Amended

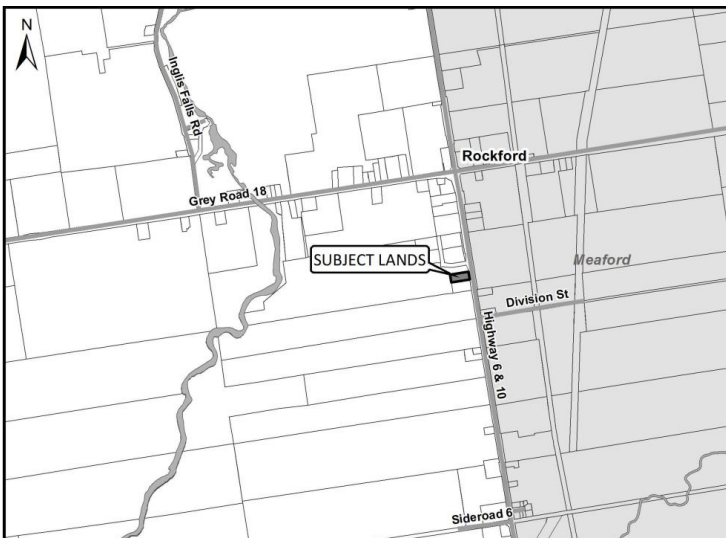


Notice of Complete Application and Public Hearing

Hearing Date: May 16, 2023
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5
Application: Minor Variance A-01-23
Owner(s): Kathy & Wayne Dietrich
Subject Lands: 317698 Highway 6 & 10
ARN: 4203-540-001-03501
Legal: CON 1 PT LOT 9
Related File(s): n/a

Council Chambers are OPEN to the Public.

Proposal: Minor Variance Application A-01-23 seeks relief to the rear yard setback from 7.5 m to 4.5 m to permit a pool to be installed in the rear yard. The property is zoned Planned Development (PD), therefore the application proposes to use the existing non-conforming status to permit the extension of the residential accessory use. No other relief to the By-law was requested.



For more information, visit our website today at:
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or contact the Clerks Department at 519-376-2729 ext. 603

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

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

Date of Notice: March 28, 2023

Submitting Comments: Written comments are due to planning@georgianbluffs.ca by **April 28, 2023** 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 planning@georgianbluffs.ca

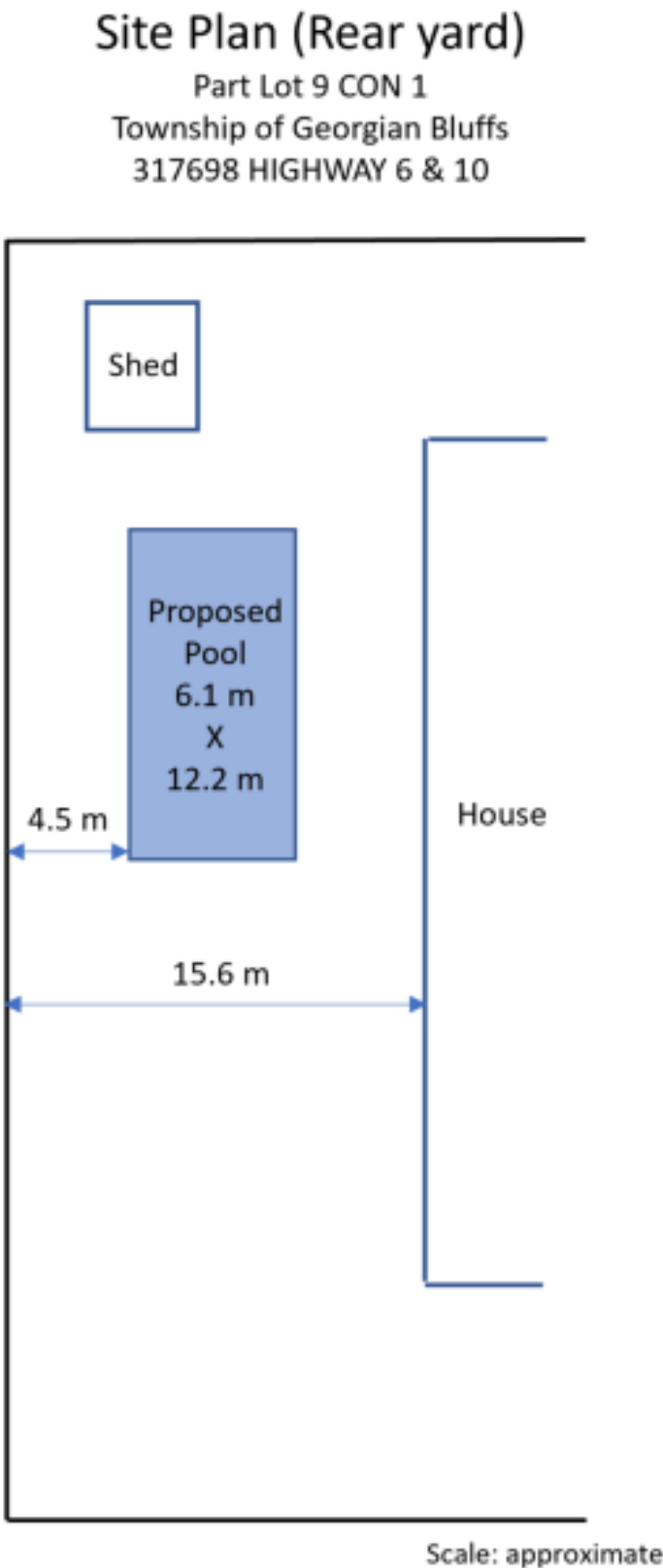
You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform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

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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.

Figure 1 – Site Plan



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

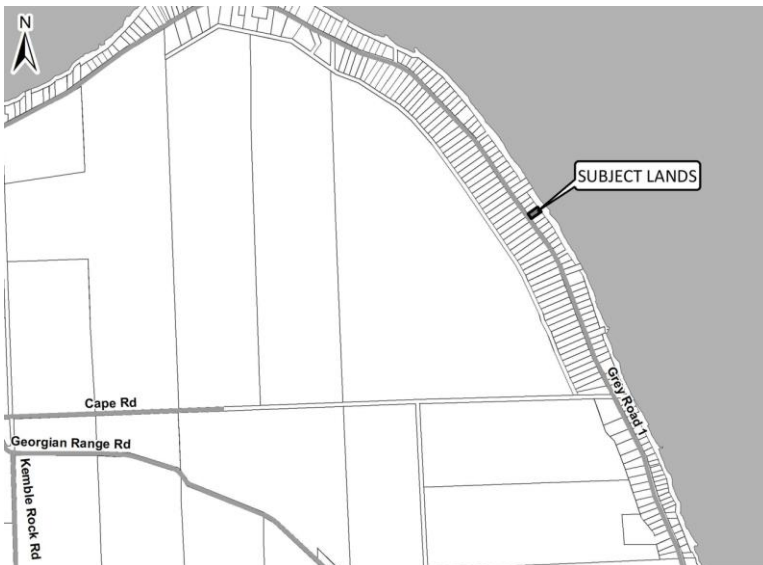


Notice of Complete Application and Public Hearing

Hearing Date: May 16, 2023
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5
Application: Minor Variance A-02-23
Owner(s): Princess Margaret Foundation
Subject Lands: 504571 Grey Road 1
ARN: 4203 620 008 38800
Legal: PLAN 552 LOT 34
Related File(s): n/a

Council Chambers are OPEN to the Public.

Proposal: Minor Variance Application A-02-23 seeks relief to Table 10.3 to reduce the required front yard setback from 10m to 2 m to permit a detached residential dwelling to be built on the property. No other relief to the By-law was requested.



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Date of Notice: April 14, 2023

Submitting Comments: Written comments are due to jlrichards@georgianbluffs.ca by **April 28, 2023** 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 a planner at jlrichards@georgianbluffs.ca

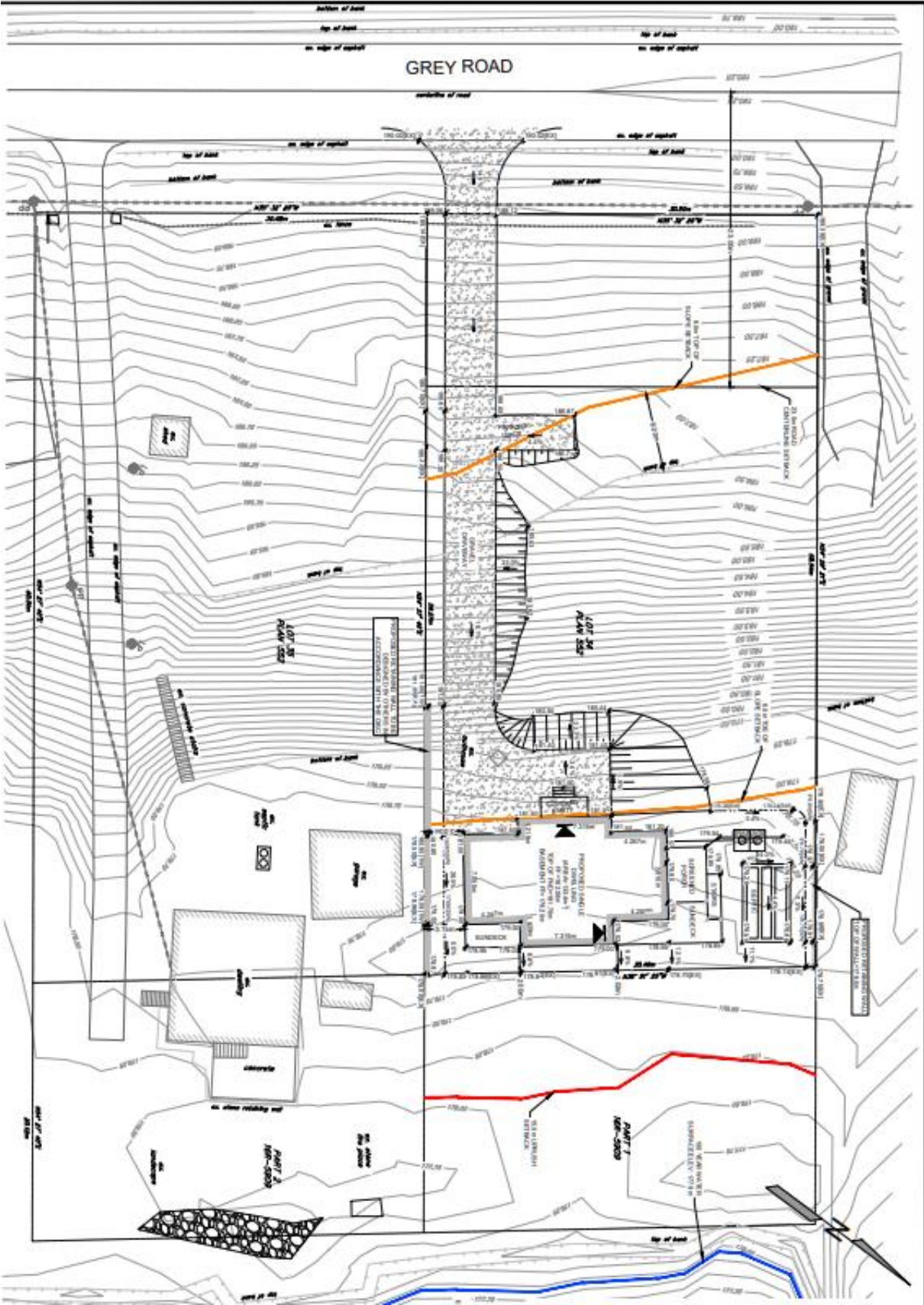
You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform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

504571 Grey Road 1
4203 620 008 38800

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.



Committee of Adjustment

Notice of Public Hearing

Minor Variance Application

Proposal: The applicants are seeking to build a new detached accessory dwelling unit on the lot.

The applicants request relief from Zoning Bylaw 60-2009 to permit the accessory dwelling unit to be located more than 50 metres from the main dwelling. The applicants request a distance of 112 metres between the main and accessory dwellings, where Section 4.2.1.3 of the Zoning By-law currently permits accessory dwelling units to be 50 metres or less from the main dwelling.

The Official Plan designation of the lands is Rural (RU) and Environmental Protection (EP). The zoning on the lands is Rural (RU) and Environmental Protection (EP).

Property Location: 057882 12th Line (Concession 12, Part Lot 14, Meaford, formerly St. Vincent)



Meeting Date and Time: Wednesday, February 22nd 2023 at 3:00 PM

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers) with the option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Meaford Hall or remotely via Zoom.

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

For more information about this application, please use the contact information below or visit us during normal office hours.

To be notified of the decision of the Committee of Adjustment, please make a written request to the Secretary Treasurer at the contact below.

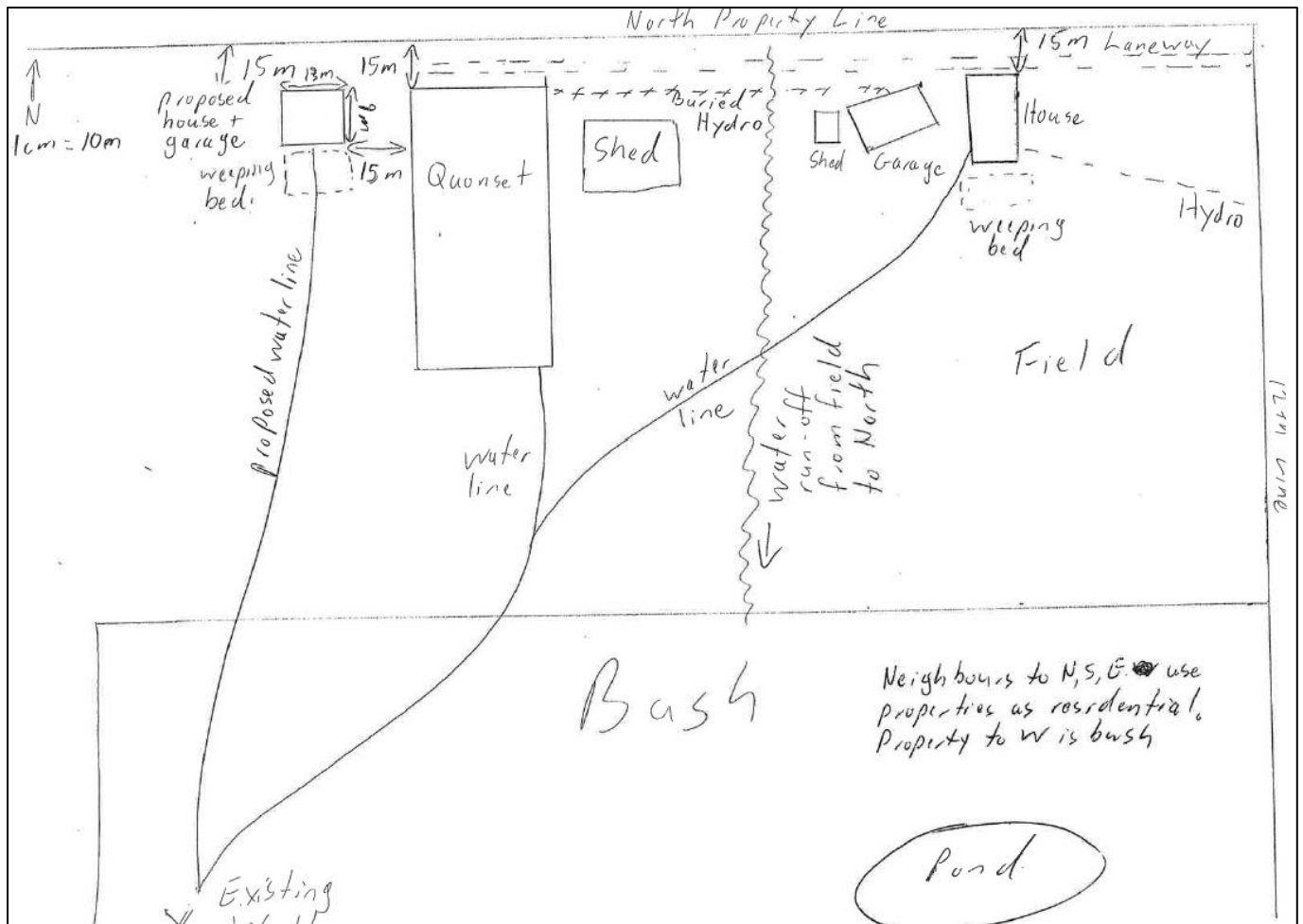
To join by Zoom, register in advance with the Secretary-Treasurer by noon on February 22nd, 2023, at the contact information below.

Denise McCarl, (Acting) Secretary-Treasurer

21 Trowbridge Street West, Meaford, Ontario N4L 1A1

planning@meaford.ca 519-538-1060 Extension 1120

Figure 1: Excerpt from the Applicant's Site 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.

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Committee of Adjustment

Notice of Public Hearing

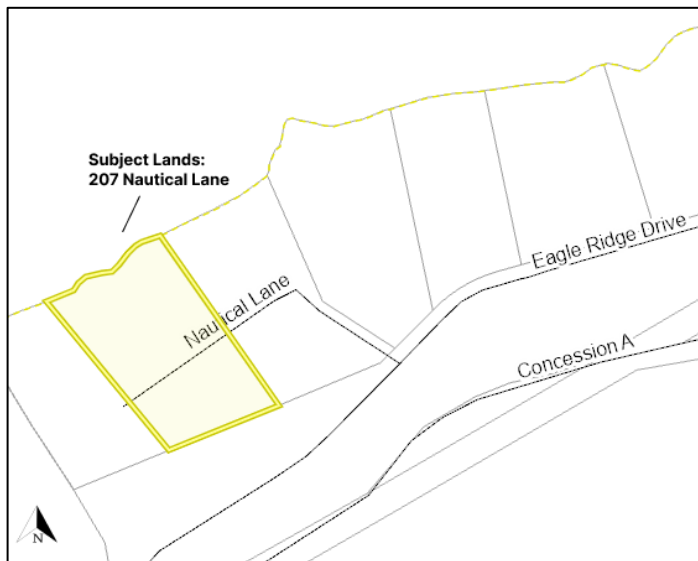
Minor Variance Application

Proposal: The applicants are seeking to build a detached garage with a second story accessory dwelling unit.

The applicants request relief from Zoning Bylaw 60-2009 to permit an increase in height for the garage than what is permitted. The applicants request a height of 5.62 m for the garage where Section 4.1.1.4 of the Zoning Bylaw 60-2009 permits a height of 4.5 m.

The Official Plan designation of the lands is Shoreline and Environmental Protection (EP). The zoning on the lands is Residential Limited Services with Exception (RLS-225) and Environmental Protection (EP).

Property Location: 207 Nautical Lane (Broken Front Concession, Lot 14, Meaford, formerly Sydenham)



Meeting Date and Time: Wednesday, February 22nd 2023 at 3:00 PM

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers) with the option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Meaford Hall or remotely via Zoom.

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For more information about this application, please use the contact information below or visit us during normal office hours.

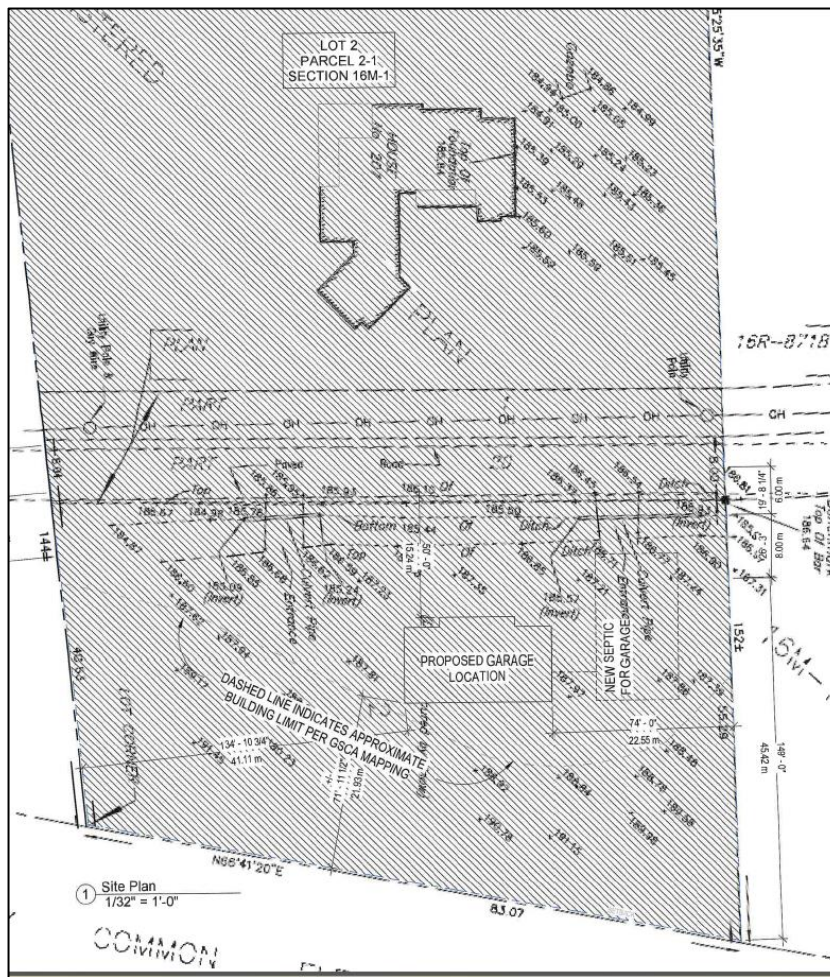
To be notified of the decision of the Committee of Adjustment, please make a written request to the Secretary Treasurer at the contact below.

To join by Zoom, register in advance with the Secretary-Treasurer by noon on February 22nd, 2023, at the contact information below.

Denise McCarl, (Acting) Secretary-Treasurer

21 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca 519-538-1060 Extension 1120

Figure 1: Excerpt from the Applicant's Site Sketch



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Committee of Adjustment

Notice of Public Hearing

Minor Variance Application

Proposal: This application requests relief from the “required front yard” of Zoning By-law 60-2009, to allow a new deck to be constructed. The proposal requests permission for a deck to be constructed at a setback of 1.5 metres from the east lot line (what known as Georgian Beach Road), where Zoning By-law Table 6.2.1 requires a setback of 9.0 metres in the RLS zone. It should be noted that while the current application seeks relief from the “required Front Yard”, in the future this lot line is expected to become a rear lot line and the lands would front on Georgian Beach Lane. A sketch is on the reverse of this notice.

Previous approved Minor Variance application A09-2020 approved variances for replacement dwelling to be built on the lands in generally the same location as the previous cottage. At that time, the consideration of the deck was deferred, to be considered in this subsequent application.

The Meaford Official Plan designation of the lands is Shoreline area.

Figure 1: Property Location



Property Location: 112 Georgian Beach Lane (Plan 284, Part of Lot 64, Parts 45 and 46 of 16R-7806, St. Vincent)

Meeting Date and Time: April 26, 2023 at 3:00 PM

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers) with the option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Meaford Hall or remotely via Zoom.

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

For more information about this application, please use the contact information below or visit the Development Services Office during normal office hours. You can also request to be notified of the decision of the Committee of Adjustment by making a request in writing to the Secretary Treasurer. To join by Zoom, register in advance with the Secretary-Treasurer by noon on April 26, 2023.

Gabriele Pucci, Secretary-Treasurer, Committee of Adjustment

Municipality of Meaford Development Services Office
15 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca 519-538-1060 Extension 1127

[illegible]

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



Committee of Adjustment

Notice of Public Hearing

Minor Variance Application

Proposal: The applicants are seeking to build an addition onto the existing dwelling.

The applicants request relief from Zoning Bylaw 60-2009 to permit a front yard setback of 6.7 metres, where 7.5 metres are required under Section 6.2 of Zoning Bylaw 60-2009.

The applicants also request a side yard setback of 2.7 metres where 4.8 metres are required under Section 6.2 of Zoning Bylaw 60-2009.

The Official Plan designation of the lands is Urban Living Area. The zoning on the lands is Residential 1 (R1).

Property Location: 88 Noble Street (Concession 5, Lot 16, Meaford, formerly St. Vincent)



Meeting Date and Time: Wednesday, April 26th 2023 at 3:00 PM

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers) with the option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Meaford Hall or remotely via Zoom.

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

For more information about this application, please use the contact information below or visit us during normal office hours.

To be notified of the decision of the Committee of Adjustment, please make a written request to the Secretary Treasurer using the contact details below.

To join by Zoom, register in advance with the Secretary-Treasurer by noon on April 26th 2023, at the contact information below.

Gabriele Pucci, Secretary-Treasurer

21 Trowbridge Street West, Meaford, Ontario N4L 1A1

gpucci@meaford.ca 519-538-1060 Extension 1127

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



Committee of Adjustment

Notice of Public Hearing

Minor Variance Application

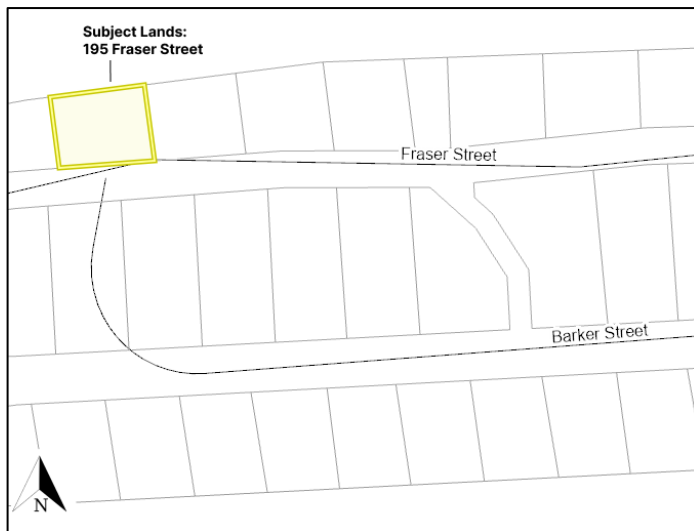
Proposal: The applicant seeks to replace the existing single detached dwelling and accessory structure on site.

The applicant requests the following relief from Zoning Bylaw 60-2009:

1. Reduce the required setback from Georgian Bay from 15m to 10.23m for the dwelling.
2. Allow the dwelling to increase in floor area/volume in the required 15m setback.
3. Reduce the required setback from Georgian Bay from 6m to 3.05m for the accessory structure.
4. Allow the accessory structure to increase in floor area/volume in the required 6m setback.

The Official Plan designation of the lands is Shoreline and Environmental Protection. The zoning on the lands is Residential Limited Service Holding 1 (RLS (H1)).

Property Location: 195 Fraser Street (Concession 1, Lot 11, Meaford, formerly St. Vincent)



Meeting Date and Time: Wednesday, April 26th 2023 at 3:00 PM

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers) with the option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Meaford Hall or remotely via Zoom.

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

For more information about this application, please use the contact information below or visit us during normal office hours.

To be notified of the decision of the Committee of Adjustment, please make a written request to the Secretary Treasurer using the contact details below.

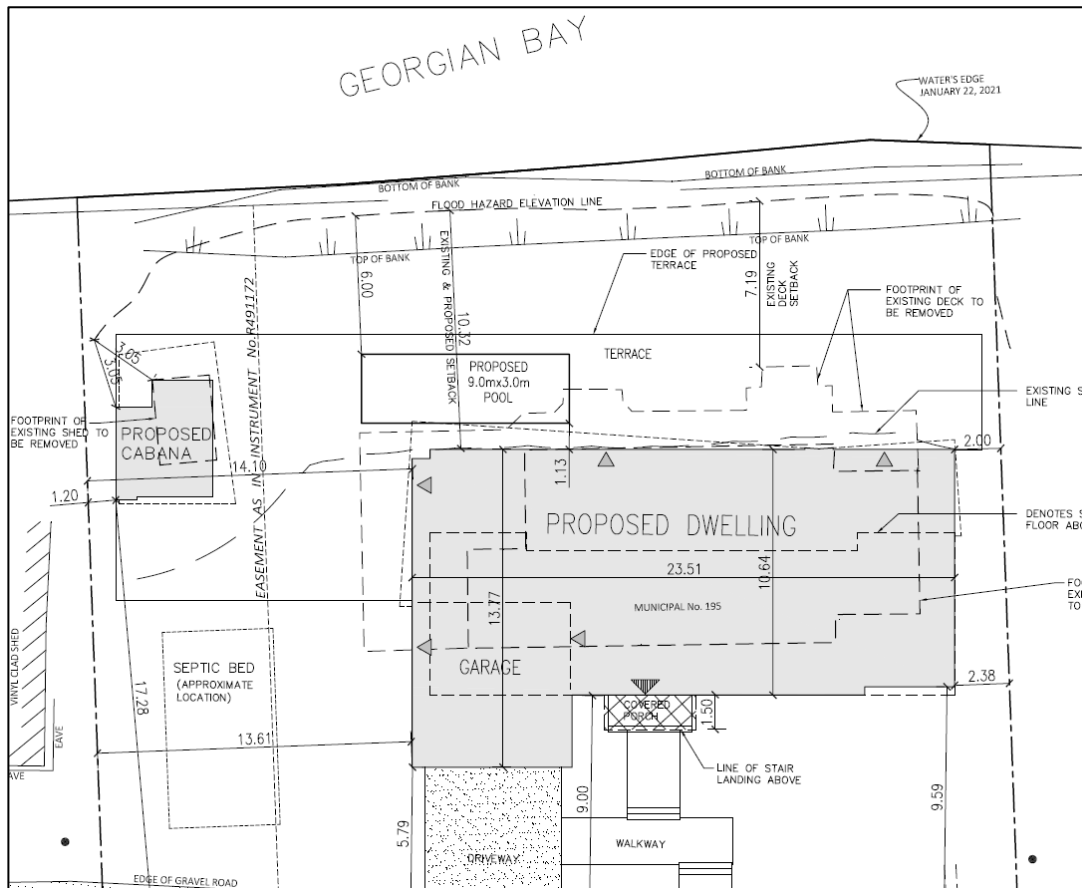
To join by Zoom, register in advance with the Secretary-Treasurer by noon on April 26th 2023, at the contact information below.

Gabriele Pucci, Secretary-Treasurer

21 Trowbridge Street West, Meaford, Ontario N4L 1A1

gpucci@meaford.ca 519-538-1060 Extension 1127

Figure 1: Excerpt from the Applicant's Site Sketch



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Committee of Adjustment

Notice of Public Hearing

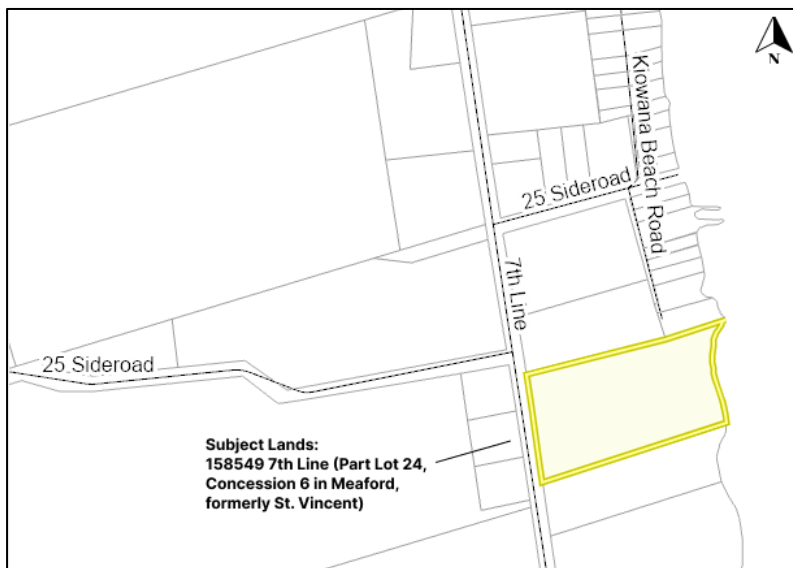
Minor Variance Application

Proposal: The property owner seeks permission to build a drive shed at a higher height than is permitted in the Zoning By-law 60-2009. The applicant requests relief from Zoning Bylaw 60-2009 to permit a drive shed with a height of 5.8 metres, where the maximum permitted height is 4.5 metres per Zoning By-law 60-2009.

The Official Plan designation of the lands is Shoreline and Environmental Protection. The zoning designation of the lands is Shoreline Residential and Environmental Protection.

Property Location: 158549 7th Line (Part Lot 24, Concession 6 in Meaford, formerly St. Vincent)

Meeting Date and Time: Wednesday, May 31st, 2023, at 3:00 PM



Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers) with the option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Meaford Hall or remotely via Zoom.

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

For more information about this application, please use the contact information below or visit us during normal office hours.

To be notified of the decision of the Committee of Adjustment, please make a written request to the Secretary Treasurer using the contact details below.

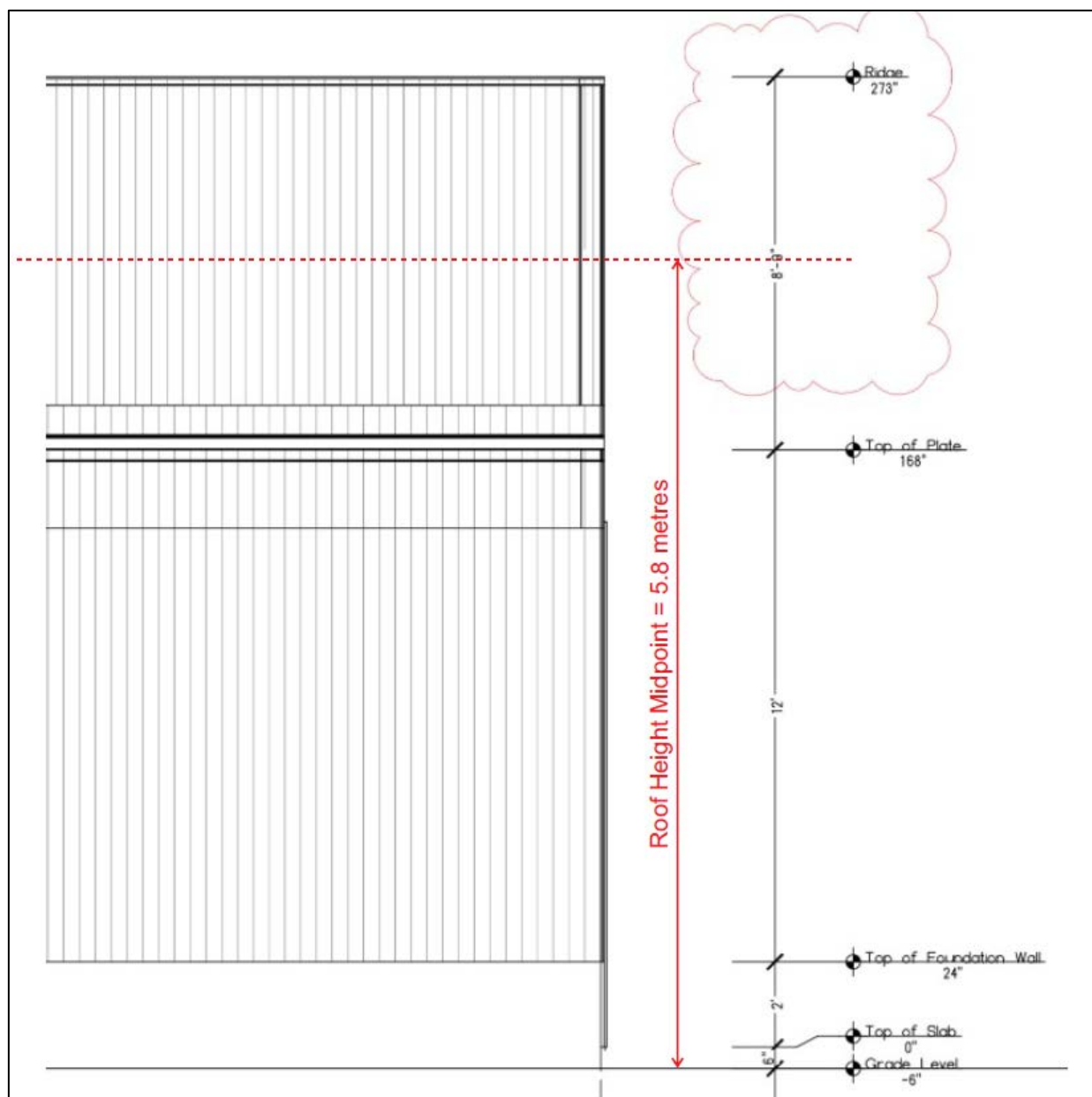
To join by Zoom, register in advance with the Secretary-Treasurer by noon on May 31st, 2023, at the contact information below.

Gabriele Pucci, Secretary-Treasurer

21 Trowbridge Street West, Meaford, Ontario N4L 1A1

gpucci@meaford.ca 519-538-1060 Extension 1127

Figure 1: Excerpt from the Applicant's Site Sketch



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Committee of Adjustment

Notice of Public Hearing

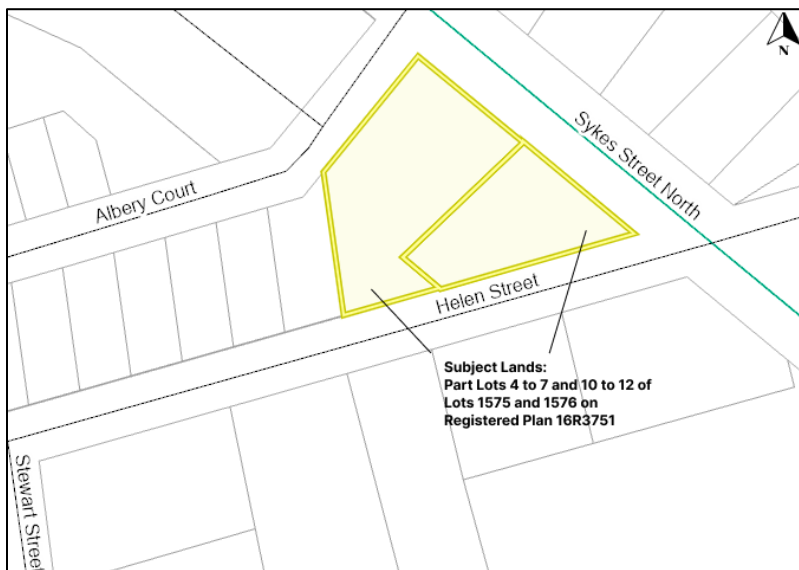
Minor Variance Application

Proposal: The property owner seeks to build a chiropractic clinic on the subject property. The applicant requests relief from Zoning Bylaw 60-2009 to permit a 7.5 metre front yard setback, where a 15 metre front yard setback is required in Zoning By-law 60-2009.

The Official Plan designation of the lands is Urban Highway Commercial and Environmental Protection. The zoning on the lands is Highway Commercial (C2) and Environmental Protection (EP).

Property Location: Part Lots 4 to 7 and 10 to 12 of Lots 1575 and 1576 on Registered Plan 16R3751, Meaford, formerly St. Vincent

Meeting Date and Time: Wednesday, May 31st, 2023, at 3:00 PM



Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers) with the option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Meaford Hall or remotely via Zoom.

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

For more information about this application, please use the contact information below or visit us during normal office hours.

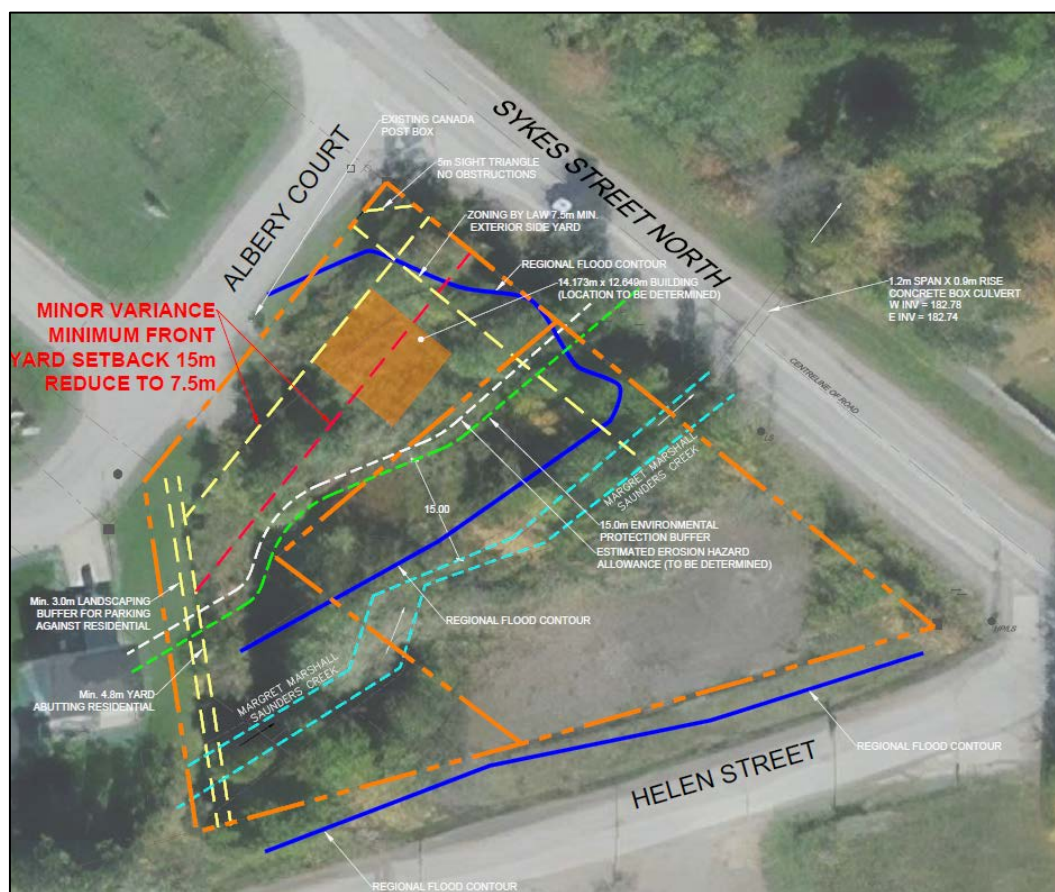
To be notified of the decision of the Committee of Adjustment, please make a written request to the Secretary Treasurer using the contact details below.

To join by Zoom, register in advance with the Secretary-Treasurer by noon on May 31st, 2023, at the contact information below.

Gabriele Pucci, Secretary-Treasurer

21 Trowbridge Street West, Meaford, Ontario N4L 1A1
gpucci@meaford.ca 519-538-1060 Extension 1127

Figure 1: Excerpt from the Applicant's Site Sketch



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Committee of Adjustment

Notice of Public Hearing

Minor Variance Application

Proposal: The purpose of this application is to correct the zoning permission on the subject lands to allow a custom workshop of up to 297 square metres, with an addition 25 square metres of accessory retail area for the workshop. A previous Zoning By-law Amendment By-law 2023-15 approved by Council on March 2, 2023 permitted the use; however the necessary height provision of 6 metres was not included.

If approved this variance would allow the custom workshop building to be a maximum of 6 metres high where section 4.1.1.4 of the Zoning By-law permits a maximum of 5.5 metres.

The lands are designated Rural area in Meaford's Official Plan and zoned RR-295 in Meaford's Zoning By-law.

Figure 1: Key Map



Property Location: 143610 Sideroad 15 (legal description of the lands is Concession 8, Part of Lot 15, Part 1 of Reference Plan 16R-3368, Sydenham)

Meeting Date and Time: May 31, 2023, at 3:00 PM

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers) with the option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting or participate either in-person or remotely via Zoom.

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

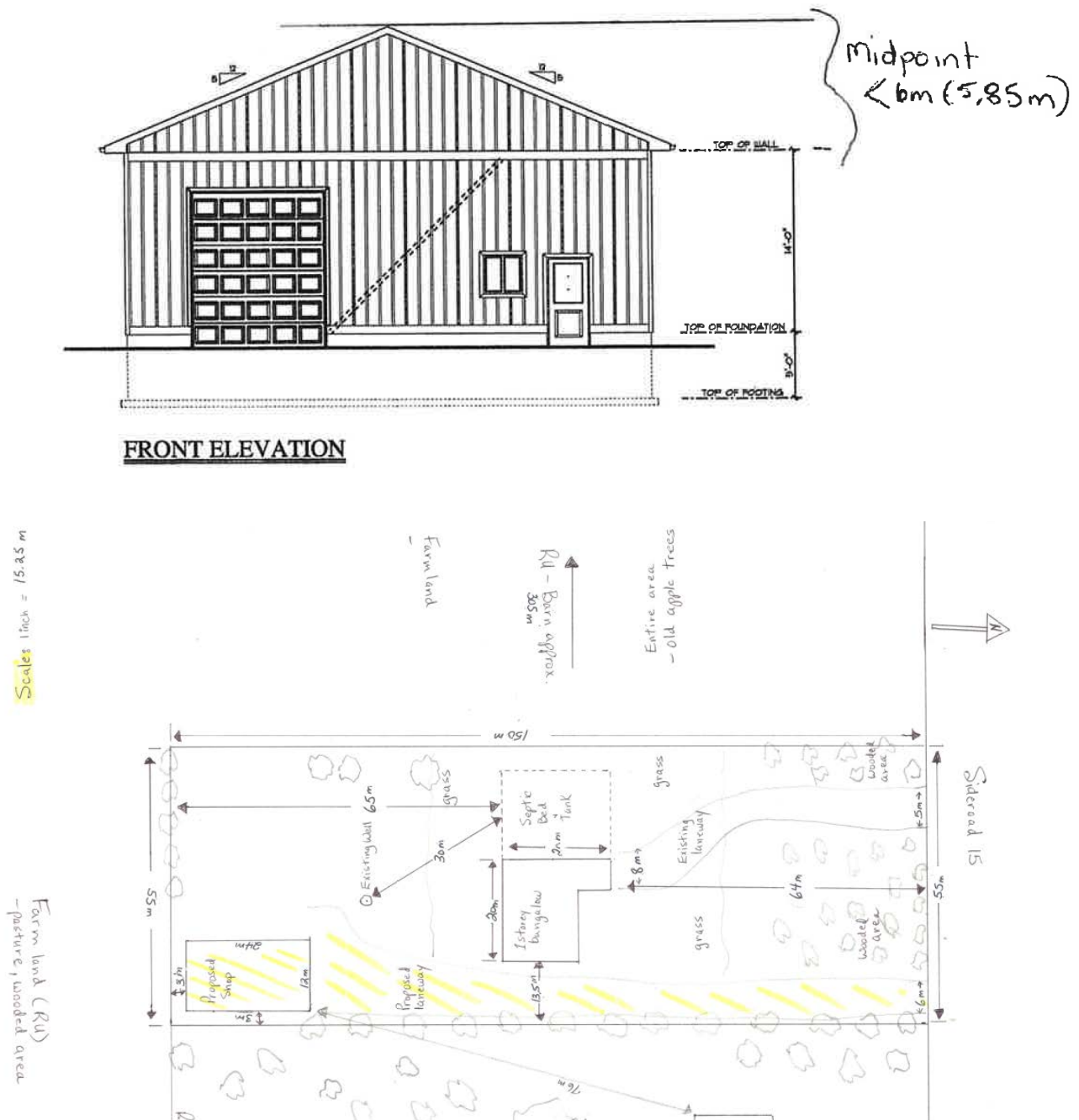
For more information about this application, please use the contact information below or visit the Administration Office during normal office hours.

To be notified of the decision of the Committee of Adjustment, please make a written request to the Secretary Treasurer at the contact below. To join by Zoom, register in advance with the Secretary-Treasurer by noon on May 31st, at the contact information below.

Gabriele Pucci, Secretary-Treasurer
Committee of Adjustment

21 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca 519-538-1060 Extension 1127

Figure 2: Applicant's Site 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.

Owner: Estate of Murial McCrabb c/o Erma Speer/Gary Aiken **Date of this Notice:** January 11, 2023
Agent: Ron Davidson Planning Consultant Inc.
Civic: unassigned Big Rock Road, Francis Drive and Concession 14
Legal: Pt Lots 23 & 24, Conc 14 and Pt Lt 24, Conc 15, Georgian Bluffs (Keppel)
ARN: 420362000420200, 420362000418600 & 420362000422903
Related applications: SP-13-22

Recirculation of Notice of Complete Application, Public Hearing and Public Meeting

Severance Applications B24/22 & B25/22 on February 14, 2023 at 5:00 p.m.
Zoning By-law Amendment Z-18-22 on February 1, 2023 at 5:00 p.m.

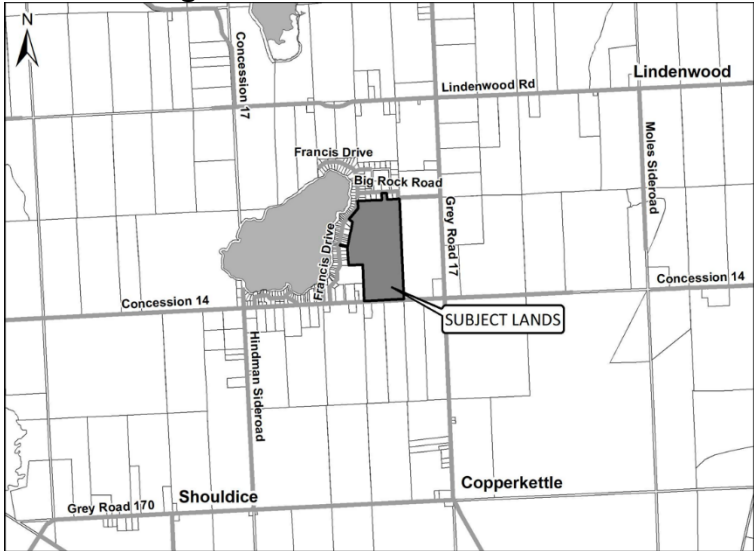
What is being proposed?

Zoning Amendment Application Z-18-22 proposes to reduce the minimum lot size in the Shoreline Residential zone from 4047 m² to 4013 m² to facilitate Severance application B24/25. No other relief to the By-law was requested.

Severance applications B24/22 and B25/22 propose to recreate lots that merged when registered in the same name.

Site plan control applies and application SP-13-22 has been submitted to address Environmental Impact Study (EIS) mitigation measures.

Location Diagram



The new residential lot proposes to recreate the following lot dimensions:

	B24/22 (Lot 1)	B25/22 (Lot 2)	Retained
Frontage	+/-55.8 m	+/-141 m plus 72 m	+/-404 m
Width: Rear Lot Line	+/-55.8 m	+/-645 m	+/-404 m
Depth: Side Lot Line	+/-73.1 m	+/-19 m to 142 m	+/-1022 m
Area	+/-4013 m ²	+/-6.78 ha.	+/-40.94 ha.

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

Council Chambers are OPEN to the Public.
Register on-line to participate in a virtual Public Meeting at:
<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>
or contact Raeburn Murray, Legislative Services Coordinator at 519-376-2727 ext. 603

Electronic Council Meetings and Electronic Public Meetings can be viewed here:
<https://www.youtube.com/channel/UCVD5m65mWH42XTTxR5tSfafQ/videos>

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 would otherwise have an ability to appeal the decision of the Council of the Township of Georgian Bluffs to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Georgian Bluffs before the by-law is passed, 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 Council of the Township of Georgian Bluffs before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local

Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

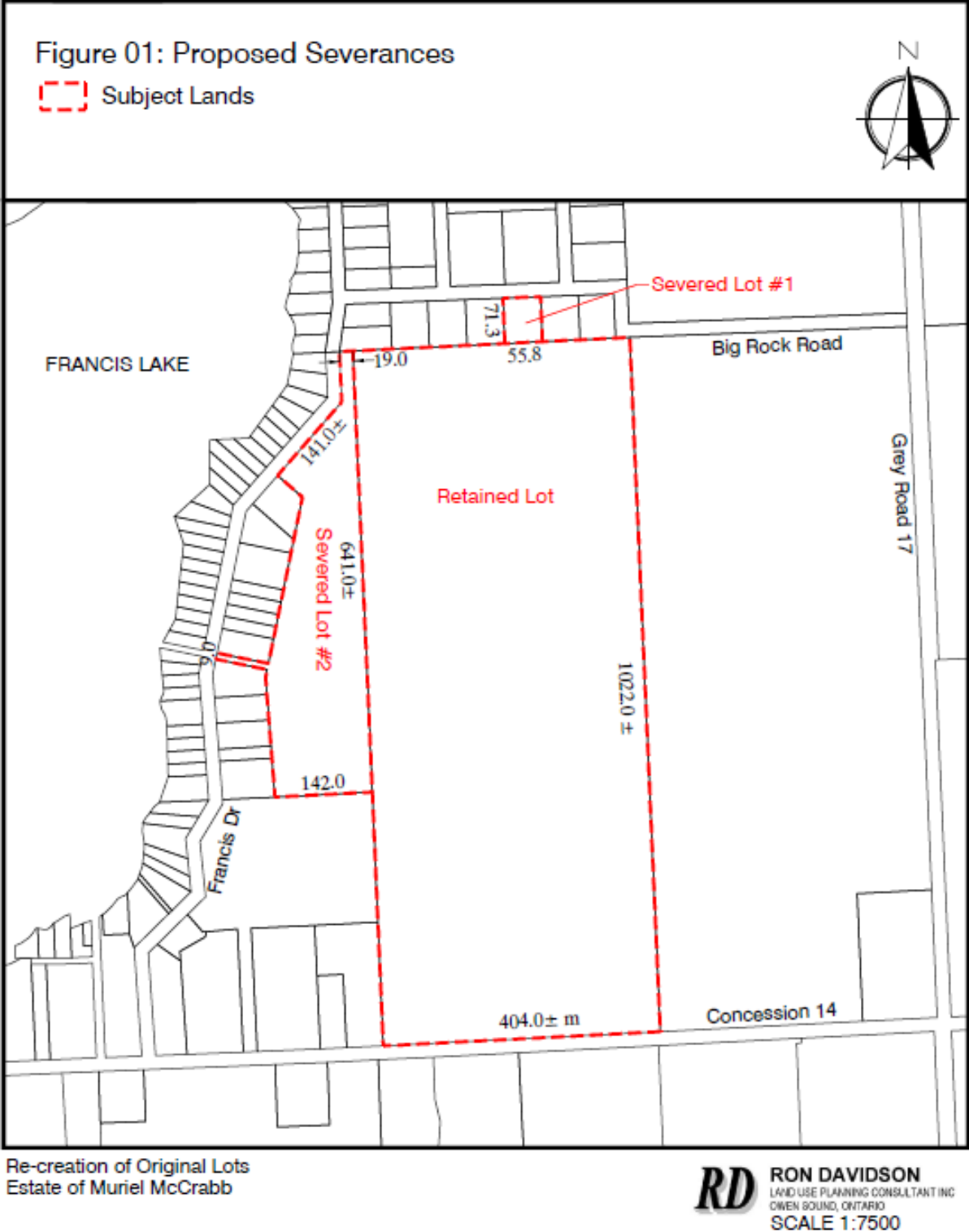
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the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

177964 Grey Road 18, Owen Sound
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 **January 24, 2023** so that they may be read at the meetings for the benefit of everyone in attendance.

Site Plan provided by applicant:
Pt Lots 23 & 24, Conc 14 and Pt Lt 24, Conc 15, Georgian Bluffs (Keppel)



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.



Notice of Complete Application and Public Hearing

Date of Notice: February 13, 2023

Electronic Public Meetings can be viewed here:

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

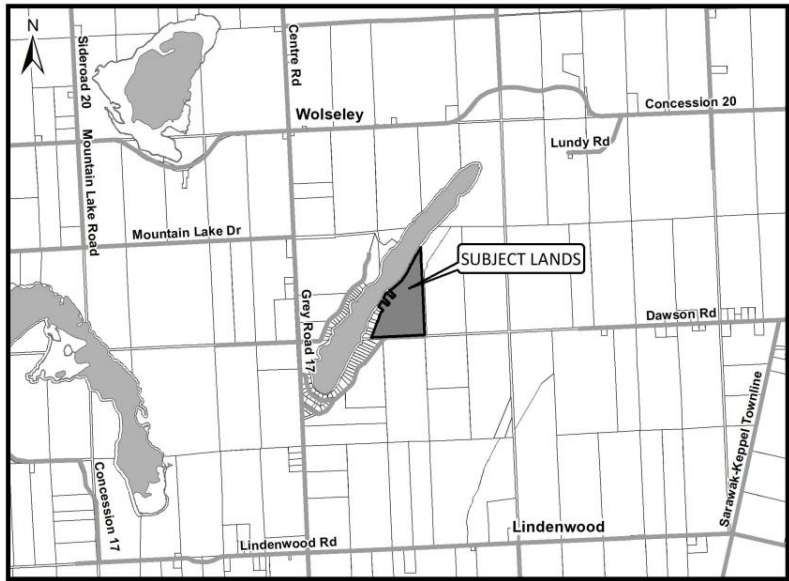
Application: B01/23
Hearing Date: March 21, 2023
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Owner(s): Siegfried Merkt
Civic Address: 157 Sutherland Road
Subject Lands: Con 18 PT Lots 27 and 28
ARN: 4203 620 007 07000
Related File(s): n/a

Proposal: Application B01/23 is a severance application within the NEC that proposes 0.9 ac lot addition to the adjacent 0.5 ac property identified as 153 Sutherland Road. The proposed dimensions are as followed:

	Severed (Lot Addition)	Retained
Lot Area	0.9 acre	+/- 62 acres
Lot frontage	30.48m	Irregular
Lot Depth	121.92m	Irregular
Servicing	private	private
Existing Structures	Detached dwelling	Detached dwelling and two accessory structures

Location Diagram:



Submitting Comments: Written comments are due by **March 02, 2023** 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

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 or planning@georgianbluffs.ca.

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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 or to attend in-person at:
<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>
or contact the Clerks Department at 519-376-2729 ext. 603

Owner(s): S. Merkt
Civic Address: 157 Sutherland Road
Subject Lands: Con 18 PT Lots 27 and 28

Site Plan:

Part of Lot 27, Concession 18
(former Twp of Keppel)
Township of Georgian Bluffs



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

Owner: Melissa MacLeod & Cassio Mosqueira
Agent: Ron Davidson Planning Consultant Inc.
Civic: 218072 CONCESSION 3 DERBY
Legal: CON 3 PT LOT 14 RP 16R6761; PART 1
ARN: 4203 540 001 34900

Date of this Notice: February 15, 2023

Notice of Complete Application, Public Hearing and Public Meeting

Severance Application B02/23 on March 21, 2023 at 5:00 p.m.
Zoning By-law Amendment Z-03-23 on March 22, 2023 at 5:00 p.m.

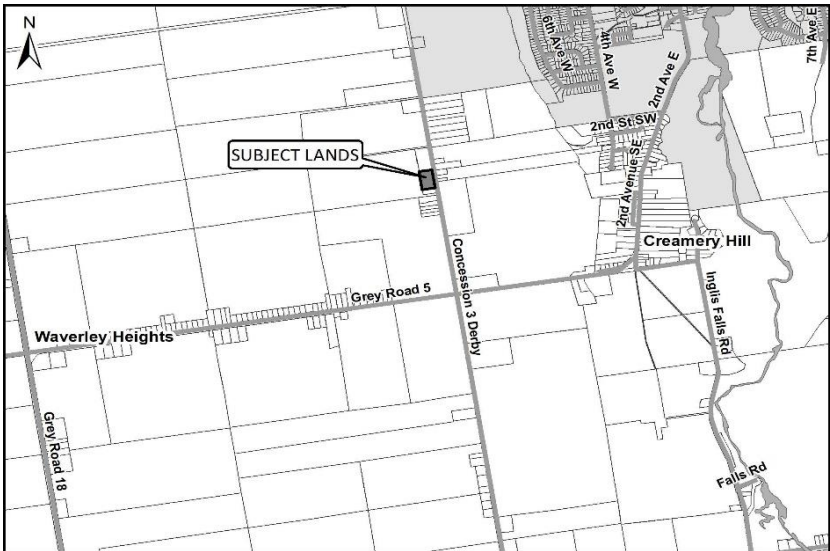
Council Chambers are OPEN to the Public.

What is being proposed?

To facilitate severance application B02/23, Zoning Amendment application Z-03-23 proposes to amend the 'RU' provisions of the retained parcel to permit the following:

- Reduce the minimum required lot area from 1.98 acres to 1.49 acres
- Reduce the required minimum lot frontage from 100 m to 83.1 m; and,
- Reduce the required minimum side yard from 10 m to 4 m

Application B02/23 is a severance application that proposes 0.68 ac lot addition to the adjacent 2.4229 ac property identified as 218084 Concession 3 Derby. The proposed dimensions are as followed:



	Severed (Lot addition)	Retained
Frontage	38 m	83.197 m
Depth: Side Lot Line	72.54 m	72.54 m
Area:	0.68 ac	1.49 ac
Servicing	Private	Private

No other relief to the bylaw was requested.

For more information and to read the Planning Justification Report, 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 Rayburn Murray, Legislative Services Coordinator at 519-376-2729 ext. 603

Electronic Council Meetings and Electronic Public Meetings can be viewed here:
<https://www.youtube.com/channel/UCVD5m65mWH42XTTxR5tSfafQ/videos>

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.

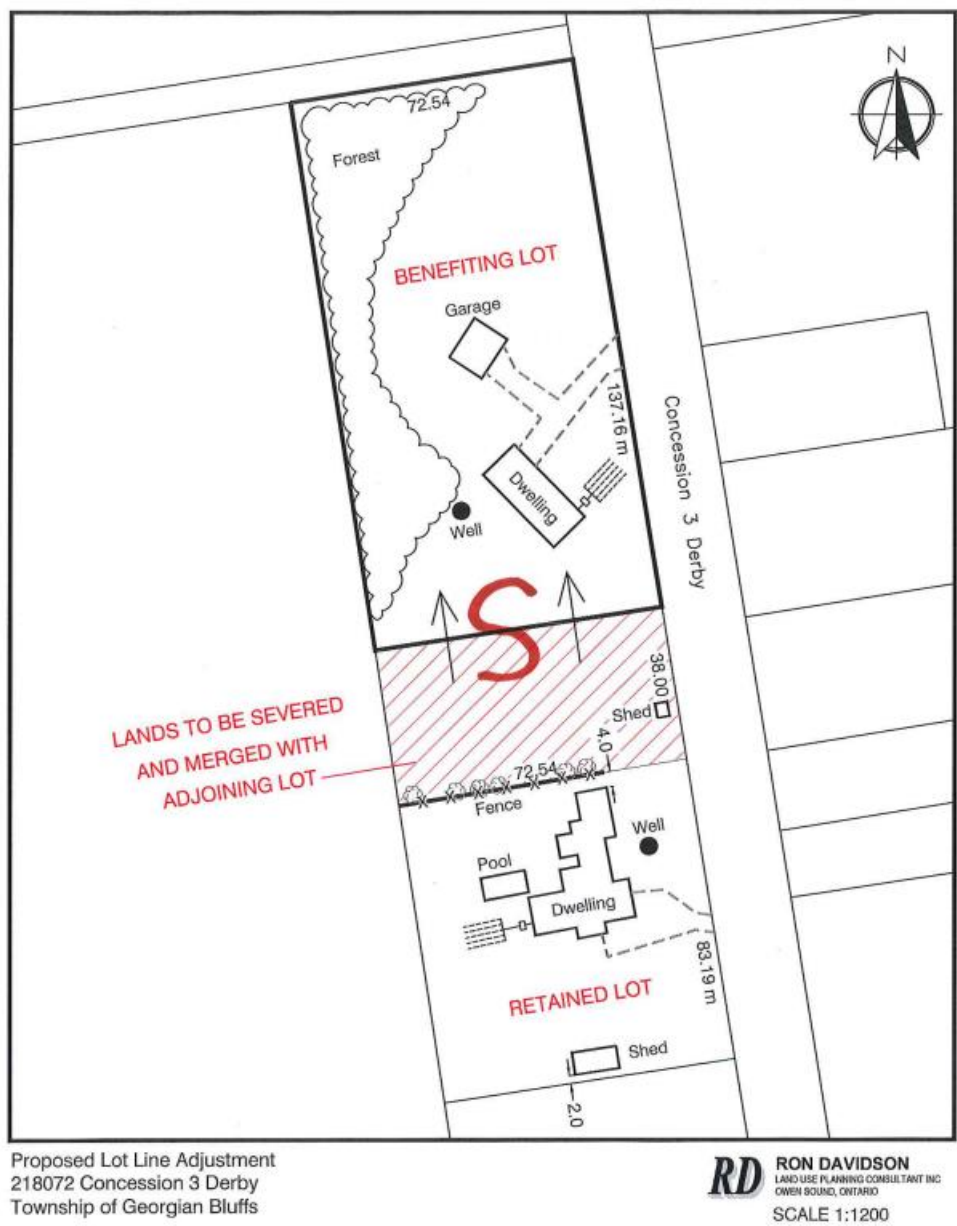
How do I submit my comments?

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

Please note that any submitted comments become part of the public record, including names and addresses. Written comments are due by **March 02, 2023**, 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.

Comment Date Amended



Notice of Complete Application and Public Hearing

Application: B03/23
Hearing Date: May 16, 2023
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Owner(s): Terry Holdaway
Civic Address: 319144 GREY ROAD 1
Subject Lands: CON 2 N PT LOT 25 N PT LOT;26
ARN: 4203-580-004-03000
Related File(s): n/a

Proposal: Application B03/23 is a severance application that proposes to create a 2-ac non-farm residential lot from the 139.66-acre parcel. The proposed lot meets the lot area and frontage provisions of the Zoning By-law. The proposed dimensions are as followed:

	Severed	Retained
Lot Area	2 acre	+/- 137.66 acre
Lot frontage	60.96m	304.8m
Lot Depth	121.92m	883.92m
Servicing	private	private
Existing Structures	Vacant	Detached Dwelling, Type I Barn, 3 Type III Uninsulated Barns

Location Diagram:



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 or to attend in-person at:
<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>
or contact the Clerks Department at 519-376-2729 ext. 603

Date of Notice: March 28, 2023

Electronic Public Meetings can be viewed here:
<https://www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos>

Submitting Comments: Written comments are due by **April 28, 2023**, 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 the Planning department by email at: planning@georgianbluffs.ca

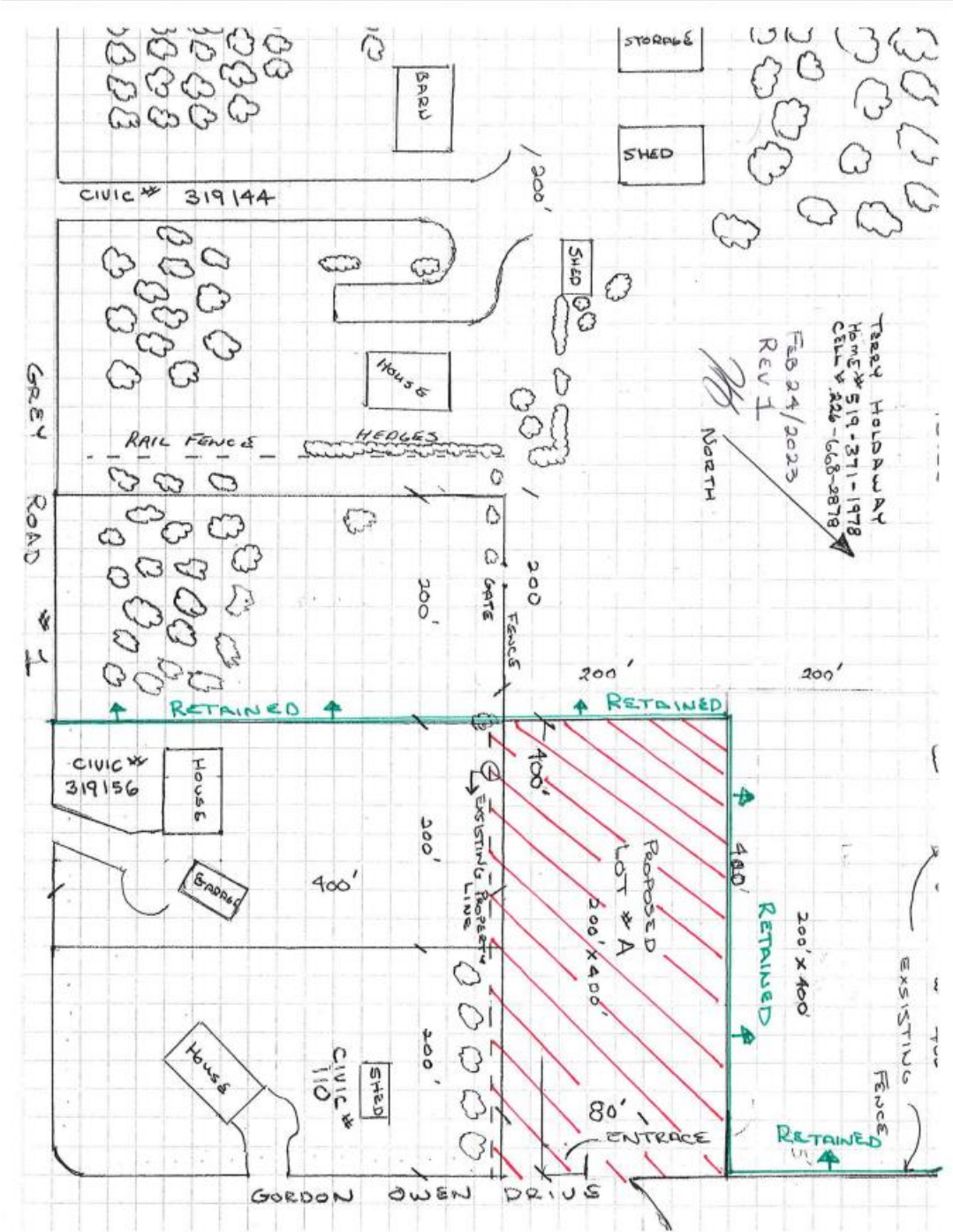
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the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

Owner(s): T. Holdaway
Civic Address: 319144 GREY ROAD 1
Subject Lands: CON 2 N PT LOT 25 N PT LOT;26

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

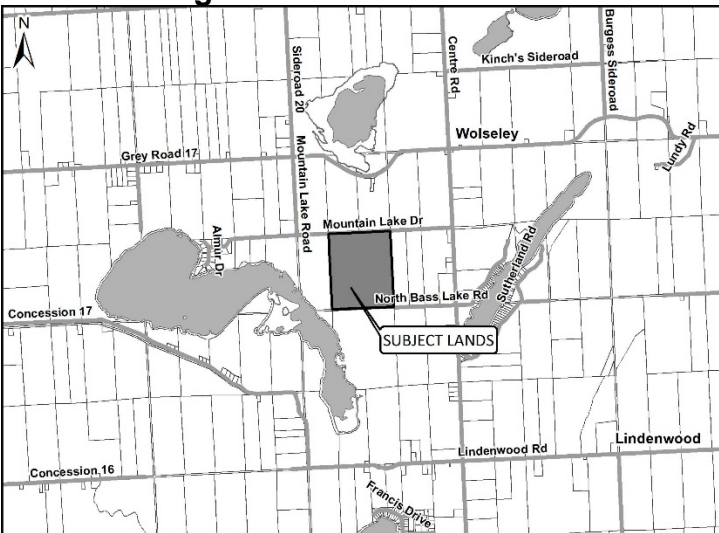
Application: B05/23 & B06/23
Hearing Date: May 16, 2023
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Owner(s): Daniel Ropp & Alison Hunte
Civic Address: Mountain Lake Drive
(PIN: 370280101)
Subject Lands: LT 22-23 CON 18 KEPPEL
EXCEPT KP758; GEORGIAN
BLUFFS
ARN: 420362000506400
Related File(s): n/a

Proposal: Applications B05/23 & B06/23 are severance applications that proposes to create two residential lots from the 81.5-hectare parcel. The proposed lots meets the lot area and frontage provisions of the Zoning By-law. The proposed dimensions are as followed:

	Retained	Severed Lot 1 (West)	Severed Lot 2 (East)
Lot Area	20.2 ha	40.5 ha	20.2 ha
Lot Frontage	203.5 m	406.9 m	203.5 m
Lot Depth	995.2 m	995.2 m	995.2 m
Lot Width	203.5 m	406.9 m	203.5 m
Servicing	Private	Private	Private
Existing Structure	Vacant	Vacant	Vacant

Location Diagram:



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 or to attend in-person at:
<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>
or contact the Clerks Department at 519-376-2729 ext. 603

Date of Notice: April 24, 2023

Electronic Public Meetings can be viewed here:
<https://www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos>

Submitting Comments: Written comments are due by **May 3, 2023**, 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 the Planning department by email at:
planning@georgianbluffs.ca

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 Ontario Land Tribunal may dismiss the appeal.

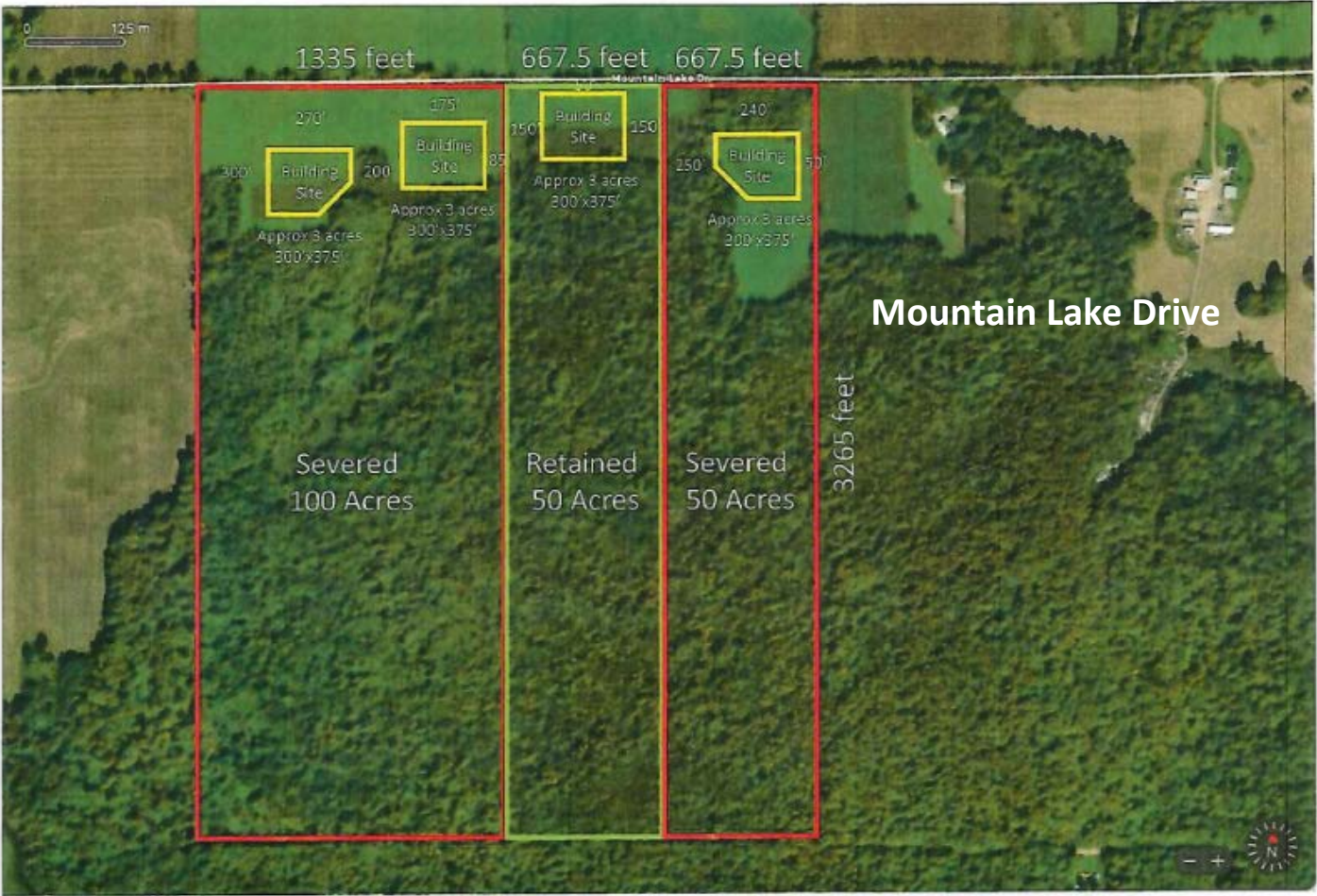
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5 or planning@georgianbluffs.ca.

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Owner(s): Daniel Ropp & Alison Hunte
Civic Address: Mountain Lake Drive (PIN: 370280101)
Subject Lands: LT 22-23 CON 18 KEPPEL EXCEPT KP758; GEORGIAN BLUFFS

Site Plan:

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





Committee of Adjustment Notice of Public Hearing

Proposal: This application seeks to adjust the lot lines for the property known as 13 Pollard Drive. The severed parcel would be 116 square metres, with 1.5 metres of frontage on Pollard Drive.

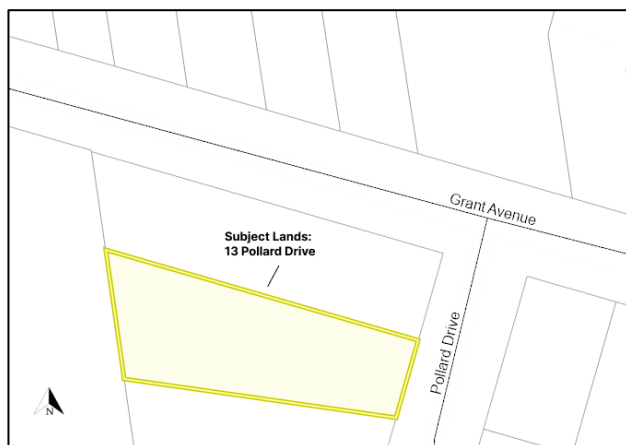
The purpose of the application is to add the 116 square metre parcel to the adjacent lot at 7 Pollard Drive.

If approved the retained parcel would then be 1239 square metres with 16.8 metres of frontage on Pollard Drive.

The lands would be serviced by municipal water and septic services. Pollard Drive is an open and maintained municipal road. The lands are designated as Residential One (R1) in the Meaford Zoning By-law. The subject lands are in the Urban Living Area in the Meaford Official Plan.

*Note that the above measurements are approximate. See also Sketch on reverse.

Figure 1: Key Map



Property Location: 13 Pollard Drive
(Concession 4, Lot 14, St. Vincent)

Meeting Date and Time: Wednesday,
February 22nd 2023 at 3:00 PM

Meeting Location: In-person at 157859 7th
Line, Meaford, Ontario (Council Chambers).
There is an option to participate remotely via
Zoom (phone/internet).

Providing Comments: Provide comments in
writing ahead of the meeting, or during the
meeting either in-person at Council
Chambers or remotely via Zoom.

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

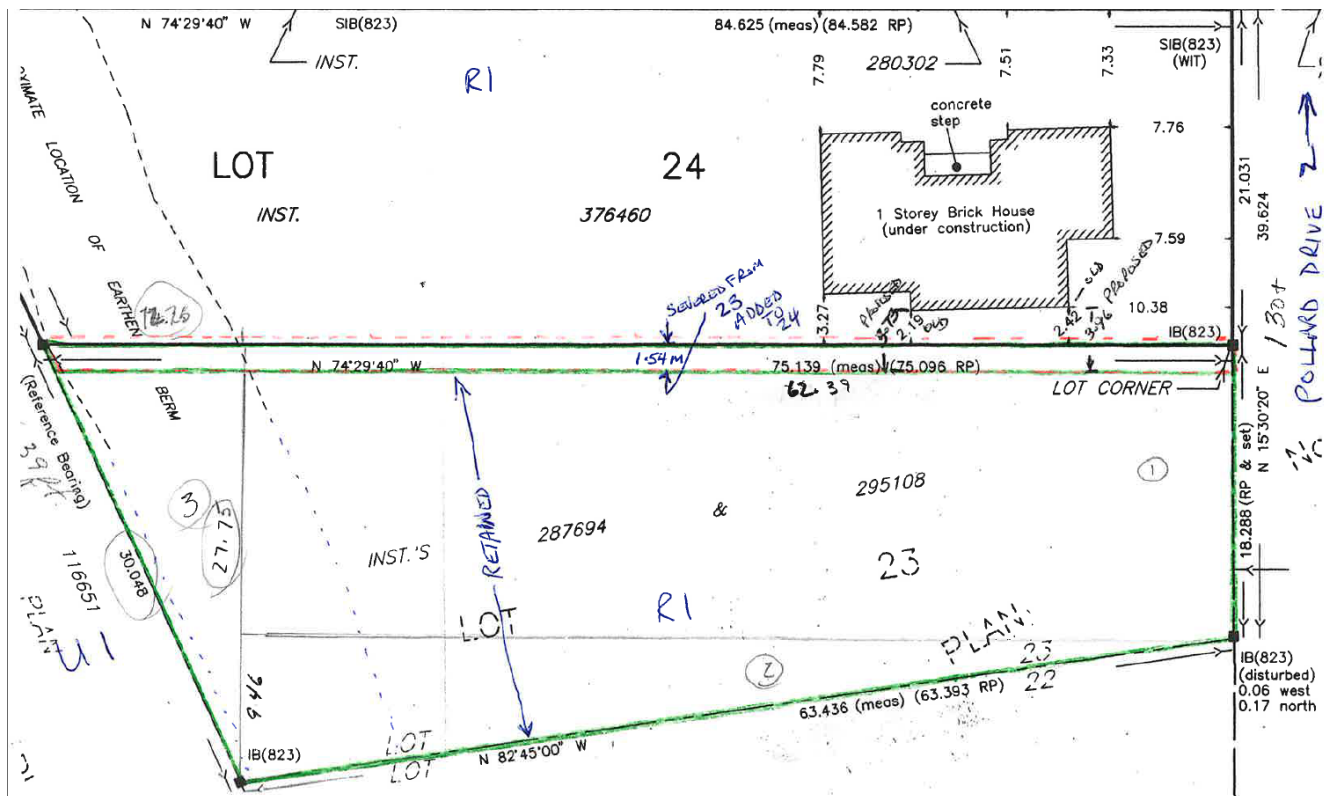
To join by Zoom, register in advance with the Secretary-Treasurer by noon on February 22 2023, at the contact information below.

Denise McCarl, (Acting) Secretary-Treasurer
21 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca 519-538-1060 Extension 1120

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.**

Figure 2: Applicant's Severance 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 Hearing

Proposal: This application seeks consent to sever a lot from the property known as 430254 Sydenham-Lakeshore Drive. The purpose of the application is to create a lot where the existing buildings are located and to provide an easement across the retained parcel to provide the farmhouse with well access.

The severed parcel would be 2.01 hectares, with 86.5 metres of frontage on Sydenham-Lakeshore Drive.

If approved the retained parcel would then be 38.6 hectares with 113.5 and 218 metres of frontage on Sydenham-Lakeshore Drive.

The lands would be serviced by the existing well on the retained parcel and the existing septic on the proposed severed parcel. Sydenham-Lakeshore Drive is an open and maintained municipal road. The lands are designated as Rural (RU) and Environmental Protection (EP) in the Meaford Zoning By-law. The subject lands are designated Rural and Environmental Protection in the Meaford Official Plan.

*Note that the above measurements are approximate. See also Sketch on reverse.

Figure 1: Key Map



Property Location: 430254 Sydenham-Lakeshore Drive (Concession B, Part Lots 10 and 11, Sydenham)

Meeting Date and Time: Wednesday, March 22nd 2023 at 3:00 PM

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers). There is an option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Council Chambers

or remotely via Zoom.

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

To join by Zoom, register in advance with the Secretary-Treasurer by noon on March 22 2023, at the contact information below.

Gabriele Pucci, Secretary-Treasurer

21 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca 519-538-1060 Extension 1127

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.**

Figure 2: Applicant's Severance Sketch



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



Committee of Adjustment Notice of Public Hearing

Proposal: This application seeks consent to sever a lot from the property known as 137111 Grey Road 12. The purpose of the application is to create a lot containing the existing buildings and to provide an easement across the retained parcel to provide the house on the proposed severed lot with well access.

The severed parcel would be 4.88 hectares, with 195 metres of frontage on Grey Road 12.

If approved the retained parcel would then be 30.7 hectares with 107 metres of frontage on Grey Road 12.

The lands would be serviced by the existing well on the retained parcel and the existing septic on the proposed severed parcel. Sydenham-Lakeshore Drive is an open and maintained municipal road. The lands are designated as Rural (RU) and Environmental Protection (EP) in the Meaford Zoning By-law. The subject lands are designated Rural and Environmental Protection in the Meaford Official Plan.

*Note that the above measurements are approximate. See also Sketch on reverse.

Figure 1: Key Map



Property Location: 137111 Grey Road 12
(Concession 8, Part Lot 2, St. Vincent)

Meeting Date and Time: Wednesday, March 22nd 2023 at 3:00 PM

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers). There is an option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Council Chamber or remotely via Zoom.

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

To join by Zoom, register in advance with the Secretary-Treasurer by noon on March 22nd 2023, at the contact information below.

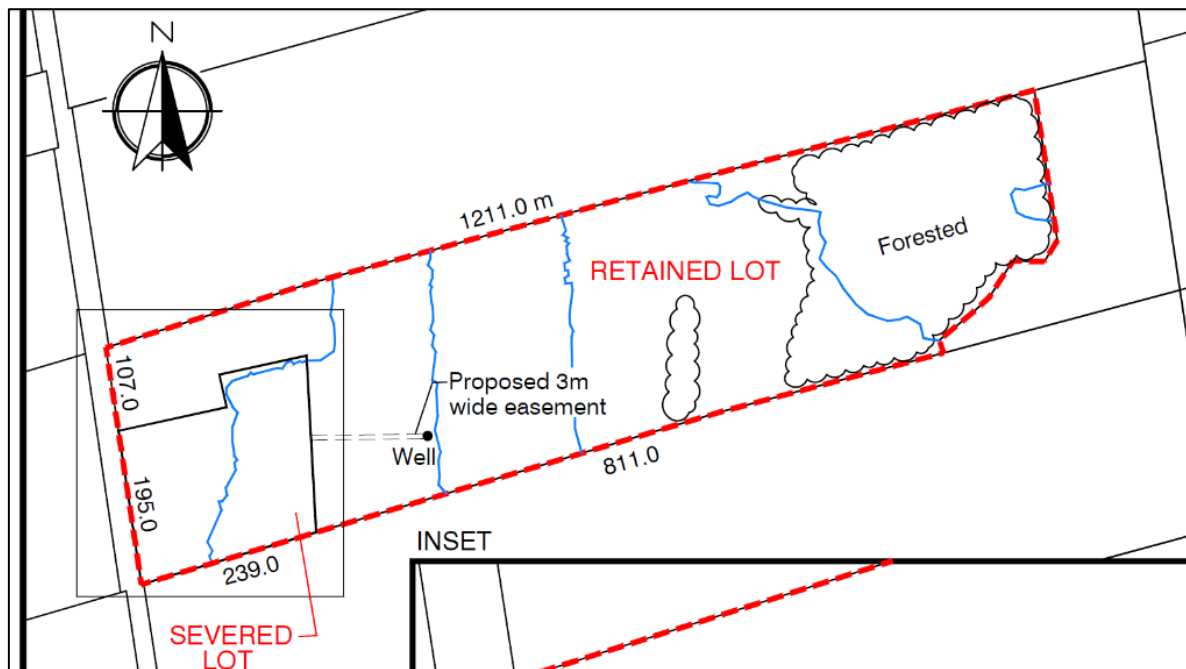
Gabriele Pucci, Secretary-Treasurer

21 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca 519-538-1060 Extension 1127

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.**

Figure 2: Applicant's Severance 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 Hearing Land Severance Application

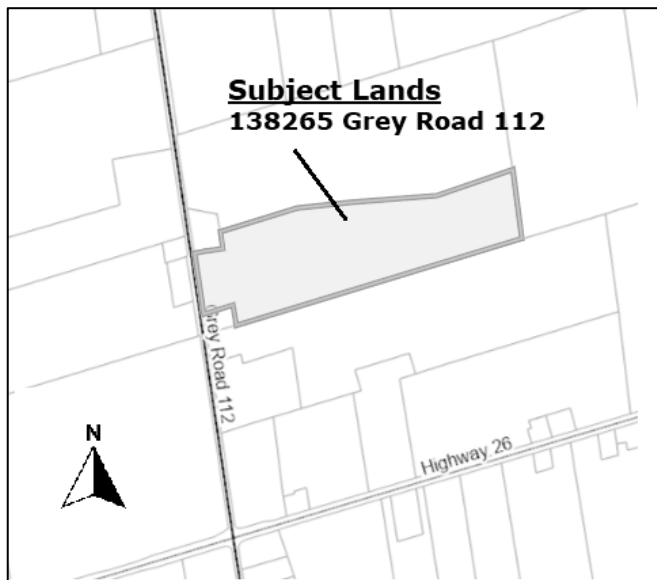
Proposal: This application seeks to adjust lot lines between two properties, also known as a "lot addition". No new lots are proposed.

The proposal is to sever a vacant 20.6 hectare area of land with no road frontage, from the rear of the lands known as 138265 Grey Road 112. The severed lands are to be added to the adjacent farm property to the south at Part of Lot 19, Concession 9, 16R-4963 Part of Part 5.

The retained lands, containing a house and accessory buildings, would then be 3.5 hectares in area with 184.67 metres road frontage on Grey Road 112. Note that the measurements are approximate. See also the sketch on the reverse of this notice.

The lands are designated Rural, Special Agriculture and Environmental Protection in Meaford's Official Plan.

Figure 1: Property Location



Property Location: 138265 Grey Road 112
(Concession 8, Part of Lot 20, St. Vincent)

Meeting Date and Time: April 26, 2023 at
3:00 PM

Meeting Location: In-person at 157859 7th
Line, Meaford, Ontario (Council Chambers)
There is an option to participate remotely via
Zoom (phone/internet).

Providing Comments: Provide comments in
writing ahead of the meeting, or during the
meeting either in-person at Council
Chambers or remotely via Zoom.

You can watch this meeting live on the
Municipality of Meaford's YouTube channel at
www.meaford.ca/youtube. To join by Zoom,

register in advance with the Secretary-Treasurer by noon on April 26, 2023.

For more information about this application, please use the contact information below or visit the Development Services Office during normal office hours. You can also request to be notified of the decision of the Committee of Adjustment by making a request in writing to the Secretary Treasurer.

Gabriele Pucci, Secretary-Treasurer, Committee of Adjustment

Municipality of Meaford Development Services Office
15 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca 519-538-1060 Extension 1127

Legend:

- neighbouring residential/rural
- X = Wooded area along North lot line
- Centre Creek
- Storage facility
- Outline of parcel to be severed
- Outline of parcel to be retained
- existing septic

Map Labels:

- PIN 37102 - 0062
- PIN 37102 - 0059
- PART 1 16R-4963
- PART 2 16R-5020
- RETAINED PARCEL
- PART 1 16R-6789
- barn storage facility
- Total 897.41 m
- 605.41 m
- Highway 26
- Grey Road 112
- Property to be enlarged
- PROPOSED SEWERAGE
- SUBJECT TO WATER AGREEMENT
- ROAD
- ALLOTMENT
- SECTION
- TOWNSHIP
- COUNTY

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



Committee of Adjustment Notice of Public Hearing

Proposal: This application seeks consent to sever a lot from the property known as 145120 Sideroad 16. The purpose of the application is to create a lot to be used as a residential dwelling and hobby farm.

The severed parcel would be 20.2 hectares, with 621 metres of frontage on Sideroad 16.

If approved the retained parcel would then be 21.4 hectares with 750 metres of frontage on Sideroad 16.

The lands would be serviced by private servicing. Sideroad 16 is an open and maintained municipal road. The lands are designated as Rural (RU) and Environmental Protection (EP) in the Meaford Zoning By-law. The subject lands are designated Rural and Environmental Protection in the Meaford Official Plan.

*Note that the above measurements are approximate. See also Sketch on reverse.

Figure 1: Key Map



Property Location: 145120 Sideroad 16
(Concession 12, Part Lot 15, St. Vincent)

Meeting Date and Time: Wednesday, March 22nd 2023 at 3:00 PM

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers). There is an option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Council Chambers or remotely via Zoom.

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

To join by Zoom, register in advance with the Secretary-Treasurer by noon on March 22nd 2023, at the contact information below.

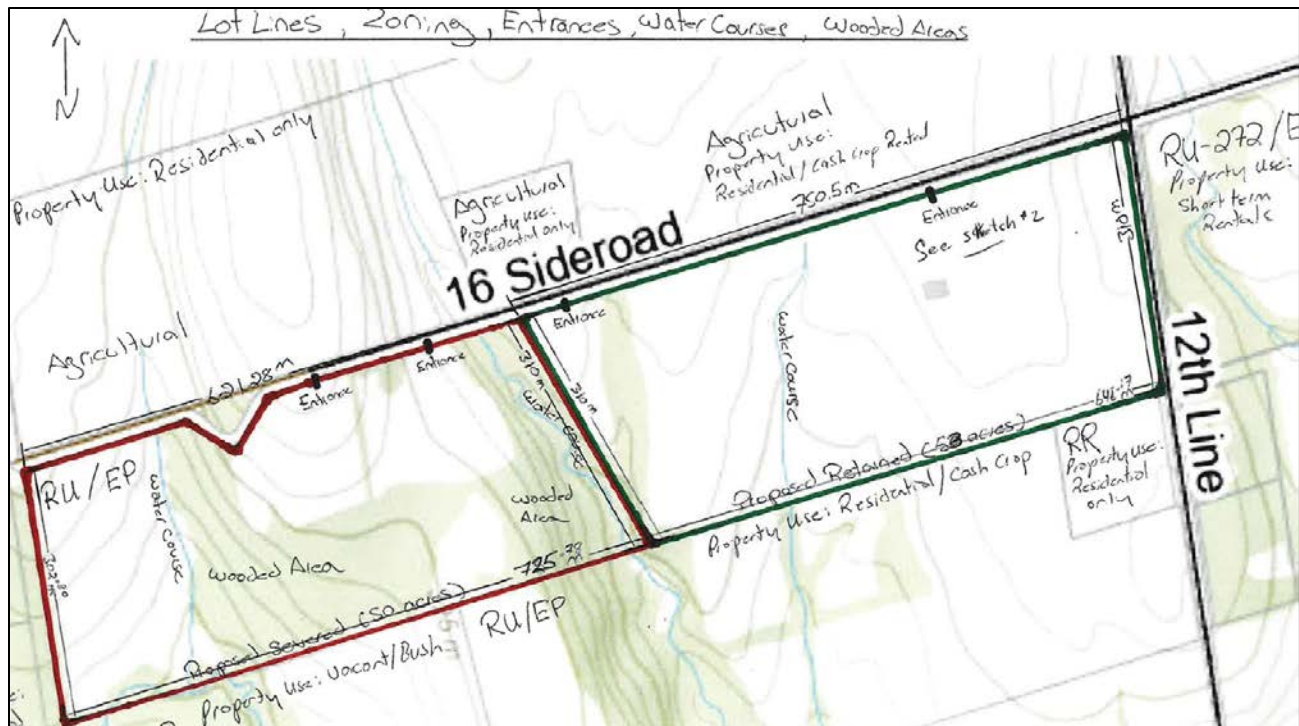
Gabriele Pucci, Secretary-Treasurer

21 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca 519-538-1060 Extension 1127

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.**

Figure 2: Applicant's Severance Sketch



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Committee of Adjustment Notice of Public Hearing

Proposal: This application seeks consent to sever a lot from the property located on Part Lot 7 of Concession 8 South (formerly St. Vincent Township). The purpose of the application is to create a new lot. The proposed severed lot is currently used as farmland and this use is proposed to be maintained in addition to a new residential use.

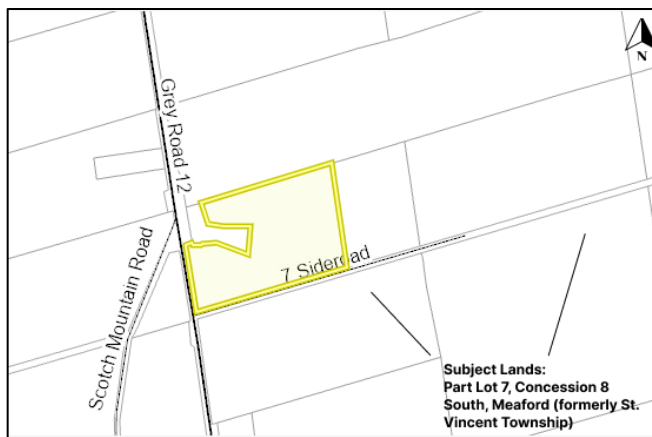
The severed parcel would be 3.65 hectares, with 120 metres of frontage on 7 Sideroad.

If approved the retained parcel would then be 8.57 hectares with 196 metres and 335 m of frontage on 7 Sideroad.

The severed lot would be serviced by a private well and septic system. Sideroad 7 is an open and maintained municipal road. The subject lands are designated Rural and Environmental Protection in the Meaford Official Plan. The lands are designated as Rural (RU) and Environmental Protection (EP) in Meaford Zoning By-law 60-2009.

*Note that the above measurements are approximate. See also Sketch on reverse.

Figure 1: Key Map



Property Location: Part Lot 7, Concession 8 South, Meaford (formerly St. Vincent Township)

Meeting Date and Time: Wednesday, May 31st 2023 at 3:00 PM

Meeting Location: In-person at 157859 7th Line, Meaford, Ontario (Council Chambers). There is an option to participate remotely via Zoom (phone/internet).

Providing Comments: Provide comments in writing ahead of the meeting, or during the meeting either in-person at Council Chamber or remotely via Zoom.

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

To join by Zoom, register in advance with the Secretary-Treasurer by noon on May 31st 2023, at the contact information below.

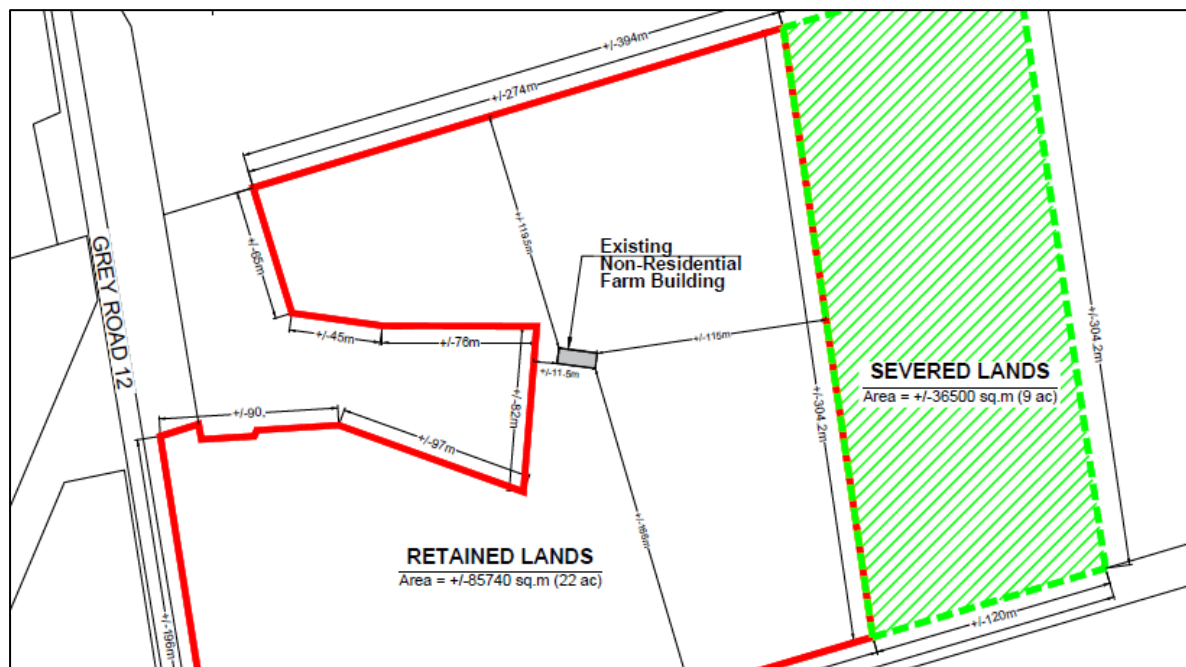
Gabriele Pucci, Secretary-Treasurer

21 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca 519-538-1060 Extension 1127

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.**

Figure 2: Applicant's Severance Sketch



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



Owner: Town of South Bruce Peninsula
Applicant: Shared Tower Inc.
Legal: CON 21 PT LOT 1 PT LOT 2
Civic Address: 441048 Elm Street
Roll: 4203 620 006 02200

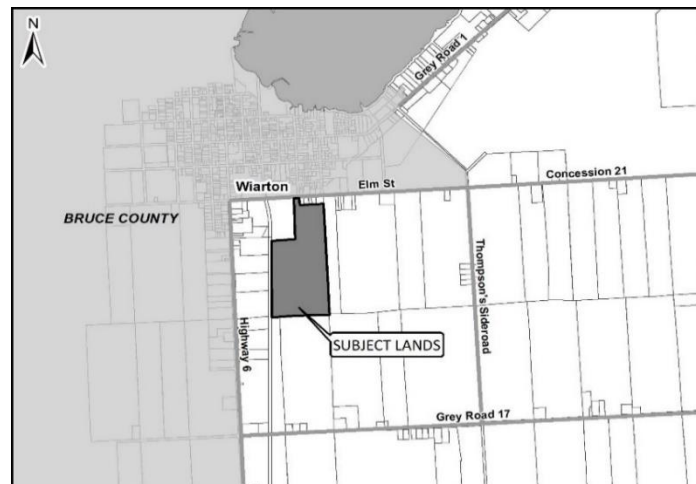
Date of this Notice: February 10, 2023

Notice of Application for a Tower Z-01-23

What is being proposed?

Shared Tower is proposing a 37-meter tri-pole tower at 441048 Elm Street. The property is an Institutional (I) zoned site, approximately 378,133.81 square meters in area or approximately 93.4389 acres. The intent of the proposed tower is to strengthen the telecommunications network in order to better support increased demands for consumer connectivity, the digital economy, and health and safety measures in the community. **A report on this application will be presented to Council on March 22, 2023.** If you have comments, please submit them by March 2, 2023 to Shared Tower as well as the Township of Georgian Bluffs.

Location Map



Council Chambers are open to the public:

177964 Grey Road 18, RR 3 Owen Sound, ON N4K 5N5

For more information visit our website today at:

<https://www.georgianbluffs.ca/en/businessdevelopment/planning.aspx> Look under the Public Notices tab

Have questions? Contact:

Cheyenne Zierler, Planning Manager
Shared Tower Inc. at:

By email: czierler@sharedtower.ca

Ben Suchomel, Student Planner
Township of Georgian Bluffs at:

By email: bsuchomel@georgianbluffs.ca
By telephone: 519-376-2729 ext. 203

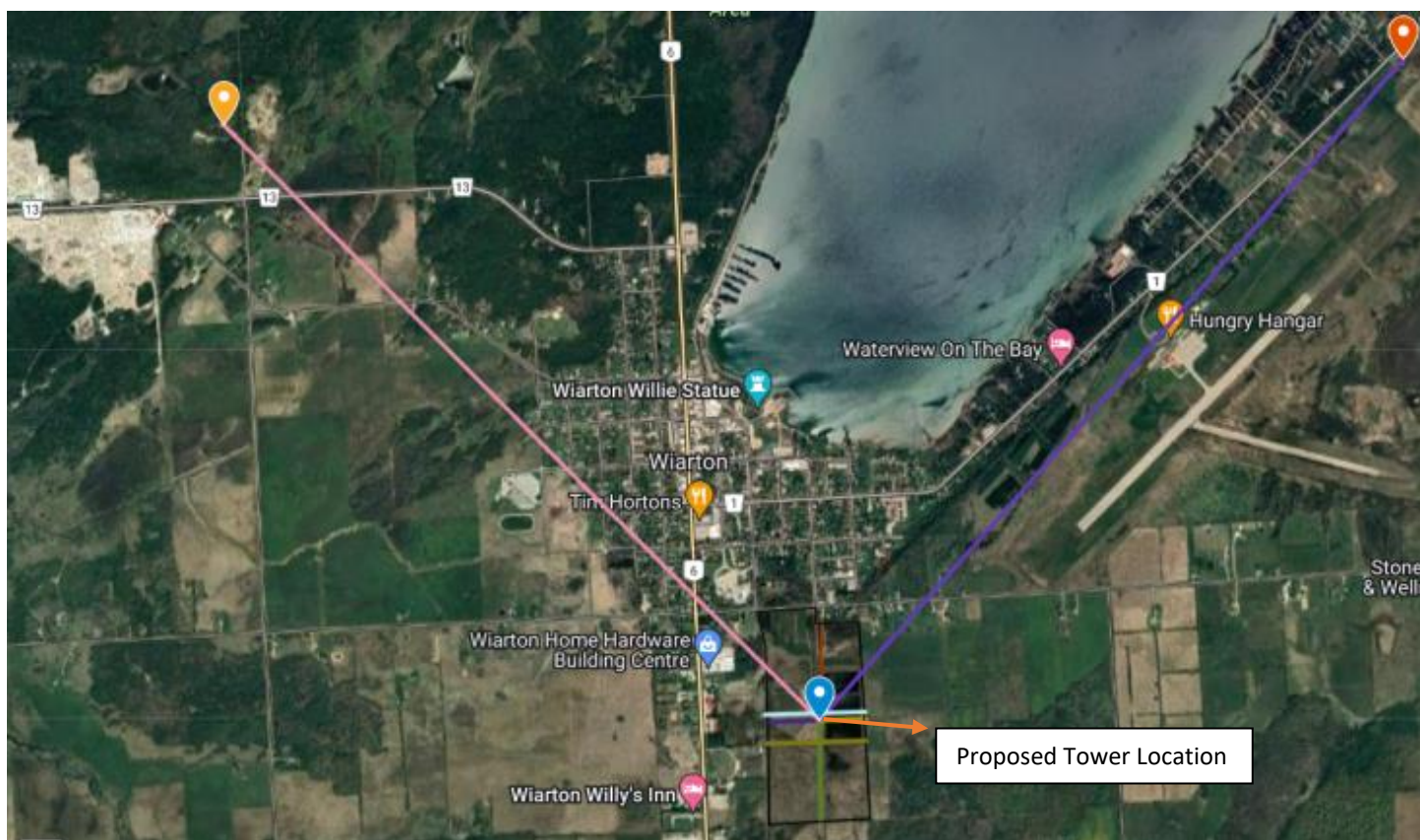
Please note that any submitted comments will be presented to Council for consideration, including names and addresses. Written comments are due by **March 2, 2023** so that they may be included in the Planning Report for Council's consideration.

Site Location

Legal: CON 21 PT LOT 1 PT LOT 2

Civic Address: 441048 Elm Street

Roll: 4203 620 006 02200



Questions? Want more information? Ask a Staff Member!

Ben Suchomel (Student Planner) 519-376-2729 ext. 203

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.



Notice of Public Meeting

This is notice about a Public Meeting held to receive information from the public on Planning Applications requesting an Official Plan Amendment and a Zoning By-law Amendment. These applications have been deemed "Complete Applications" by the Municipality and circulated for public review and comment.

Subject Properties: 397531 Concession 10 (Part of Lot 6, Part 1 of Reference Plan 16R-10319, Concession 10, Sydenham)

Public Meeting: Monday, May 8, 2023 at 5:00 PM
Council Chambers, 157859 7th Line, Meaford
(This meeting is in person, but there is an option to participate remotely using Zoom)

Key Map - Property Location



What is Proposed?

The Owners have requested an Official Plan Amendment and a Zoning Amendment to permit a Commercial Dog Kennel on the lands.

The Meaford Official Plan designates the property **Rural** and **Environmental Protection**. The Rural designation permits a Commercial Dog Kennel, subject to certain criteria, including requiring the use to be located a minimum of 100 metres from a property line. The application requests relief from this policy to allow the use in an existing building approximately 3 metres from the south lot line. The existing building would continue to be used as a training area only. The proposed kennel building would be constructed as an addition to that building, located to the north (partly behind the existing dwelling). The existing dog run area along the south property line would be removed and relocated to the area adjacent to the kennel.

Within Zoning By-law 60-2009, the lands are zoned Rural Exception 248 (RU-248), Environmental Protection (EP) and Holding Symbol (H4). Exception 248 applies the site-specific building envelope on the lands, related to protection of nearby natural heritage features. The requested Zoning Amendment would add the use of Commercial Kennel up to 20 dogs and would also increase the size of the Building Envelope on the lands to allow for an addition to the existing dwelling slightly outside the currently approved building envelope.

A sketch of the proposed buildings and uses is available on request. If this application is approved, the owner would need also to obtain a commercial kennel license from the Municipality.

Meeting Information

Members of the public are encouraged to provide written comments or speak at the public meeting, either in-person 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 8, 2023 by contacting 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

Where to find more information

To view the materials submitted on this application, please visit the Meaford Website at: www.meaford.ca/developmentstatus (see: Howlers Dog Sports)

Application materials are also available in the Planning Services Office at the address below during normal office hours or use the phone number below for more information.

If you wish to be notified of the decision of the Municipality of Meaford in respect to the adoption of the 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
Planning and Building Services
Municipality of Meaford
15 Trowbridge St W
Meaford, ON, N4L 1A1

Matt Smith
Clerk
Administration Office
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 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 Zoning By-law is passed or 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.

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



Notice of Public Meeting

This notice is concerning an application for Zoning By-law Amendment submitted to the Municipality of Meaford.

Subject Property: **Part of Lot 10, Parts 19 & 20 of Reference Plan 16R36, Concession 2, St. Vincent**

Public Meeting: **May 8, 2023 at 5:00 PM**
 157859 7th Line, Meaford, ON
 (Council Chambers)

**This meeting is in person but there is the option to participate remotely via Zoom.*

Key Map – Property Location



What is Proposed?

The Owners have applied to rezone a portion of their lands from Environmental Protection (EP) to Country Residential with Holding (CR)(H1). New buildings or structures are not permitted to be built on lands designated as EP. The purpose is to allow new buildings or structures to be permitted to be built on the lands by refining the area designated as EP on the subject lands. The Holding Symbol will remain on the property until such time as the owners apply to have the Holding Symbol removed.

The application has been deemed complete by the Municipality and circulated to property owners within 120m of the Subject Property.

Meeting Information: Members of the public are invited to provide comments and on this application. Provide your comments in writing to planning@meaford.ca or in person at the meeting.

If a member of the public wishes to speak at the public meeting, they may do so either in-person 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 8, 2023 by contacting planning@meaford.ca or 519-538-1060 ext. 1120.**

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

Where Can I Find More Information?

Application materials are also available at the address below during normal office hours. Contact the Municipality at the below contact information.

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



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 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.



Request for Comments

March 17, 2023

To: Bell Canada
Blue Water District School Board (by email)
Bruce Grey Catholic District School Board
Bruce Telecom
Canada Post (by email)
City of Owen Sound
Eastlink
Enbridge Gas
Georgian Bluffs Operations Department
Georgian Bluffs Building Department
Grey Bruce Health Unit
Grey County Transportation Services
Grey Sauble Conservation Authority
Historic Saugeen Metis
Hydro One
Metis Nation of Ontario (Ottawa)
Ministry of Municipal Affairs
Ontario Power Generation Inc.
Rogers Communications
Saugeen Ojibway Nation - Environmental Office
Six Nations of the Grand River
Township of Georgian Bluffs
Union Gas
Wightman
Steven Qi, Design Plan Services (Agent for Applicant)

Applicant: Georgian Villas Inc.

Legal Description: Part of Lots 32 and 33, Concession 3, Geographic Township of Sarawak, now in the **Township of Georgian Bluffs**

File Number: 42T-2022-10

Please find attached Notice of Complete Application for a proposed plan of subdivision. The proposed plan of subdivision would create blocks of land for sixty-five (65) single-family detached dwellings, three (3) open space blocks and one (1) memorial block. In addition to the residential units, the proposed development will extend McLeese Drive

and create an internal street. The subject lands are in designated Primary Settlement areas in both the County and Township Official Plans. Access to the new development would be from the extension of McLeese Drive. An additional internal street will be created that will connect to McLeese Drive. The development will be serviced via municipal water and sewer services.

Background reports and technical studies pertaining to the Plan of Subdivision can be accessed at:

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

If you would prefer a paper copy, please contact me at the address below and I can have them sent along.

The County of Grey would ask that you have any comments back to the County by 4:30pm on **April 14th, 2023**. Please advise County staff if this date does not work for you.

Should you have any questions regarding the proposed plan of subdivision, please do not hesitate to contact me at 519-372-0219 extension 1296 or hiba.hussain@grey.ca.

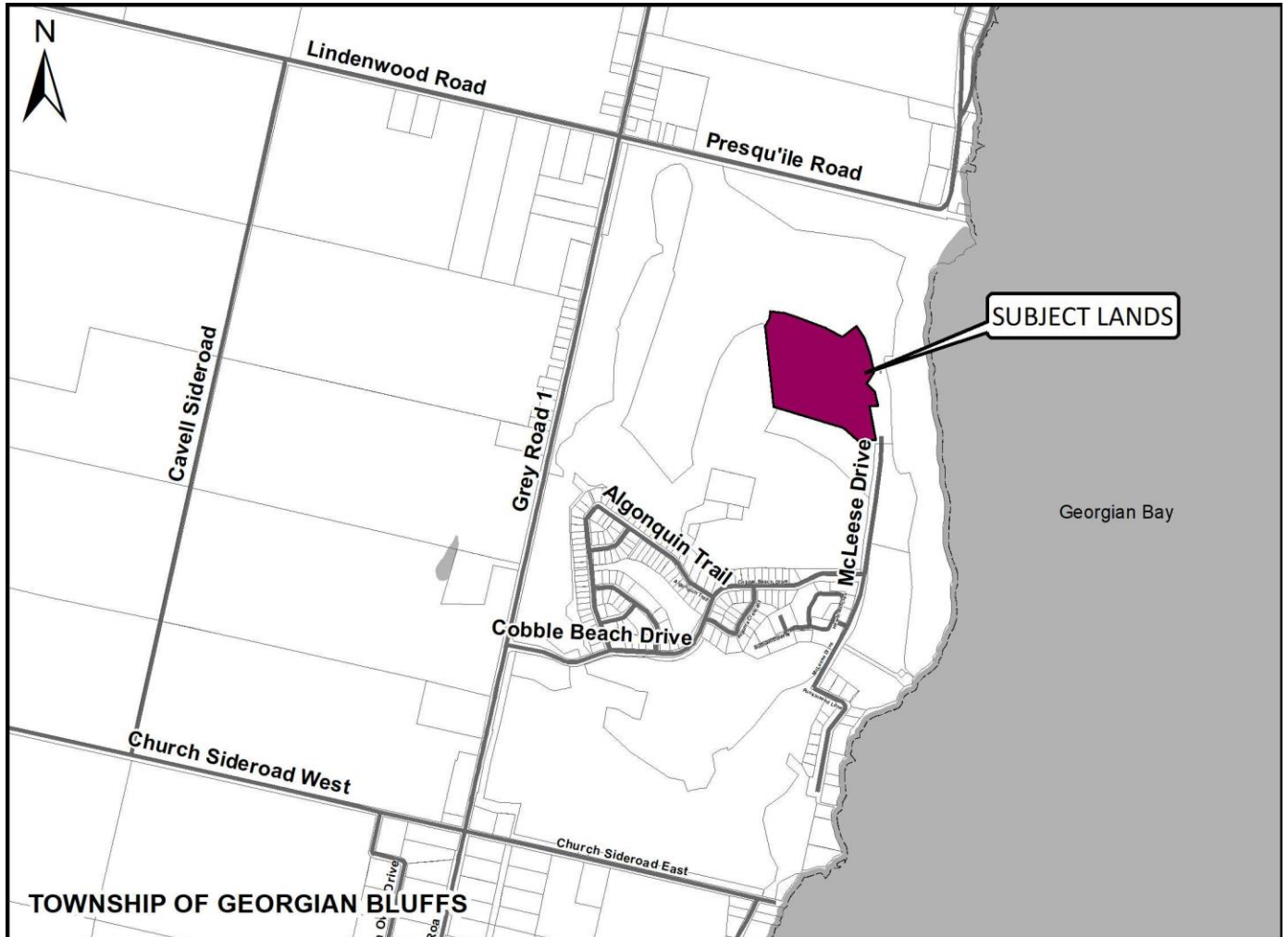
Thank you.

Hiba Hussain, Senior Planner

Encl.

NOTICE OF A COMPLETE APPLICATION WE WANT TO HEAR FROM YOU

- WHAT:** The County and Township are seeking input on development applications within 120 metres of your property that would consider allowing a 65 residential unit Plan of Subdivision.
- SITE:** Part of Lots 32 and 33, Concession 3, Geographic Township of Sarawak, now in the Township of Georgian Bluffs



Timing and Location of Public Meeting – A public meeting has not yet been scheduled. Once a meeting has been scheduled a notice will be sent out and posted on the Township and County websites.

How can I contribute my opinion?

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

Request for information:

For information on this development visit:

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

The documents can also be viewed by visiting the County or Township Offices at the addresses on the following page.

How do I submit comments?

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



Hiba Hussain

County of Grey Planning Department
595 9th Avenue East
Owen Sound, ON, N4K 3E3



Jenn Burnett

Township of Georgian Bluffs
177964 Grey Road 18, R. R. # 3
Owen Sound, ON, N4K 5N5



hiba.hussain@grey.ca



jburnett@georgianbluffs.on.ca



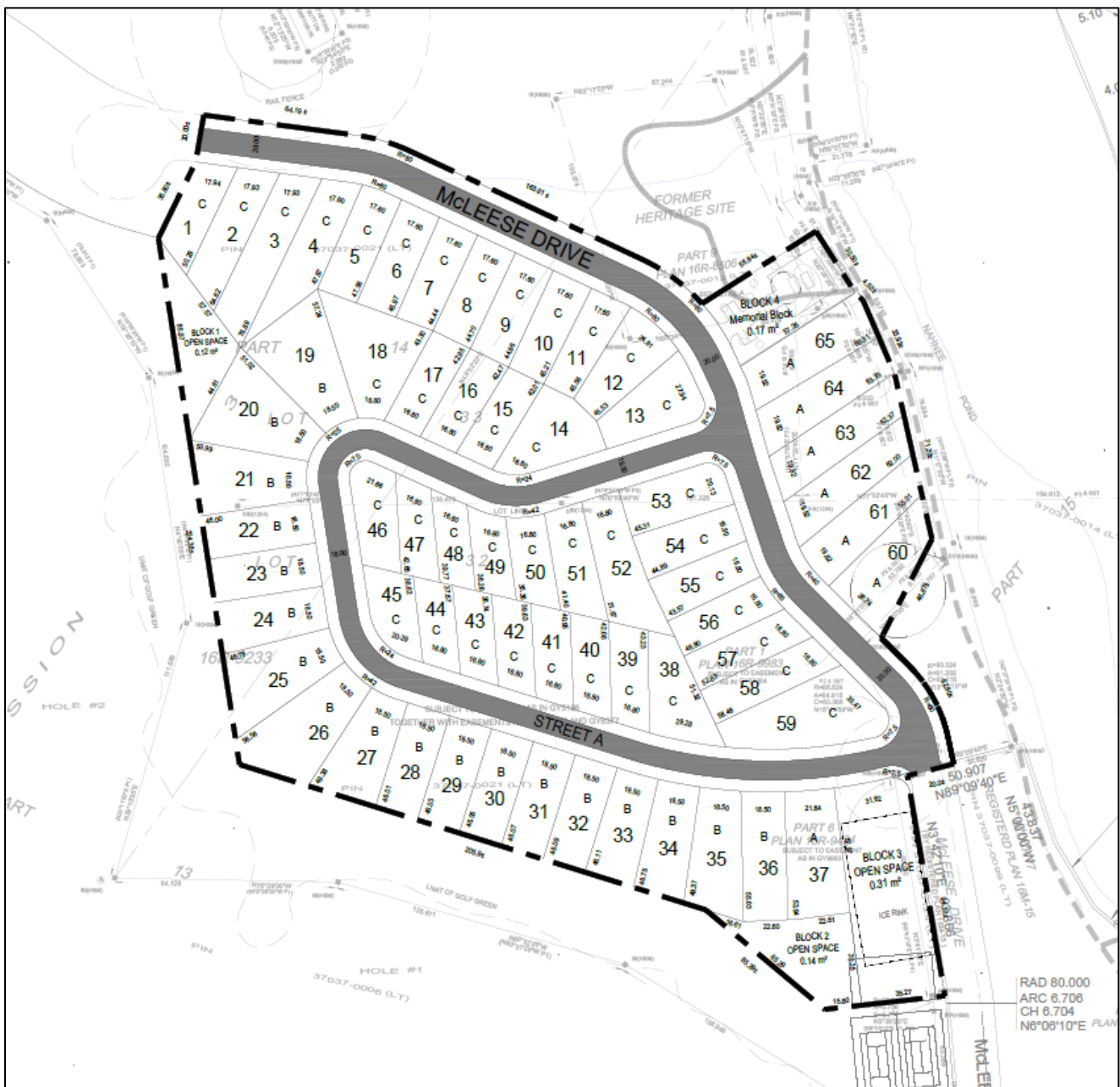
519-372-0219 ext. 1296



519-376-2729 ext. 242

What is being proposed through the applications?

Below is a map showing the proposed Plan of Subdivision. A full version of this map is available on the County or Township websites, or at the County offices in Owen Sound, or the Township offices at the address above.





The purpose and effect of the Plan of Subdivision is to create sixty-five (65) new single detached residential lots. The proposed Plan of Subdivision will extend McLeese Drive and create a new internal road. The proposed development also intends to create three (3) open space blocks and one (1) memorial block.

What can I expect at the Future Public Meeting?

The future 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. At the meeting members of the public will also hear a summary of any comments received about the proposed development prior to the public meeting.

The public meeting will take place at a special meeting of Council and the Mayor or Chair will act as the moderator for the meeting. The moderator will keep the meeting in order and allow the applicant (and their development team), the public, and members of Council to speak and ask questions.

This meeting is an opportunity to learn about the proposed development application and provide feedback.

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

Within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. By law a municipality must hold a public meeting, and this meeting is just one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development, which is Sections 22, 34, and 51 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Plan of Subdivision.
2. If a **person* or public body would otherwise have an ability to appeal the decisions of the County of Grey to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs or to the County of Grey before the Plan of Subdivision is approved or refused, the person or public body is not entitled to appeal the decisions.
3. If a **person* or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs or to the County of Grey before the Plan of Subdivision is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
4. If you wish to be notified of the decision by the County of Grey in respect to the approval or refusal of the Plan of Subdivision (File # 42T-2022-04), you must make a written request to the Township or the County, at the addresses noted on the previous page. Please note the file number noted above when directing correspondence to the Township or the County.
5. If you have any questions, please do not hesitate to contact County or Township staff, who would be happy to answer any questions on the matter.

*Notwithstanding the above, only a 'person' listed in subsection 51(48.3) of the Planning Act may appeal the decision of the County of Grey to the Ontario Land Tribunal (OLT) as it relates to the proposed Plan of Subdivision. Below is the prescribed list of 'persons' eligible to appeal a decision of the County of Grey related to the proposed Plan of Subdivision as per subsection 51(48.3) of the Planning Act. These are recent changes that have been made to the Planning Act by the province. A link to the revised Planning Act can be found here -

<https://www.ontario.ca/laws/statute/90p13>. For more information about these recent changes, please visit the OLT website or contact OLT - <https://olt.gov.on.ca/about-olt/>

The prescribed list of 'persons' eligible to appeal a decision of the County on the proposed Plan of Subdivision as per subsection 51(48.3) of the Planning Act is as follows:

1. A corporation operating an electric utility in the local municipality or planning area to which the Plan of Subdivision would apply.
2. Ontario Power Generation Inc.
3. Hydro One Inc.

4. A company operating a natural gas utility in the local municipality or planning area to which the Plan of Subdivision would apply.
5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the Plan of Subdivision would apply.
6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the Plan of Subdivision would apply.
7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the Plan of Subdivision would apply.
8. A company operating as a telecommunication infrastructure provider in the area to which the Plan of Subdivision would apply.

A note about information you may submit to the Township 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.

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

Dated at the County of Grey 17th day of March 2023.

April 24, 2023

Ms. Genevieve Scott

Cuesta Planning

Sent via email to: genevieve@cuestaplanning.com

**Re: County file # 42T-2020-05 Balmy Beach Road- Shahabi Subdivision
Plan 447, Part Lot 51, 52 and Lot 52A
Township of Georgian Bluffs (Geographic Township of Sarawak)
Owner: Mehran Shahabi**

Dear Ms. Scott:

Pursuant to Subsection 51(31) of the Planning Act R.S.O. 1990, as amended, the above noted draft plan of subdivision is hereby given draft approval. The list of conditions that must be fulfilled prior to final approval are also attached.

The approval of this draft plan will lapse on **April 13, 2024**. The approval may be extended pursuant to Subsection 51(33) of the Act, but no extension can be granted once the approval has lapsed.

Please see the attached Notice of Decision for further information regarding this decision.

Yours truly,



Scott Taylor, MCIP, RPP

Director of Planning

519-372-0219 Ext. 1238

scott.taylor@grey.ca

www.grey.ca

Encl.

cc. all by email

Ministry of Municipal Affairs
Township of Georgian Bluffs
City of Owen Sound

Grey Sauble Conservation Authority (GSCA)
Dr. Mehran Shahabi
Nancy Gawel
Shawna Macivor
Soren Carstens

Applicant: Dr. Mehran Shahabi

File No.: 42T-2020-05

Municipality: Township of Georgian Bluffs

Location: 345/355 Balmy Beach Road, Plan 447, Part Lot 51. Lot 52, Lot 52A, geographic Township of Sarawak

Date of Decision: April 13, 2023

Date of Notice: April 24, 2023

Last Date of Appeal: May 14, 2023

NOTICE OF DECISION

On Application for Approval of Draft Plan of Subdivision

under Subsection 51(37) of the Planning Act

Draft Plan Approval is hereby given by the County of Grey for the application regarding the above noted lands. A copy of the Decision is attached.

PUBLIC AND AGENCY COMMENTS RECEIVED ON THE FILE

All written and oral submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

WHEN AND HOW TO FILE A NOTICE OF APPEAL

Notice to appeal the decision to the Ontario Land Tribunal must be filed with the County of Grey no later than 20 days from the date of this notice, as shown above.

The notice of appeal should be sent to the attention of the Director of Planning and Development of the County, at the address shown below and it must,

- (1) set out the reasons for the appeal,
- (2) be accompanied by the fee required by the Tribunal as prescribed under the Ontario Land Tribunal Act, and
- (3) Include the completed appeal forms from the Tribunal's website.

WHO CAN FILE A NOTICE OF APPEAL

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision 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.

No person* or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions of the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

*Notwithstanding the above, only a 'person' listed in subsection 51(48.3) of the Planning Act may appeal the decision of the County of Grey to the Ontario Land Tribunal (OLT) as it relates to the proposed plan of subdivision. Below is the prescribed list of 'persons' eligible to appeal a decision of the County of Grey related to the proposed plan of subdivision as per subsection 51(48.3) of the Planning Act. These are recent changes that have been made to the Planning Act by the province. A link to the revised Planning Act can be found here - <https://www.ontario.ca/laws/statute/90p13>. For more information about these recent changes, please visit the OLT website or contact OLT - <https://olt.gov.on.ca/about-olt/>

Applicant: Dr. Mehran Shahabi

File No.: 42T-2020-05

Municipality: Township of Georgian Bluffs

Location: 345/355 Balmy Beach Road, Plan 447, Part Lot 51. Lot 52, Lot 52A, geographic Township of Sarawak

Date of Decision: April 13, 2023

Date of Notice: April 24, 2023

Last Date of Appeal: May 14, 2023

The prescribed list of 'persons' eligible to appeal a decision of the County on the proposed plan of subdivision as per subsection 51(48.3) of the Planning Act is as follows:

1. A corporation operating an electric utility in the local municipality or planning area to which the plan of subdivision would apply.
2. Ontario Power Generation Inc.
3. Hydro One Inc.
4. A company operating a natural gas utility in the local municipality or planning area to which the plan of subdivision would apply.
5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the plan of subdivision would apply.
6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the plan of subdivision would apply.
7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the plan of subdivision would apply.
8. A company operating as a telecommunication infrastructure provider in the area to which the plan of subdivision would apply.

RIGHT OF APPLICANT OR PUBLIC BODY TO APPEAL CONDITIONS

The following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the Tribunal by filing a notice of appeal with the approval authority: the applicant; any public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority; the Minister; or the municipality in which the subject land is located.

HOW TO RECEIVE NOTICE OF CHANGED CONDITIONS

The conditions of an approval of draft plan of subdivision may be changed at any time before the final approval is given.

You will be entitled to receive notice of any changes to the conditions of the approval of draft plan of subdivision if you have made a written request to be notified of changes to the conditions.

RELATED APPLICATIONS

None

GETTING ADDITIONAL INFORMATION

Additional information about the application is available for public inspection during regular office hours in the Planning & Development Office at the address noted below. Please

Applicant: Dr. Mehran Shahabi

File No.: 42T-2020-05

Municipality: Township of Georgian Bluffs

Location: 345/355 Balmy Beach Road, Plan 447, Part Lot 51. Lot 52, Lot 52A, geographic Township of Sarawak

Date of Decision: April 13, 2023

Date of Notice: April 24, 2023

Last Date of Appeal: May 14, 2023

contact the Planning Office at 519-376-2205 or 1-800-567-GREY to schedule an appointment to review the information.

ADDRESS FOR NOTICE OF APPEAL

County of Grey

595-9th Avenue East

OWEN SOUND, Ontario, N4K 3E3

Attention: Mr. Scott Taylor, MCIP, RPP, Director of Planning and Development

Plan of Subdivision File No. 42T-2020-05 has been granted draft approval. The County's conditions of final approval for registration of this draft plan of subdivision are as follows:

General Requirements

1. That this approval applies to the draft plan of subdivision located on the property legally described as 345/355 Balmy Beach Road, Plan 447, Part Lot 51, Lot 52, Lot 52A, geographic Township of Sarawak, Township of Georgian Bluffs, County of Grey, prepared by Cuesta Planning Consultants Inc. issue date August 10, 2020 and a last revision date of February 9, 2022, showing the following:
 - Six (6) residential lots, each gaining access off Balmy Beach Road,
 - One (1) 6-metre-wide block extending from the lot line abutting Balmy Beach Road to the Shore Road Allowance for approximately 95.95 m to be deeded to the Township for drainage and access to the shore road allowance.
2. The Owner shall enter and execute a Subdivision Agreement, in accordance with these Draft Plan Conditions, prior to final approval and registration of the Plan, to satisfy these conditions and all financial, legal, and engineering matters, including landscaping and the installation of municipal services, and other requirements of the Township of Georgian Bluffs ("the Township") and the County of Grey ("the County"), as well as any statutory requirements of other government authorities, including the payment of all applicable development charges in accordance with the applicable Development Charges By-law(s).
3. That the Owner shall enter into development and other necessary agreements or obtain necessary approvals, satisfactory to the Township or any other appropriate authority before any development or site alteration within the plan including filling, grading, removing trees and/or topsoil, installing any works, or constructing any buildings or structures. These Agreements may deal with matters including but not limited to the following:
 - i. Engineering works which include municipal water, sanitary sewer services;
 - ii. Professional services including preparation of reports, plans, inspections, certifications and approval;
 - iii. Drainage, stormwater management;
 - iv. Storm sewers and infiltration galleries;
 - v. Road construction, cul-de-sac and intersection;

- vi. Securities, cash contributions, development charges;
- vii. Emergency services;
- viii. Land dedications and easements, reserves;
- ix. Hydro, Street Lighting, Natural Gas and Telecommunication Utilities;
- x. Architectural Control;
- xi. Grading and sodding;
- xii. Fencing & Landscaping;
- xiii. Trails/walkways;
- xiv. Fire Break Plan, if required;
- xv. Construction Implementation and/or Mitigation Measures;
- xvi. Warning clauses, signed entry features and safety hoarding;

The details of which may be indicated in correspondence from appropriate commenting agencies and/or departments.

4. The Owner shall agree in the Subdivision Agreement that all the works required by the Township, the County, other government authorities and utility providers for the development and servicing of the lands shall be designed and installed in accordance with the Township's Engineering Standards, and Provincial & Federal Guidelines & Standards, that are in effect at the date of execution of the Subdivision Agreement to the satisfaction of the Township. Where compliance with Township Engineering Standards necessitates offsite works, (i.e., stormwater management system upgrades) the owner shall enter into agreements with the Township and/or the County to implement the requisite offsite works, to the satisfaction of the Township.
5. Prior to final approval and registration of the subdivision by the County, if necessary, an amending Zoning By-law implementing the subject plan shall be approved and be in force and effect under Section 34 and 36 of the *Planning Act*, satisfactory to the Township.
6. That the Subdivision Agreement contain a clause, requiring restrictive covenants be registered on each property and included in all offers of purchase and sale that there is a 20 metre shore road allowance between the subject lands and the water that is owned by the Township of Georgian Bluffs and no site alteration, tree removal, pruning, vehicular access or occupation of the shore road allowance is permitted.

Servicing, Grading and Road Requirements

Applicant: Dr. Mehran Shahabi

File No.: 42T-2020-05

Municipality: Township of Georgian Bluffs

Location: 345/355 Balmy Beach Road, Plan 447, Part Lot 51. Lot 52, Lot 52A, geographic Township of Sarawak

Date of Decision: April 13, 2023

Date of Notice: April 24, 2023

Last Date of Appeal: May 14, 2023

7. That prior to final approval by the County, a Site Servicing Plan is prepared to show how the development is fully serviced with septic systems and municipal water from the East Linton Water System to the satisfaction of the Township and the Grey Sauble Conservation Authority (GSCA). The cost of any revisions to the certificates or required improvements to the existing water plant required because of this development will be borne by the owner, and these terms shall be included as part of the registered Subdivision Agreement.
8. That the Subdivision Agreement shall include detailed designs of the onsite sewage systems considering localized hydrogeological conditions. A test pit and the preparation and submission of a test log and particle system curve be prepared and submitted for each of the six lots at the time a septic system permit application and to submit to the Chief Building Official for approval.
9. That prior to execution of a Pre-Servicing Agreement and/or Subdivision Agreement with the Township, sufficient water capacity shall be available and confirmed by the Township.
10. That prior to final approval and registration of the Plan, the Township shall provide confirmation to the County that there is sufficient water capacity available and allocated to service the entire plan of subdivision, based on actual usage, as determined by the Township's monitoring of water flows.
11. That the Subdivision Agreement shall detail and confirm the water servicing capacity allocated to this plan of subdivision.
12. That prior to final approval, the required setbacks according to Table 8.2.1.6(A) and Table 8.2.1.6(b) of the OBC are addressed, particularly the suitability of the existing filter bed on Lot 4 shall be confirmed by a professional engineer to the satisfaction of the Township. Should the existing filter bed(s) not comply with Ontario Building code requirements, it/they shall be replaced.
13. The Subdivision Agreement shall contain the following provision: "*Prior to the initiation of any site grading or servicing, the Owner shall provide a report identifying all existing water wells and private sewage disposal systems on the lands. The applicant shall provide verification to the satisfaction of the Township that all wells and septic systems identified have been decommissioned (where required) in accordance with all applicable laws and regulations.*" A professional

engineer shall be retained to conduct the capacity analysis for the sewage systems that are proposed to be retained, to the satisfaction of the Township.

14. That the Owner shall agree in the Subdivision Agreement to provide for all necessary installations and connections to any existing municipal storm drainage and water servicing systems to service the proposed development, to the satisfaction of the Township.
15. That prior to execution of a Pre-Servicing Agreement or Subdivision Agreement, a detailed engineering and drainage report will be provided which describes the stormwater drainage system for the proposed development on the subject lands to the satisfaction of the Township and GSCA. The Plan shall demonstrate how the drainage system will tie into the drainage of surrounding properties and how external drainage and site drainage is appropriately conveyed.
16. That the Subdivision Agreement shall include wording for the provision of Operation and Maintenance Manuals for any non-standard infrastructure that may be required, to the satisfaction of the Township.
17. That the Subdivision Agreement shall contain specific clauses related to the required Ontario Building Code / Engineering Standards, as applicable, including but not limited to the following:
 - i. The entrances be designed and constructed to the satisfaction of the Township;
 - ii. That suitable construction traffic routes are identified to the satisfaction of the Township; and,
 - iii. The street lighting system on roadways be designed and constructed to the satisfaction of the Township. The Subdivision Agreement shall also require that all external lighting, including street lighting, be dark-sky compliant.

Utilities

18. That the Owner shall grant all necessary easements and/or blocks and/or enter into agreements for drainage, utility and servicing purposes, including CRTC-licensed telephone and broadcasting distribution, as may be required, to the appropriate agency or public authority.

19. The Owner, in consultation with the applicable utilities and Communications Service Providers, shall prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the subdivision, as well as the timing and phasing of the installation.
20. That the Subdivision Agreement include a clause requiring that the Owner agrees to relocate any existing utilities because of the subject development at the sole expense of the Owner.

Vegetation, Fencing and Streetscape Requirements

21. That prior to final approval, the Owner prepares a detailed tree retention and planting plan by a qualified consultant to the satisfaction of the Township. The Plan shall include amongst other matters:
 - i. Special provisions to ensure that the existing vegetation on the periphery of the site be maintained and protected, where feasible, during the development process;
 - ii. Special provisions to ensure that existing vegetation on the adjacent lands be protected during development and construction; and,
 - iii. That said plan be incorporated into the Subdivision Agreement with the Township.
22. The Subdivision Agreement shall ensure that the Owner shall save and/or remove any trees and vegetation on the subject lands as required by the Vegetation Assessment / Vegetation Management Plan to the satisfaction of the Township.
23. That wording be incorporated into the Subdivision Agreement stating that the riparian rights of the Township will not be transferred to any other party and that no development of the shore road allowance will be permitted without the expressed written approval of the Township and GSCA.
24. That the Subdivision Agreement shall include wording that a permit be required from GSCA for development and/or site alterations within the areas subject to Ontario Regulation 151/06.
25. The Subdivision Agreement include the EIS mitigation measures, in wording acceptable to the Township.

26. Demonstration that the proposal has satisfied the Ministry of Environment Conservation and Parks requirements related to the *Endangered Species Act* to the satisfaction of the Township and the County.

Park and Open Space Requirements

27. The Owner shall pay cash-in-lieu of Parkland dedication of up to 5% to the Township, in accordance with the *Planning Act*. The Subdivision Agreement shall contain a provision to this effect.

Miscellaneous

28. That the Subdivision Agreement between the Owner and the Township provide for the dedication of 0.30 metre (1 foot) reserves to be conveyed to the Township, as deemed necessary, without monetary consideration and free of all encumbrances to be held by the Township to prohibit unauthorized access to adjacent lands.
29. That prior to final approval and registration, the Owner shall obtain a letter from the Ministry of Heritage, Sport, Tourism and Culture Industries, that the Archaeological Assessment has been entered into the Ontario Public Register of Archaeological Reports.
30. That the Owner shall agree in the Subdivision Agreement, prior to offering any of the residential lots for purchase, to display to prospective purchasers the approved location of all public walkways, mailboxes, environmental protection areas/tree preservation areas, and the lands defined as the shore road allowance. Accepted for Construction drawings should also be shared which show drainage blocks and easements, utilities, lighting, lot grading, landscaping, as applicable.
31. That prior to final approval and registration, a record of site condition is completed for the lands where the swimming pool is situated, to the satisfaction of the Township. Should the Owner satisfy the Township that a record of site condition is not required, then a record of site condition will not be needed. Prior to removal of this structure, it shall be ensured that any environmental concerns are addressed.

Administration

32. Prior to final approval and registration, the Subdivision Agreement shall include special provisions addressing the following matters in wording acceptable to the Township:

- i. That the Owner shall agree that all vacant lots shall be rough graded such that best efforts are taken to ensure there is no standing water and shall be maintained in general conformance with the approved comprehensive grading plan. The Owner shall further agree in the Subdivision Agreement to topsoil and seed any rough graded area not proceeding to construction in a timely manner, to the satisfaction of the Township.
- ii. That the Owner shall agree to engage a qualified engineer and that the Owner's Engineer certify that their reports conform with applicable standards to the satisfaction of the Township and GSCA and that the Engineer provides certification that the final constructed works conform to the approved design.
- iii. That the Owner shall agree to engage a qualified engineer to review and certify that the completed pre-grading works comply with the pre-grading shown on the approved grading and drainage plan.
- iv. The Owner, and/or any future Lot Owner, shall agree to engage a qualified consultant to prepare a Final Lot Grading Certificate prior to Final Inspection, indicating that the grading of the lot has been completed in conformity with the Approved for Construction Master Grading/Drainage Plan, and to submit to the Chief Building Official for approval.
- v. The Owner shall agree that any temporary stormwater management, construction mitigation, sediment and erosion control measures be approved by the Township and in place prior to site alteration, except for site alteration to install such measures.
- vi. That the Owner shall agree to obtain any required statutory permits from the County of Grey, Township, or any other applicable authority, prior to any site alteration.
- vii. The Owner shall agree to the following:
 - a. Should previously unknown or unassessed deeply buried archaeological resources be uncovered during development, such resources may be a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed archaeologist to carry out archaeological fieldwork, in compliance with section 48 (1) of the *Ontario Heritage Act*,

That anyone working on the subject lands who uncovers a burial site containing human remains shall cease fieldwork or construction activities and immediately report the discovery to the police or coroner in accordance with the *Funeral, Burial and Cremation Services Act*.

- viii. The Owner shall agree to provide for all necessary installations and connections to any existing municipal storm drainage and water servicing systems to service the proposed development, to the satisfaction of the Township.
 - ix. The Owner shall agree that a municipal numbering system shall be assigned to the satisfaction of the Township regarding 911 emergency servicing. The Owner shall also agree in the Subdivision Agreement to display the lot number and corresponding assigned municipal address in a prominent location on each lot prior to and during all times of construction.
33. That prior to final approval, the County is advised in writing by the Grey Sauble Conservation Authority how Conditions 7, 15, 23, 24, and 32 have been satisfied.
34. That prior to final approval, the County is advised in writing by the Township how Conditions 1-32 have been satisfied.
35. This draft plan approval shall lapse on April 13, 2026. If final approval is not given to this plan within three (3) years of the draft approval date, and no extensions have been granted, draft approval shall lapse under Subsection 51(32) of the Planning Act, RSO 1990, as amended. If the owner wishes to request an extension to draft approval, a written explanation together with the applicable application fee and a resolution/letter of support from the local municipality must be submitted to the County of Grey, prior to the lapsing date. Please note that an updated review of the Plan and revisions to the conditions of approval may be necessary if an extension is to be granted.
36. That prior to final approval, a copy of the fully executed Subdivision Agreement between the Owner and the Township shall be provided to the County of Grey.
37. That the Owner, submit to the Township and the County of Grey a digitized copy of the Final Plan in a format acceptable to the County of Grey.

Applicant: Dr. Mehran Shahabi

File No.: 42T-2020-05

Municipality: Township of Georgian Bluffs

Location: 345/355 Balmy Beach Road, Plan 447, Part Lot 51. Lot 52, Lot 52A, geographic Township of Sarawak

Date of Decision: April 13, 2023

Date of Notice: April 24, 2023

Last Date of Appeal: May 14, 2023

NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfil the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Grey, quoting the County file number.
2. An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for Construction Projects in the Occupational Health and Safety Act, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating **"DANGER - Overhead Electrical Wires"** in all locations where personnel and construction vehicles might come near the conductors.
3. Clearances or consultations are required from the following agencies, as well as the appropriate agency or authority providing utilities or services:

Township of Georgian Bluffs
177964 Grey County Road 18
Owen Sound, ON, N4K 5N5

Grey Sauble Conservation Authority
237897 Inglis Falls Road, RR4
Owen Sound, ON, N4K 5N6

4. We suggest you make yourself aware of the following subsections of the Land Titles Act:
 - a) subsection 144(1) requires all new plans to be registered in a Land Titles system if the land is situated in a land titles division; and
 - b) subsection 144(2) allows certain exceptions.

The subdivision plan for Registration must be in conformity with the applicable Ontario Regulation under *The Registry Act*.

Applicant: Dr. Mehran Shahabi

File No.: 42T-2020-05

Municipality: Township of Georgian Bluffs

Location: 345/355 Balmy Beach Road, Plan 447, Part Lot 51. Lot 52, Lot 52A, geographic Township of Sarawak

Date of Decision: April 13, 2023

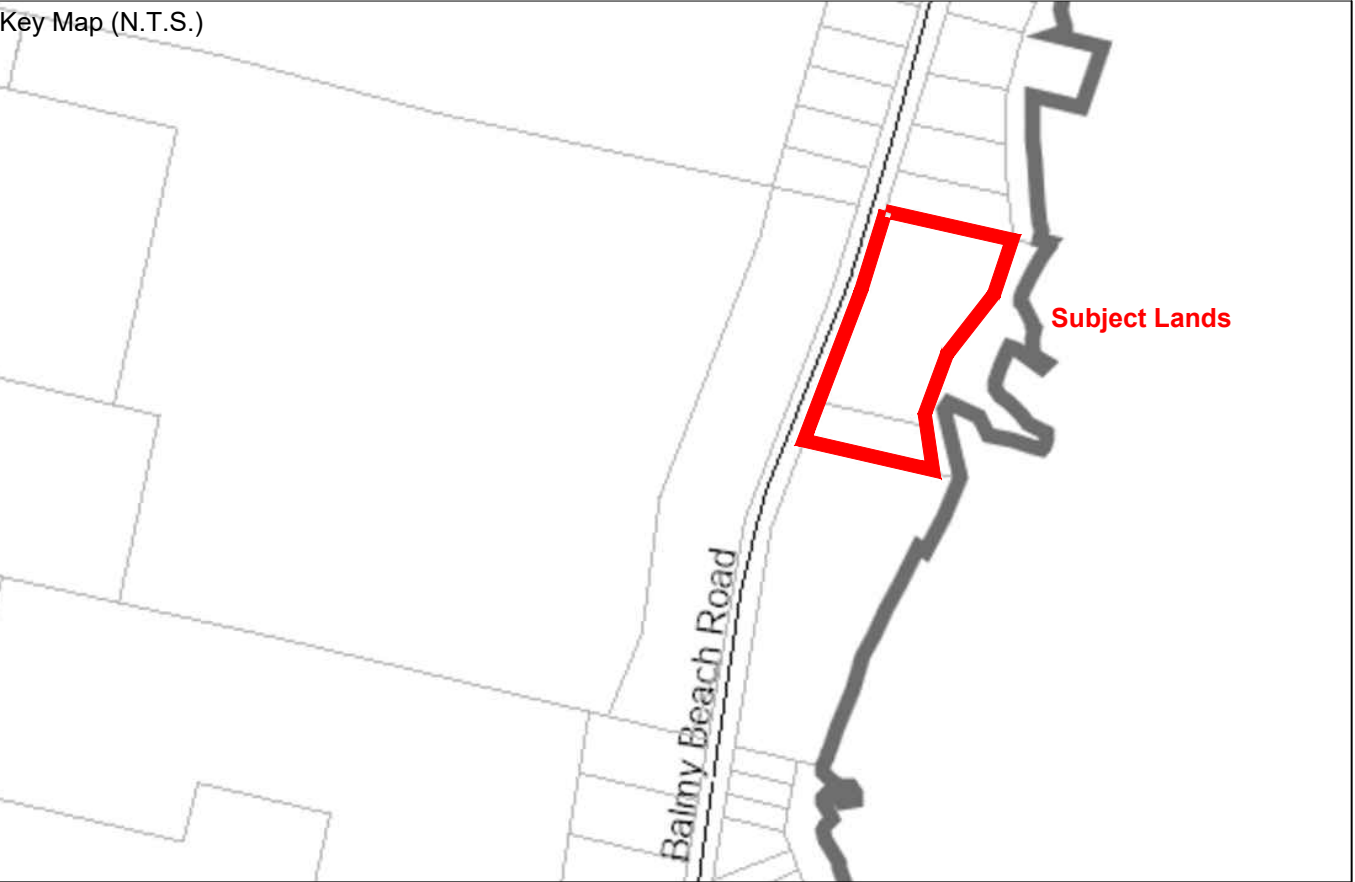
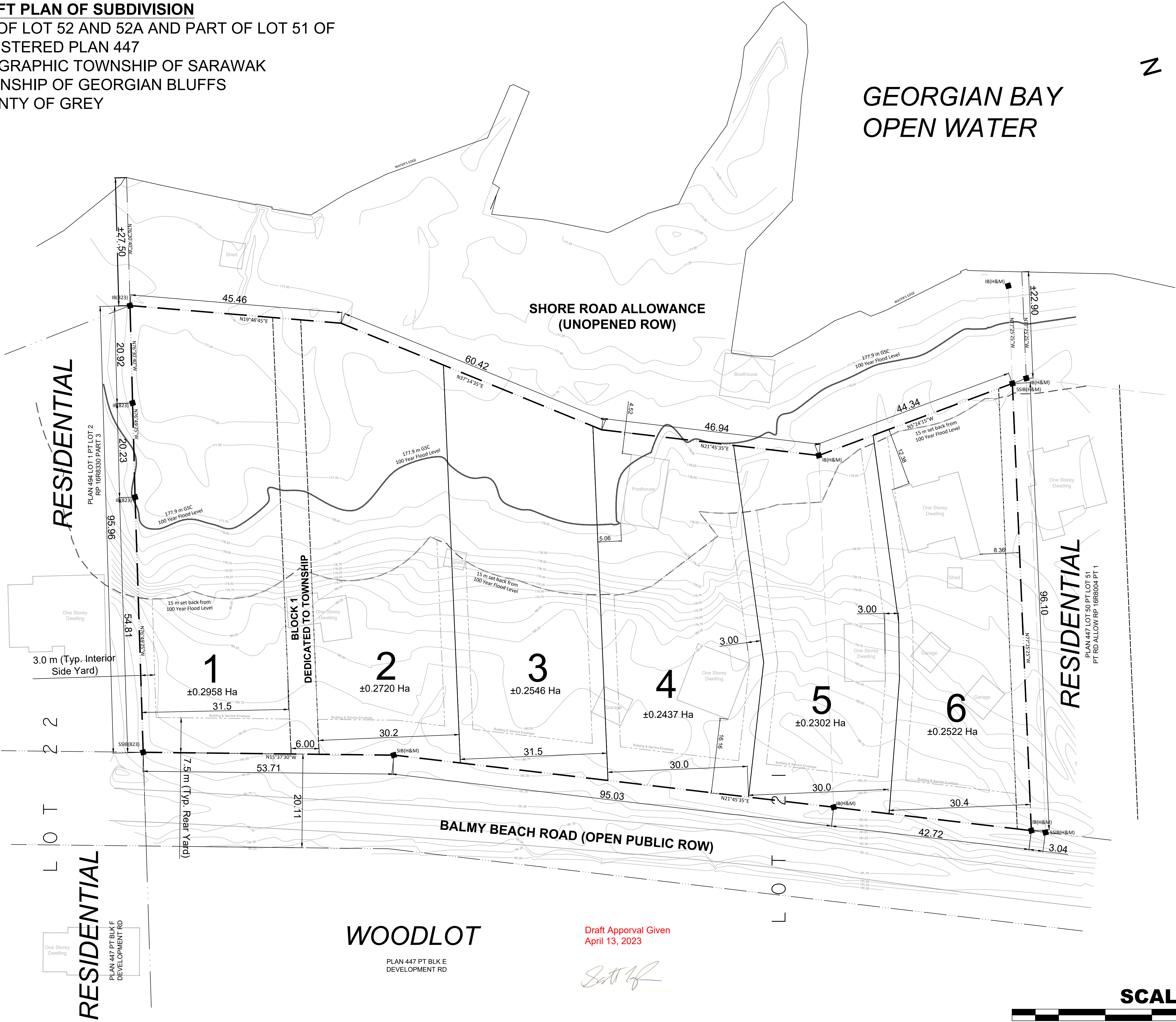
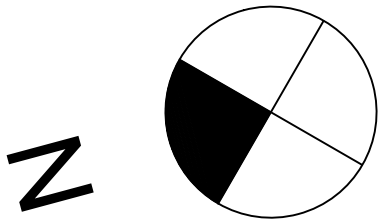
Date of Notice: April 24, 2023

Last Date of Appeal: May 14, 2023

5. Inauguration or extension of a piped water supply or a storm drainage system is subject to the approval of the Ministry of the Environment Conservation and Parks under the *Ontario Water Resources Act*, RSO 1990, as amended.
6. All measurements in subdivision final plans must be presented in metric units. The final plan approved by the County must be registered within thirty (30) days or the County may withdraw its approval under subsection 51(32) of the Planning Act RSO 1990, as amended.

DRAFT PLAN OF SUBDIVISION
ALL OF LOT 52 AND 52A AND PART OF LOT 51 OF
REGISTERED PLAN 447
GEOGRAPHIC TOWNSHIP OF SARAWAK
TOWNSHIP OF GEORGIAN BLUFFS
COUNTY OF GREY

GEORGIAN BAY
OPEN WATER



DRAFT PLAN OF SUBDIVISION
ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE
PLANNING ACT R.S.O 1990
a. AS SHOWN
b. AS SHOWN
c. AS SHOWN
d. RESIDENTIAL DWELLINGS
e. AS SHOWN
f. AS SHOWN
f1. NOT APPLICABLE
g. AS SHOWN
h. MUNICIPAL WATER
i. CLAY LOAM
j. AS SHOWN
k. AVAILABLE MUNICIPAL SERVICES - FIRE, POLICE, WINTER ROAD MAINTENANCE, GARBAGE
COLLECTION, HYDRO
UNAVAILABLE MUNICIPAL SERVICES - SANITARY SEWER
l. AS SHOWN

LAND USE SCHEDULE				
TOTAL AREA OF LANDS TO BE SUBDIVIDED:				±1.6047 Ha. (±3.97 Ac.)
LAND USE	LOTS	BLOCK	UNITS	±Ha. ±Ac.
Detached Dwellings	1 - 6		6	1.5485 3.83
Min. Lot Frontage = 30.0 m				
Min. Lot Area = 0.2302 ha				
Dedicated to Township		1		0.0562 0.14
TOTAL	6	1	6	1.6047 3.97
ROADS				
		LENGTH ±Ha. ±Ac.		
Balmy Beach Road		189.87 m	n/a	n/a
20.0 m R.O.W (EXISTING OPEN R.O.W ABUTS SUBJECT LANDS)				

OWNER'S AUTHORIZATION
WE BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY
AUTHORIZE CUESTA PLANNING CONSULTANTS INC. TO PREPARE AND SUBMIT THIS
DRAFT PLAN OF SUBDIVISION ON OUR BEHALF:
DATE: Sep 18th 2020 SIGNED: [Signature]

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO
THE ADJACENT LANDS ARE CORRECTLY SHOWN.
DATE: AUGUST 10, 2020 SIGNED: [Signature]
PETER T. RAIKES, BSc, CLS, MRICS
ONTARIO LAND SURVEYOR

Rev. #	DATE	COMMENTS
1	2020-09-18	Drainage easement removed on Lot 6
2	2022-02-09	Drainage easement removed on Lot 1; Land dedicated to Township enlarged

Cuesta

PLANNING CONSULTANTS INC.

Urban and Rural Planning and Resource Management

978 First Avenue West
Owen Sound, Ontario
N4K 4K5

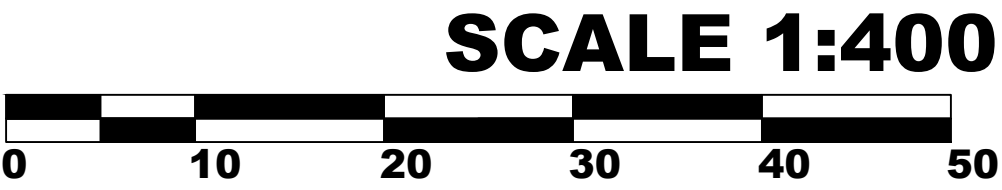
Tel.: (519) 372-9790
Fax: (519) 372-9953
Toll Free: 1-800-653-7692
Email: cuesta@cuestaplanning.com

Project No.
21847

DWN. By
NAK

ISSUE DATE:
Aug. 10, 2020

DRAFT PLAN No.:



Ontario Land Tribunal

655 Bay Street, Suite 1500
Toronto ON M5G 1E5
Telephone: (416) 212-6349
Toll Free: 1-866-448-2248
Website: olt.gov.on.ca

Tribunal ontarien de l'aménagement du territoire

655 rue Bay, suite 1500
Toronto ON M5G 1E5
Téléphone: (416) 212-6349
Sans Frais: 1-866-448-2248
Site Web: olt.gov.on.ca



PROCEEDING COMMENCED UNDER subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	1063755 Ontario Ltd.
Appellant:	Municipality of West Grey
Subject:	Proposed Official Plan Amendment No. 11
Description:	To implement the 2021 Growth Management Strategy and additional housekeeping changes
Property Address:	Grey County Wide
Municipality/UT:	County of Grey
Reference Number:	Grey County OPA #11; Grey County By-law 5145-22
OLT Case No.:	OLT-22-004820
OLT Lead Case No.:	OLT-22-004820
OLT Case Name:	1063755 Ontario Ltd v. Grey (County)

The Ontario Land Tribunal ("Tribunal") will conduct a **Case Management Conference (CMC)** by **Video Conference** for this matter.

The event will be held:

AT: 10:00 AM

ON: April 12, 2023

AT: <https://global.gotomeeting.com/join/692665589>

Access code: 692-665-589

The Tribunal has set aside **one (1) day** for this matter.

The event will be held using GoTo Meetings. The appellant(s), applicant, municipality or approval authority, and those persons who intend to request party or participant status, are asked to log into the video hearing through the link provided above at least **15 minutes** before the start of the event to test their video and audio connections. All persons are expected to access and set-up the application well in advance of the event to avoid unnecessary delay. The desktop application can be downloaded at [GoToMeeting](https://global.gotomeeting.com/join/692665589). A web application is also available: <https://app.gotomeeting.com/home.html>. A compatible web browser for this service is Chrome.

Persons who experience technical difficulties accessing the GoToMeeting application or who only wish to listen to the event can connect to the event by calling into an audio-only telephone line: **1-888-299-1889 (Toll Free)** or **+1 (647) 497-9373**. The access code is **692-665-589**.

Event dates are firm – adjournments will not be granted except in the most serious circumstances, and only in accordance with the Tribunal's Rules of Practice and Procedure [Rule 17](#) on adjournments.

This event is conducted under [Rule 20](#) of the Tribunal's Rules. [Rule 20.2](#) sets out how a party may object to the Tribunal conducting this event electronically. Any party, or any person who intends to seek party status, may object to the Tribunal holding this event by video by filing an objection with the Tribunal's Case Coordinator. The objection must be received by the Tribunal **at least 20 days** before the date of the CMC and must be copied to the other parties. All contact information is included in Schedule A.

If you do not attend the CMC, the Tribunal may proceed in your absence and you will not be entitled to any further notice of these proceedings. The Tribunal may finalize the list of appellants, parties and/or participants at this CMC, and may order that no additional appellants, parties and/or participants be added or included in this proceeding, without leave of the Tribunal.

SUBMISSION REQUIREMENTS

If a person intends to refer to a document at the CMC that is not in the Tribunal's case file, the document is expected to be pre-filed electronically with the Tribunal **at least 10 days** before the date of the CMC, unless another filing date is specified in the Tribunal's Rules. All pre-filed documents shall be served on the other parties electronically. All contact information is included in Schedule A.

Submissions larger than **10MB** must be transferred to the Tribunal's Case Coordinator using an electronic file sharing link/service. Please see Schedule B for further submission requirements.

The purpose of the CMC is set out in [Rule 19.1](#) of the Tribunal's Rules. The CMC will deal with preliminary issues, that include the following:

- **Identification of parties** - these persons have the right to participate throughout by presenting evidence, questioning witnesses, and making final arguments. In order for the Tribunal to determine your status for the hearing, you or your representative should attend the CMC and ask to be added as a party. Groups, whether incorporated or not, who wish to become parties should name a representative. Parties do not need to be represented by lawyers or agents.
- **Identification of participants** - persons who do not wish to participate throughout the hearing may attend the hearing and provide a written statement to the Tribunal.
- **Identification of issues.**

- **Possibility of settlement and/or mediation of any or all of the issues** – the panel will explore with the parties whether the case before the Tribunal and the issues in dispute are matters that may benefit from mediation. Mediation is a voluntary process that encourages all sides in a dispute to get a better understanding of each other's positions and fully explore and negotiate options for a mutually acceptable settlement of all or some of the issues in dispute. The panel may direct, upon consent of the parties, that some or all of the issues in dispute proceed to mediation.
- **Start date of the hearing.**
- **Duration of the hearing.**
- **Directions for pre-filing of witness lists, expert witness statements and written evidence.**
- **The hearing of motions.**
- **Draft Procedural Order** – parties are expected to meet before the CMC to consider a draft Procedural Order, as per [Rule 19.2](#) (see [Sample Procedural Order](#) on the website at <https://olt.gov.on.ca/forms-submissions/>).
- **Such further matters as the Tribunal considers appropriate.**

Everyone should come prepared to consider specific dates for proceedings in this matter.

All persons who wish to participate in this matter are expected to be prepared should the Tribunal convert the CMC to a settlement conference, a motion for procedural directions, or a preliminary hearing, where evidence or formal statements or submissions may be heard. Even when no settlement is reached, the Tribunal may proceed to make a final decision on any evidence received during the conference.

PARTY OR PARTICIPANT STATUS REQUEST:

Persons other than the appellant(s), applicant, municipality or approval authority who wish to participate in the proceeding, either as a party or as a participant, are expected to file a written status request with the Tribunal to outline their interest in the proceeding.

The [Party Status Request Form](#) and [Participant Status Request and Participant Statement Form](#) are available on the Tribunal's website (<https://olt.gov.on.ca/forms-submissions/>) and are to be used to assist with the preparation of the request. If you are requesting status, this form must be provided at least 10 days in advance of the Case Management Conference to:

- The assigned Tribunal Case Coordinator **Hannah Nastic** at **Hannah.Nastic@ontario.ca**
- The municipality and the approval authority on the same day as it is emailed to the Tribunal Case Coordinator.

- The Applicant and the Appellant(s) on the same day as it is emailed to the Tribunal Case Coordinator.

The contact information for the parties is included in Schedule A.

The status request will be reviewed and considered by the presiding Member at the CMC. It will also assist the Tribunal in organizing the hearing event. **Attendance by the requestor, or their representative, at the CMC is required for all status requests.**

Persons who are granted **party status** may participate fully in the proceeding (see [Rule 8](#)).

Persons who are granted **participant status** may only participate in writing by way of a participant statement. This statement is expected to be provided 10 days advance of the CMC as part of the status request (see above) and sets out their position in the matter (see [Rule 7.7](#)).

Only persons who are granted party or participant status by the Tribunal at the CMC are permitted to participate in any further hearing event that is convened by the Tribunal for this appeal.

FURTHER DIRECTIONS

Tribunal proceedings are open to the public and all documents filed in a proceeding will be included in the Tribunal's public file (except those documents that may be deemed confidential in accordance with the Ontario Land Tribunal's Rule 22.1).

The Tribunal shall issue a disposition following the CMC that will set out the directions of the Tribunal. A copy of this decision may be obtained from the Tribunal's website (<https://olt.gov.on.ca/decisions/>) by referencing the above case number.

Please review the Tribunal's [Rules](#) for relevant information.

We are committed to providing accessible services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator as soon as possible by emailing OLT.COORDINATOR@ontario.ca. If you require documents in formats other than conventional print, or if you have specific accommodation needs, please let us know so we can make arrangements in advance.

Pour recevoir des services en français, veuillez communiquer avec la Tribunal au 1-866-448-2248/(416) 212-6349 ou OLT.COORDINATOR@ontario.ca.

For general information concerning the Tribunal, visit our website at <https://olt.gov.on.ca> or you may contact the Tribunal's offices at 1-866-448-2248 or local (416) 212-6349.

DATED at Toronto, this 6th day of March, 2023.

Euken Lui
Acting Registrar

SCHEDULE A

Please provide materials electronically to the assigned Tribunal Case Coordinator **Hannah Nastic** at **Hannah.Nastic@ontario.ca**

On the same day that documents are submitted to the Tribunal, electronic copies are to be submitted to:

Appellant 1 [Representative]:

1063755 Ontario Ltd

c/o Denise Baker

dbaker@weirfoulds.com

Appellant 2 [Representative]:

Municipality of West Grey

c/o Leo Longo

llongo@airdberlis.com

Municipality/UT [Representative]:

County of Grey

c/o Sarah Hahn; Matthew Hodgson

shahn@barristonlaw.com ; MHodgson@barristonlaw.com

SCHEDULE B

INSTRUCTIONS FOR ELECTRONIC PRE-FILING SUBMISSIONS

Submission requirements to organize the video hearing

If a person intends to refer to a document at the video hearing (for clarity, any document that is not in the Tribunal's case file), it is expected to be pre-filed electronically with the Tribunal at **least 10 days** before the date of the video hearing and provided to all parties. The deadline applies unless otherwise specified in the Rules.

Submission emails **under 10MB** in size may be emailed directly to the assigned Tribunal Case Coordinator. Emails **larger than 10MB** must be transferred to the Tribunal's Case Coordinator using an electronic file sharing link/service to avoid sending documents across multiple email parts. Where appropriate, documents are to be submitted in .pdf format.

Naming convention

To assist the Tribunal and the adjudicator during the event, it is important that all submissions are **paginated and labelled appropriately** to clearly identify the content of each document. Where a document contains numerous sections, each section is to be indexed to a table of contents.

Parties are asked to adhere to the following naming convention: **case number_party role_ document type_date of hearing event**.

For example: PL123456_Applicant_Notice of Motion_Jan 1, 2020

Please see [Rules 7.1 and 7.2](#) for the standard document submission requirements.

SCHEDULE C

EXCERPT FROM ONTARIO LAND TRIBUNAL'S RULES OF PRACTICE AND PROCEDURE, ON DOCUMENTS, EXHIBITS, FILING, SERVICE, ROLES OF PARTIES, ADJOURNMENTS, CASE MANAGEMENT CONFERENCES AND ELECTRONIC HEARINGS. THE FULL DOCUMENT IS AVAILABLE ON THE TRIBUNAL'S WEBSITE.

RULE 7

DOCUMENTS, EXHIBITS, FILING, SERVICE

7.1 Form of Documents Unless otherwise directed by the Tribunal, every document filed or introduced by a party or participant in a proceeding before the Tribunal shall be legible and prepared on letter size paper (8 ½" x 11"), except for large documents such as plans, surveys or maps, and, where bound together with other documents, shall have each page numbered consecutively, throughout the entire text or within tabs, including any graphic content. Wherever possible, an electronic copy of the document must also be filed with the Tribunal, identically numbered as the paper document.

7.2 Other Exhibits Large graphic or other such types of visual evidence should not be glued to foam or other boards. They shall be on paper and be removed from the boards following the hearing event, and folded to 8 ½" x 11". Three-dimensional models must be photographed and the photographs must be introduced with the model. Visual evidence must be reviewed by the other parties before the hearing event or by an earlier date if set out in a procedural order.

7.3 Copies of Documents for Parties and the Municipal Clerk A party who intends to introduce a document as evidence at a hearing event shall provide a copy of the document to all the parties at the beginning of the proceeding or by an earlier date if that is required by the terms of a procedural order or otherwise directed by the Tribunal. If the document is an official plan, those parts of the plan to be referred to at the hearing event should be distributed to the parties, and a copy of the entire plan must be made available to the Tribunal Member(s). If the Tribunal orders that the Municipal Clerk keep copies of documents for public inspection, they do not need to be certified copies, unless a party objects that they are not authentic copies.

7.4 Prefiling of Witness Statements and Reports If the hearing is expected to last more than 5 days, the Tribunal may require that parties calling expert or professional witnesses serve on the other parties any expert witness statements and reports prepared for the hearing, at least 30 days in advance of the commencement of the hearing, unless otherwise directed by the Tribunal. The Tribunal may in its discretion, or at the request of a party, also make this prefiling order for hearings expected to last fewer than 5 days. The expert witness statement must contain:

- a. an executed acknowledgment of expert's duty form (attached to these Rules) and the expert's qualifications;

- b. the issues the expert will address, their opinions on these issues, the reasons that support their opinions and their conclusions; and
- c. a list of the reports or documents, whether prepared by the expert or by someone else, that the expert will refer to at the hearing.

The expert's complete report may be filed instead of this statement if it contains the required information.

An expert may not be permitted to testify if this statement or report is not served on all parties when so directed by the Tribunal.

7.5 Duty of the Expert Witness It is the duty of every expert engaged by or on behalf of a party who is to provide opinion evidence at a proceeding under these Rules to acknowledge, either prior to (by signing the acknowledgment form attached to the Rules) or at the proceeding, that they are to:

- a. provide opinion evidence that is fair, objective and non-partisan;
- b. provide opinion evidence that is related only to the matters that are within the expert's area of expertise;
- c. provide such additional assistance as the Tribunal may reasonably require to determine a matter in issue;
- d. not to seek or receive assistance or communication from any third party, except technical support, while giving oral evidence in examination in chief, while under cross-examination, or while in reply; and
- e. acknowledge that these duties prevail over any obligation owed by the expert to the party by whom or on whose behalf he or she is engaged.

7.6 Other Witnesses The Tribunal may also require that a witness who is not presenting expert evidence provide a witness statement. A witness statement should contain:

- a. a short written outline of the person's background experience and interest in the matter;
- b. a list of the issues that they will discuss; and
- c. a list of reports or materials that they will rely on at the hearing.

The Tribunal may decline to allow the witness to testify if this statement is required by the Tribunal and has not been provided to the other parties.

7.7 Participant Statements A person who wishes to participate in a proceeding as a participant, shall file a written participant statement that sets out their position on the appeal and issues of the proceeding, together with an explanation of their reasons in support of their position. A participant may only make submissions to the Tribunal in writing unless otherwise provided for by an Act or regulation.

7.8 Amendment of Documents Documents filed with the Tribunal can only be amended with the consent of the parties or by order of the Tribunal. The Tribunal may

require that the person requesting an amendment do so by way of a motion under Rule 10.

7.9 Copies of Tribunal Documents A person may examine any document, including electronic documents, filed with the Tribunal and copy it after paying the Tribunal's fee, unless a statute, a Court Order, an order of the Tribunal or these Rules provide otherwise.

7.10 Return of Exhibits Exhibits of all types introduced at a hearing will be kept for 180 days after the Tribunal decision issues. The person introducing an exhibit may ask for its return after this time, and it may be given back if the Tribunal agrees. If no such request is made, the exhibit becomes the property of the Tribunal and may be archived.

7.11 Service by Personal Service or Electronic Service Where any document is required to be served or filed, including the one commencing a proceeding or a motion or providing notice, it shall be served by personal service, registered mail or electronically (unless a statute or the Tribunal requires another method of service) and shall be sent to:

- a. the party's representative, if any;
- b. where the party is an individual and is not represented, to that party directly, where that party has provided an address for service and/or an e-mail address;
- c. where that party is a corporation and is not represented, to the corporation directly, to the attention of an individual with apparent authority to receive the document;
- d. where served on or filed with a local board or commission, or any department, ministry or agency of the federal, provincial or municipal government, to an individual with apparent authority to receive the document; or
- e. where served on or filed with the Tribunal, to the Registrar, or the assigned administrative staff.

Subject to Rule 7.12, if a document is served by e-mail, then service is effective on the date of service.

7.12 If Served Electronically After 4:30 p.m. Any document served electronically after 4:30 p.m. is deemed to have been served on the next business day.

7.13 Proof of Electronic Service A confirmation printout received by the sender is proof of the full transmission and receipt of the electronic service.

RULE 8

ROLE AND OBLIGATIONS OF A PARTY

8.1 Role and Obligations of a Party Subject to Rule 8.2 below, a person conferred party status to a proceeding before the Tribunal may participate fully in the proceeding, and by way of example may:

- a. Identify issues raised in a notice of appeal for the approval of the Tribunal;
- b. Bring or respond to any motion in the proceeding;
- c. Receive copies of all documents and supporting information exchanged, relied upon or filed in connection with any hearing event conducted in the proceeding;
- d. Present opening and closing submissions at the hearing;
- e. Present and examine witnesses and cross-examine witnesses not of like interest;
- f. Claim costs or be subject to a costs award when ordered by the Tribunal; and
- g. Request a review of the Tribunal's decision or order as set out in Rule 25.

8.2 Power of Tribunal to Add or Substitute Parties The Tribunal may add or substitute a party to a proceeding when that person satisfies any applicable legislative tests necessary to be a party and their interest may be transferred or transmitted to another party to be added or substituted provided their presence is necessary to enable the Tribunal to adjudicate effectively and completely on the issues in the proceeding.

8.3 Non-Appellant Party A party to a proceeding before the Tribunal which arises under any of subsections 17(24) or (36), 34(19) or 51(39) of the Planning Act who is not an appellant of the municipal decision or enactment may not raise or introduce a new issue in the proceeding. The non-appellant party may only participate in these appeals of municipal decisions by sheltering under an issue raised in an appeal by an appellant party and may participate fully in the proceeding to the extent that the issue remains in dispute. A non-appellant party has no independent status to continue an appeal should that appeal be withdrawn by an appellant party.

8.4 Common Interest Class Where the Tribunal is of the opinion that more than one party is of common interest with another party or other parties, the Tribunal may, on its own initiative or on the request of any party, appoint a person of that class of parties to represent the class in the proceeding.

RULE 17

ADJOURNMENTS

17.1 Hearing Dates Fixed Hearing events will take place on the date set unless the Tribunal agrees to an adjournment. Adjournments will not be allowed that may prevent the Tribunal from completing and disposing of its proceedings within any applicable prescribed time period.

17.2 Requests for Adjournment if All Parties Consent If all of the parties agree, they may make a written request to adjourn a hearing event. The request must include the reasons, a suggested new date, and the written consents of all parties. However, the Tribunal may require that the parties attend in person or convene an electronic hearing to request an adjournment, even if all of the parties consent. The consenting parties are expected to present submissions to the Tribunal on the application of any prescribed time period to dispose of the proceeding.

17.3 Requests for Adjournment without Consent If a party objects to an adjournment request, the party requesting the adjournment must bring a motion at least 15 days before the date set for the hearing event. If the reason for an adjournment arises less than 15 days before the date set for the hearing event, the party must give notice of the request to the Tribunal and to the other parties and serve their motion materials as soon as possible. If the Tribunal refuses to consider a late request, any motion for adjournment must be made in person, at the beginning of the hearing event.

17.4 Emergencies Only The Tribunal will grant last minute adjournments only for unavoidable emergencies, such as illnesses so close to the hearing date that another representative or witness cannot be obtained. The Tribunal must be informed of these emergencies as soon as possible.

17.5 Powers of Tribunal upon Adjournment Request The Tribunal may,

- a. grant the request.
- b. grant the request and fix a new date or, where appropriate, the Tribunal will schedule a case management conference on the status of the matter;
- c. grant a shorter adjournment than requested;
- d. deny the request, even if all parties have consented;
- e. direct that the hearing proceed as scheduled but with a different witness, or evidence on another issue;
- f. grant an indefinite adjournment, if the Tribunal finds no substantial prejudice to the other parties or to the Tribunal's schedule and the Tribunal concludes the request is reasonable for the determination of the issues in dispute. In this case, a party must make a request, or the Tribunal on its own initiative may direct, that the hearing be rescheduled or resumed as the case may be;
- g. convert the scheduled date to a mediation or case management conference; and
- h. make any other appropriate order.

RULE 19

CASE MANAGEMENT CONFERENCES

19.1 Case Management Conference At the request of a party, on its own initiative or as may be required by legislation or regulation, the Tribunal may direct parties to participate in a case management conference conducted by a Member of the Tribunal, which can include settlement conferences, motions or preliminary hearing matters, such as to:

- a. identify the parties and participants;
- b. determine the issues raised by the appeal;
- c. narrow the issues in dispute;
- d. identify facts or evidence the parties may agree upon or on which the Tribunal may make a binding decision;
- e. obtain admissions that may simplify the hearing, which may include the examination of persons by the Tribunal as part of the conference;
- f. provide directions for exchange of witness lists, witness statements, expert witness statements and reports, for meetings of experts including to address the disclosure of information such as the disclosure of the information that was not provided to the municipality before council or the approval authority made its decision that is the subject of the appeal, and for further disclosure where necessary;
- g. provide directions to the parties to file a hearing plan to outline how the hearing will proceed, the order of witnesses, or the anticipated time for submissions to ensure the Tribunal sets aside sufficient time in its hearing calendar to dispose of the issues;
- h. discuss opportunities for settlement, including possible use of mediation or other dispute resolution processes;
- i. fix a date, place and format for the hearing and estimate its length, and encourage the parties to agree upon the dates for any procedural steps;
- j. discuss issues of confidentiality, including any need to hold a part of the hearing in the absence of the public or to seal documents;
- k. address the production and cost sharing of joint document books; and
- l. deal with any other matter that may assist in a fair, just, expeditious and cost-effective resolution of the issues.

19.2 Sample Procedural Order and Meeting Before Case Management Conference Where the parties are known before the case management conference, they are expected to discuss the matters set out in Rule 19.1 and present a draft procedural order to the Tribunal for its approval. Sample procedural orders are listed in the Index to these Rules.

19.3 Serving Notice of a Conference The Tribunal will determine the notice requirements for a Case Management Conference and any directions to serve a Notice of Case Management Conference that provides the time, place and format of the conference. The directions may include a notice to all persons or authorities entitled by

legislation or regulation. The person, municipality or approval authority who is issued the direction must serve this notice on those persons entitled to notice of the conference and provide an affidavit to the Tribunal, at or prior to the conference, to prove service of the notice.

19.4 Tribunal Member Presides The Tribunal's Chair will assign at least one Member of the Tribunal to conduct the conference.

19.5 Public Attendance at a Case Management Conference A case management conference held in person will be open to the public. A case management conference held by electronic hearing will be open to the public where practical. Despite the general principle of public open sessions, where circumstances prevail that may require confidentiality, in the discretion of the presiding Tribunal Member, part or all of the conference may be conducted in *camera*.

19.6 Conversion from One Procedure to Another The Tribunal Member may, at any time, conduct a procedural discussion, initiate a motion, inquire into a preliminary matter, or convert the conference into a hearing. The Tribunal will state in the notice of a case management conference that the parties are expected to arrive prepared for a procedural and settlement conference as well as a preliminary hearing, where evidence or formal statements or submissions may be heard. Even if no settlement is reached, the Tribunal may proceed to make a final decision on any evidence received during the conference.

19.7 Results of Failure to Attend a Conference If a party fails to attend the conference or by authorized representative, the Tribunal may proceed without that party. The non-attending party is not entitled to notice of subsequent hearing events in the proceedings.

19.8 Tribunal Order Following The Tribunal Member conducting the case management conference will issue an order that may decide any of the matters considered at the conference and provide procedural directions for any subsequent hearing event.

19.9 Hearing Member Bound The Tribunal Member conducting the hearing or any subsequent hearing event is bound by the order resulting from the case management conference unless that Member is satisfied that there is good reason to vary the order.

19.10 Methods of Holding Hearing Events The Tribunal may direct in an order following a conference that hearing events in a proceeding be held by a combination of written, electronic or in person hearing events.

RULE 20

ELECTRONIC HEARINGS

20.1 Hearing Events by Teleconference or Videoconference The Tribunal may hold a hearing event by electronic hearing, such as by teleconference or videoconference, for the determination of any issue in the proceeding. Where the Tribunal directs that a hearing event be held by electronic hearing, the Tribunal may direct a party to make the necessary arrangements and to give notice of those arrangements to the Tribunal and other parties.

20.2 Objection to the Electronic Format A party who objects to a hearing event being held as an electronic hearing shall notify the Tribunal and all other parties of its objection within the time period specified in the notice of the electronic hearing. The objecting party shall set out the reasons why the electronic hearing is likely to cause the objecting party significant prejudice.

20.3 Response to Notice of Objection The Tribunal may request a written response from other parties to the objection of an electronic hearing within a time period set out by the Tribunal.

20.4 Procedure When Objection is Received If the Tribunal receives an objection to hold a hearing event by electronic hearing, it may:

- a. accept the objection, cancel the electronic hearing, and schedule an in person or written hearing; or
- b. if the Tribunal is satisfied, after considering any responding submissions that no significant prejudice will result to a party, then the Tribunal will reject the objection and proceed with the electronic hearing.

20.5 Directions for the Electronic Hearing The Tribunal may direct the arrangements for the electronic hearing or designate an approved location for videoconference to protect the integrity of the hearing process, including the security and confidentiality of evidence as necessary.

20.6 Videoconferences The Tribunal shall pre-approve all arrangements for conducting a hearing event by videoconference, including the pre-filing and exchange of motion materials, documents, written submissions or any visual and written evidence, and the locations for the conference. Any information, statement or material intended to be filed as an exhibit at a videoconference shall be pre-filed with the Tribunal and provided to all parties in accordance with the Tribunal's directions or procedural order for conducting a hearing event by videoconference.

20.7 The View of the Camera A party's representative or a witness in a videoconference shall be in view of the camera, with minimal visual obstructions, in the course of their presentations or submissions to the Tribunal. Where a witness is being examined or cross-examined, there shall be a view of the witness, counsel protecting

the witness, and the person conducting the examination or cross-examination. Any document that may be referred to by parties or their witnesses shall be visible and legible to the Tribunal and all other parties to the conference, either by the camera or by referring to a copy of the document exchanged in accordance with the Tribunal's directions.

June 1, 2021