

Memorandum

To: City Council
From: Jocelyn Wainwright, Junior Planner
Date: September 11, 2023
Subject: External Planning Policy Comment Summary – June to August 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:

- A09-2023 - 145678 Grey Road 12, Meaford
- A10-2023 - 26 Marshall Street East, Meaford
- A11-2023 - 142 Noble Street, Meaford

The Planning & Heritage Division is in receipt of three (3) Notices of Application for Minor Variances 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:

- B08/23 - 018387 Bruce Road 10, Georgian Bluffs
- B09/23 - 137429 Concession 7, Georgian Bluffs
- B10/23 - CON 1 PT LOT 11 W PT LOT 10, Georgian Bluffs
- B14/23 - 401350 Grey Road 17, Georgian Bluffs
- B07-2023 - 123222 Story Book Park Road, Meaford
- B08-2023 - 396 Nelson Street West, Meaford
- B13-2023 - 025667 Euphrasia-St. Vincent Townline, Meaford

The Planning & Heritage Division is in receipt of seven (7) Notices of Application for Consent; four (4) within the Township of Georgian Bluffs and three (3) within the Municipality of Meaford.

City Comment:

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

C. Zoning By-law Amendments:

Notice of Public Meeting:

- Z-03-21 – 217433 Concession 3 Derby, Georgian Bluffs
- Z-02-23 –Part of Lot 28 & 34, Con. 3 (Sarawak), Georgian Bluffs
- Z03-2023 – 123222 Story Book Park Road, Meaford

The Planning & Heritage Division is in receipt of three (3) Notices of Public Meeting for Zoning By-law Amendment; two (2) within the Township of Georgian Bluffs, and one (1) within the Municipality of Meaford.

City Comment:

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

D. Plans of Subdivision

- 42T-2022-10 – Part of Lot 28 & 34, Con. 3 (Sarawak), Georgian Bluffs

The Planning & Heritage Division is in receipt of one (1) Notice of Complete Application for a Plan of Subdivision within the Township of Georgian Bluffs.

City Comment:

Staff have reviewed the Notice of Complete Application. The application proposes 65 single-detached residential lots, 3 open space blocks, and 1 memorial block in Cobble Beach. The application notes that piped water, sanitary, and storm sewers are to be provided. City staff have no concerns.



Committee of Adjustment

Notice of Public Hearing

Minor Variance Application

Proposal: The property owner seeks to build an accessory dwelling unit on the second floor of an accessory building. The applicant requests two variances from Zoning By-law 60-2009:

1. To permit the accessory dwelling unit to be located 313 metres from principal detached dwelling, where a maximum of 50 metres is required in the Zoning By-law
2. To permit an increase in height for the accessory building of 9.4 metres, where 5.5 metres is required in the Zoning By-law.

The Official Plan designation of the lands is Agricultural and Environmental Protection. The zoning on the lands is Mineral Aggregate Resource (MAR), Agricultural (A) and Environmental Protection (EP).

Property Location: 145678 Grey Road 12 (Legal Description is Concession 8 East, Part of Lot 14 and Part of Lot 15, St. Vincent)

Meeting Date and Time: Wednesday, June 28th, 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.

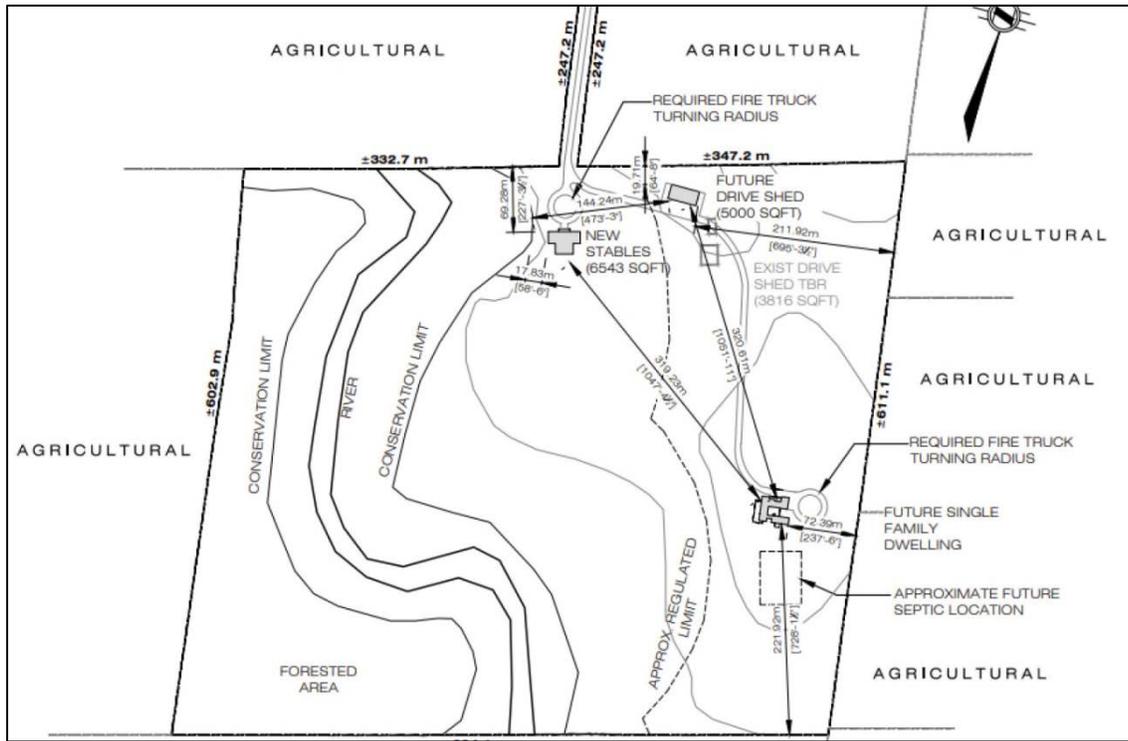
To be notified of the decision of the Committee of Adjustment, please make a written request to the Secretary Treasurer using the contact details below.

To join by Zoom, register in advance with the Secretary-Treasurer by noon on June 28th, 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



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

Minor Variance Application

Proposal: The property owner seeks permission to change the use of a unit in the building on the property known as 26 Marshall Street East from commercial to residential. The building is considered to have an existing legal non-conforming use. One unit in the building was used as a commercial business in 2009, when Zoning By-law 60-2009 was passed. The property owner requests permission to use this unit as residential, which is more compatible with the uses permitted in the Zoning By-law. The four other units in the building are residential.

The Official Plan designation of the lands is Urban Living Area. The zoning on the lands is Residential 3 (R3).

Property Location: 26 Marshall Street East (Legal Description is Plan 309, Lots 620, 622 and Parts of Lot 621 and 623 as in R78886 and R320076, St. Vincent)

Meeting Date and Time: Wednesday, June 28th, 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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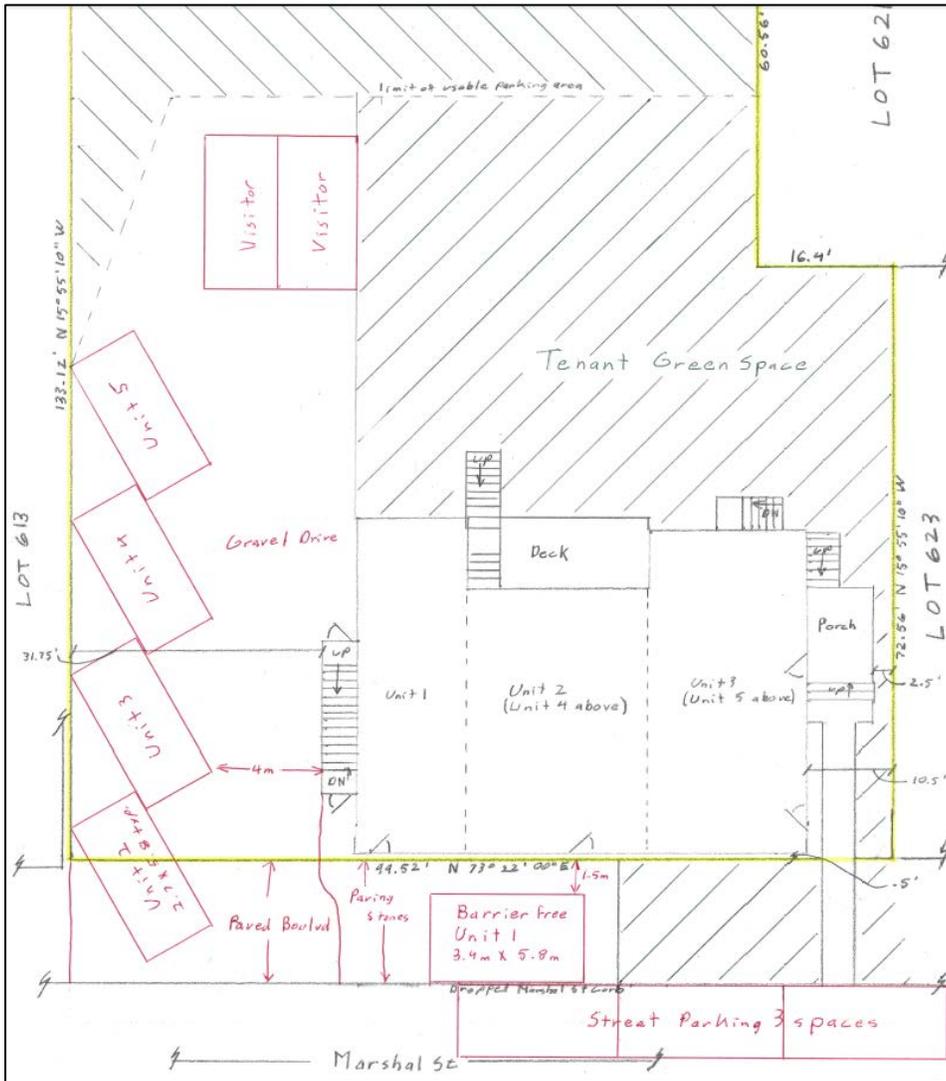
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Committee of Adjustment

Notice of Public Hearing

Minor Variance Application

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

The applicants request relief from Zoning By-law 60-2009 to permit an exterior side yard setback of 1.67 metres where 4.8 metres are required under Section 6.2 of the Zoning By-law.

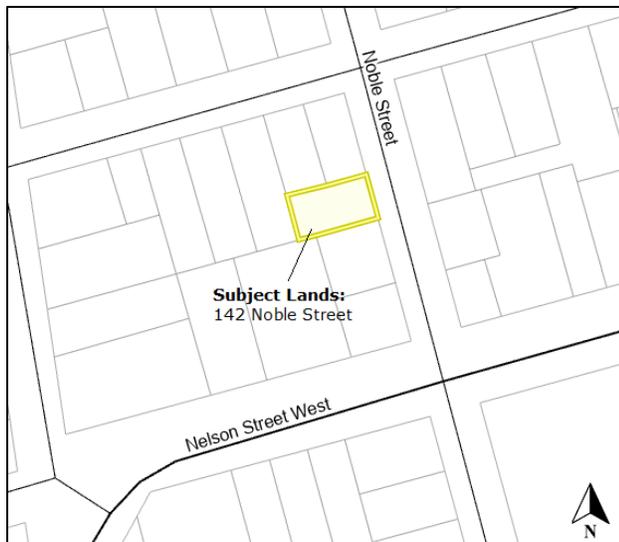
The Official Plan designation of the lands is Urban Living Area. The zoning on the lands is Residential 1 (R1).

Property Location: 142 Noble Street (Legal Description: Lot 20, Plan 384)

Meeting Date and Time: August 23rd 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).

Figure 1: Key Map



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 Administration Office during normal office hours.

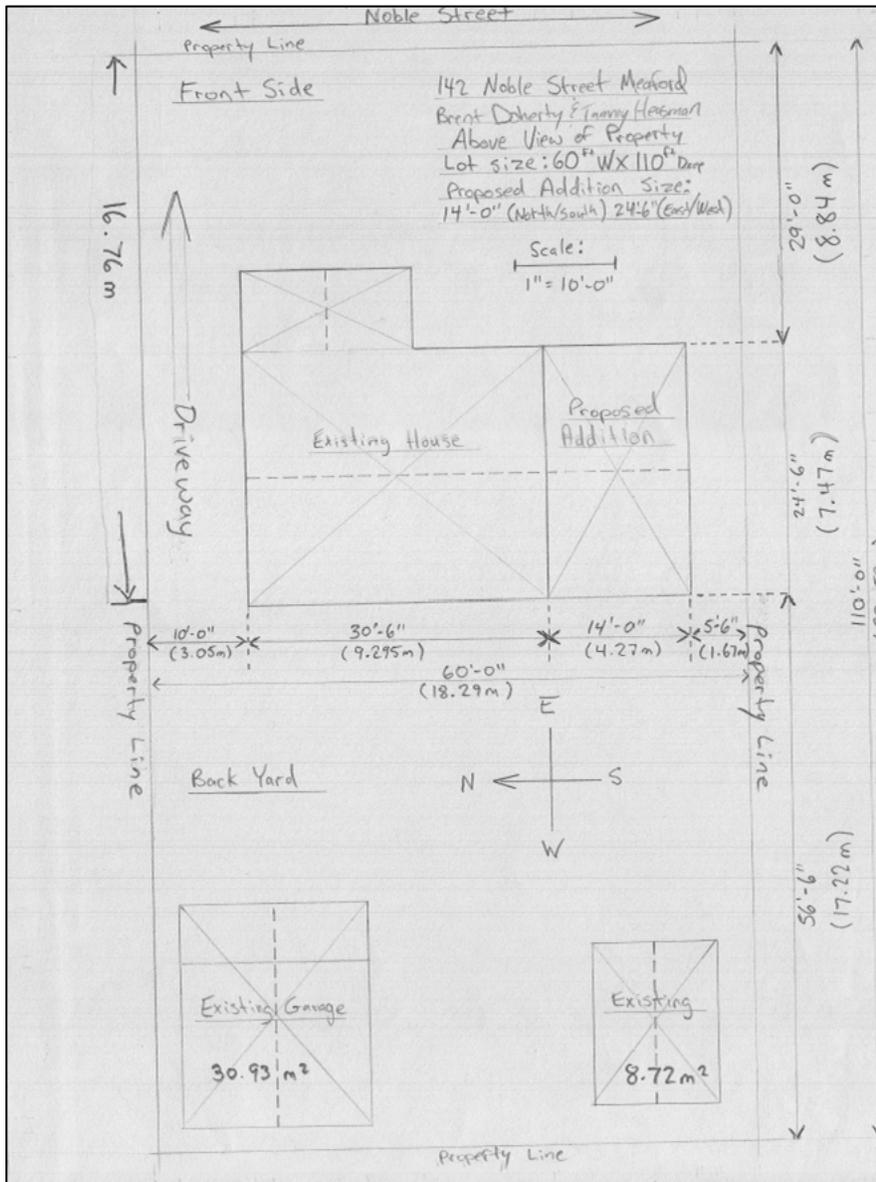
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Gabriele Pucci, Secretary-Treasurer
Committee of Adjustment

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

Figure 2: Applicant's Site Sketch



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Notice of Complete Application and Public Hearing

Date of Notice: June 14, 2023

Electronic Public Meetings can be viewed here:

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

Submitting Comments: Written comments are due by **June 27, 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 Principal Planner Michael Benner by telephone at: (519) 376 2729 ext. 201 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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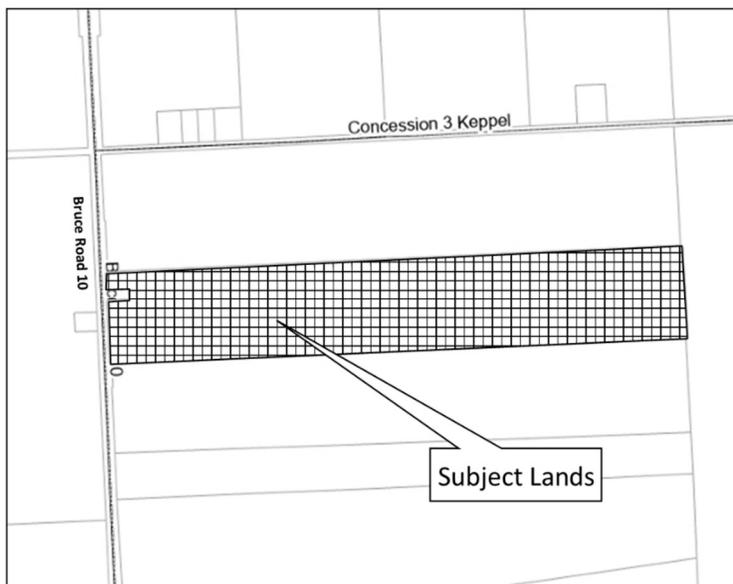
Application: B08/23
Hearing Date: July 18, 2023
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Owner(s): Janet Robinson
Civic Address: 018387 Bruce Road 10.
Georgian Bluffs, N0H 1H0
Subject Lands: Part Lots 1-4, Concession 3
ARN: 4203 620 001 05201
Related File(s): Z04/23

Proposal: Application B08/23 is a severance application that proposes a surplus farm dwelling severance. The proposed dimensions are as followed:

	Severed	Retained
Lot Area	0.8 hectares	39 hectares
Lot frontage	76 m	190 m
Lot Depth	106.14 m	1620 m
Servicing	private	private
Existing Structures	House, Garage, Storage Barn	none

Location Plan:

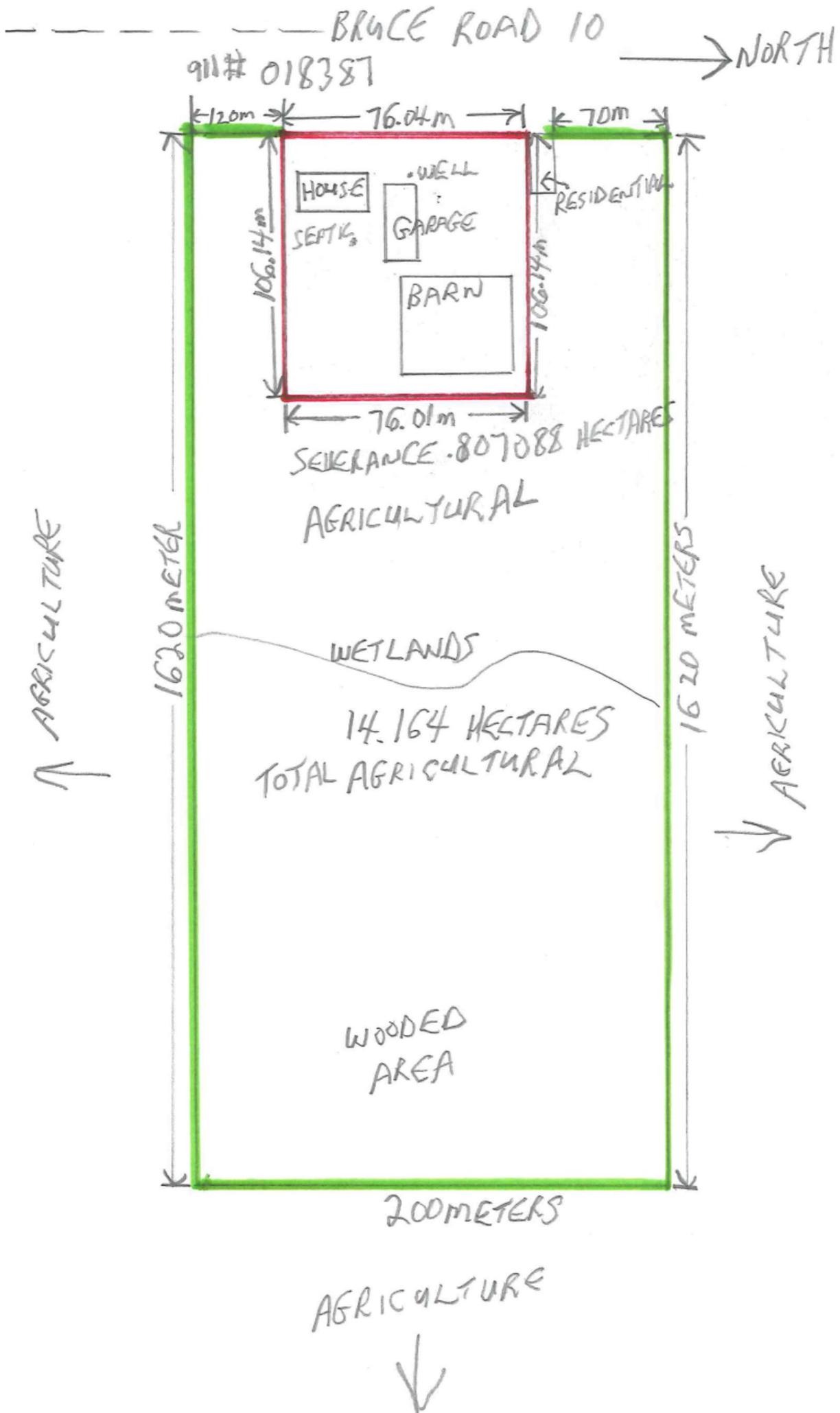


For more information visit our website today at: <https://www.georgianbluffs.ca/en/business-development/planning.aspx> Look under the Public Notices tab.

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): Janet Robinson
Civic Address: 018387 Bruce Road 10
Subject Lands: Part Lots 1-4, Concession 3
Site Plan:



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



Notice of Complete Application and Public Hearing

Date of Notice: August 21, 2023

Electronic Public Meetings can be viewed here:

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

Submitting Comments: Written comments are due by **September 13, 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

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Application: B09/23
Hearing Date: September 19, 2023
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Owner(s): Keith McConnell
Civic Address: 137429 Concession 7 Road
Subject Lands: CON 2 W PT LOT 7 W PT LOT 8
ARN: 4203 540 002 07300
Related File(s): n/a

Proposal: Application B09/23 is a severance application that proposes to create a 39.86 hectare farm agricultural parcel from an existing 79.72 hectare agricultural 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	39.86 hectares	39.86 hectares
Lot frontage	320 metres	320 metres
Lot Depth	1200 metres	1200 metres
Servicing	private	private
Existing Structures	Vacant	Detached Dwelling, Cattle Barns, Hay Barns

Location Diagram:



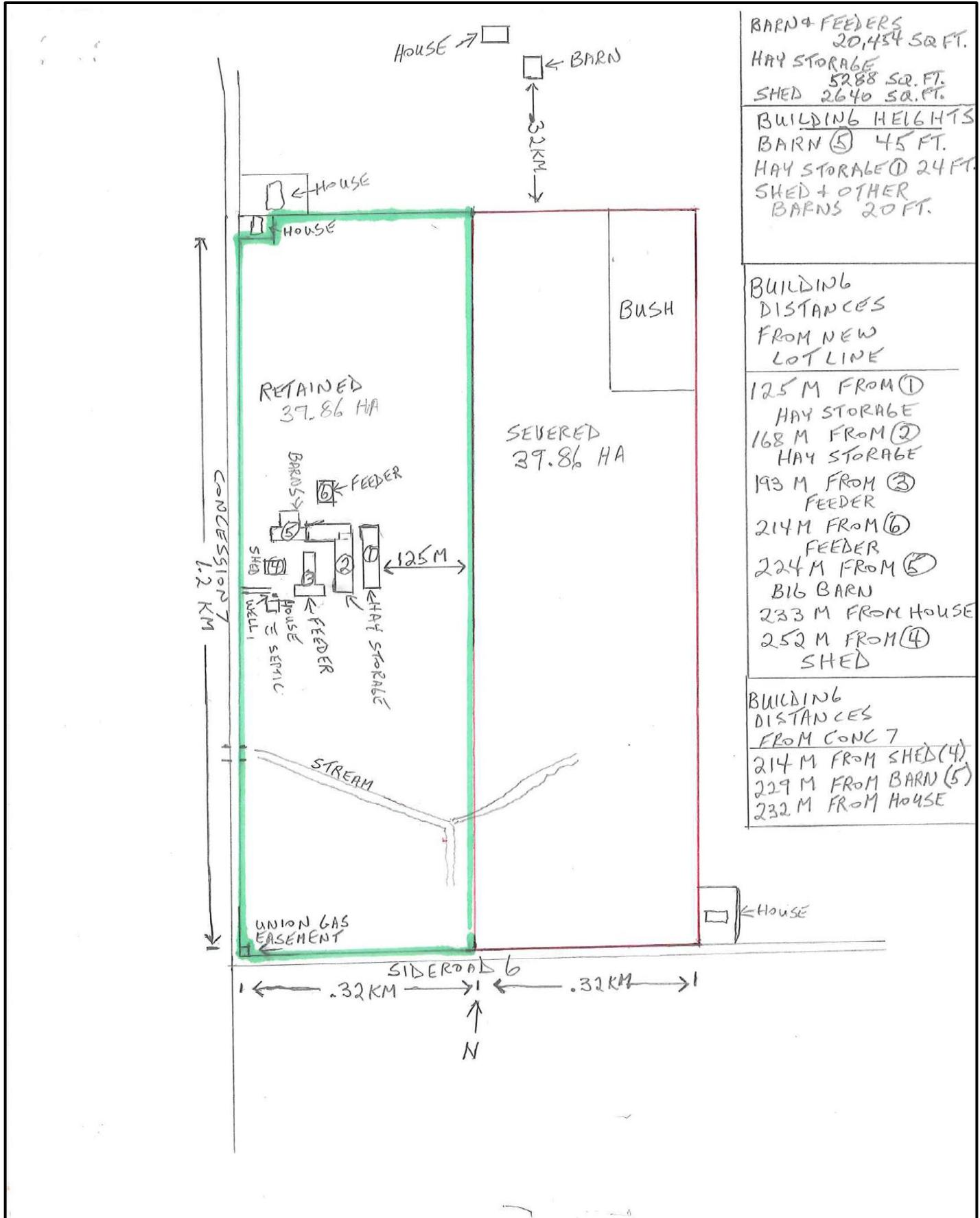
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or contact the Clerks Department at 519-376-2729 ext. 603

Owner(s): K. McConnell
 Civic Address: 137429 Concession 7 Road
 Subject Lands: CON 2 W PT LOT 7 W PT LOT 8

Site Plan:



MDS I

General information

Application date Jun 12, 2023	Municipal file number 4203540002073000000	Proposed application Lot creation for an agricultural use (e.g. farm split)
Applicant contact information Keith McConnell keith r mcconnell 	Location of subject lands County of Grey Township of Georgian Bluffs DERBY Concession 6 , Lot W PT Lot 7, W PT Lot 8 Roll number: 4203540002073000000	

Calculations

New farm

Farm contact information Keith McConnell keith r mcconnell 	Location of existing livestock facility or anaerobic digester	Total lot size 196.98 ac
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	- Not Specified -	0	0 NU	NA
Solid	Unoccupied Livestock Barn	20454 ft²	95 NU	20454 ft²
Solid	Unoccupied Livestock Barn	0 ft²	0 NU	NA



Unoccupied Barn or Unused Storage (New farm)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	95 NU		
Potential design capacity	285 NU		
Factor A (odour potential)	1	Factor B (design capacity)	455.57
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			351 m (1152 ft)
Actual distance from livestock barn			NA

Storage base distance 'S'
(minimum distance from manure storage)

No existing manure storage

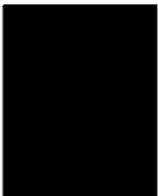
Actual distance from manure storage

NA

Preparer signoff & disclaimer

Preparer contact information

Keith McConnell
keith r mcconnell



Signature of preparer

A handwritten signature in black ink, appearing to read 'Keith McConnell', written over a horizontal line.

Keith McConnell, Owner

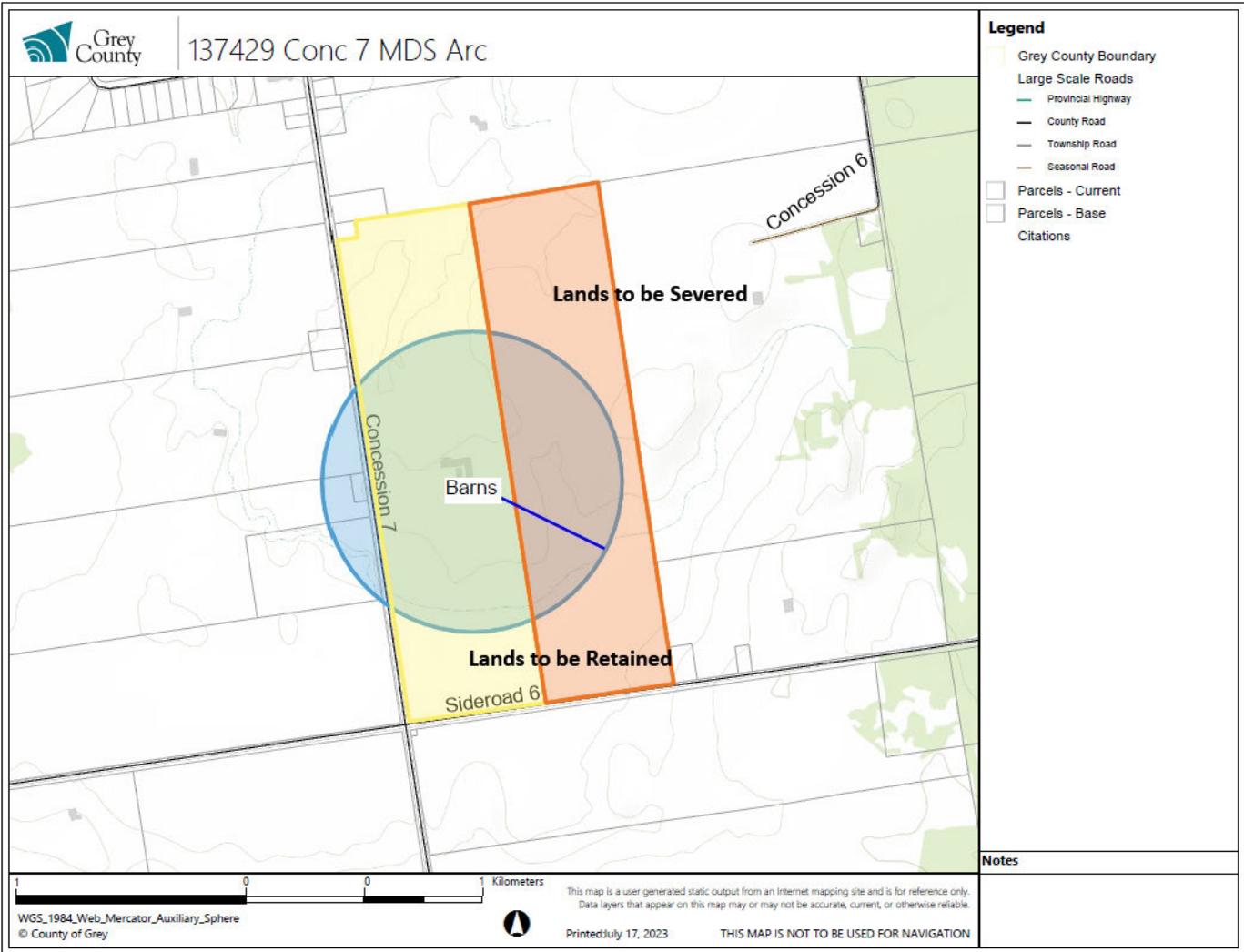
06-12-2023

Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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Notice of Complete Application and Public Hearing

Date of Notice: August 21, 2023

Electronic Public Meetings can be viewed here:

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

Application: B10/23
Hearing Date: September 15, 2023
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Submitting Comments: Written comments are due by **September 13, 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.

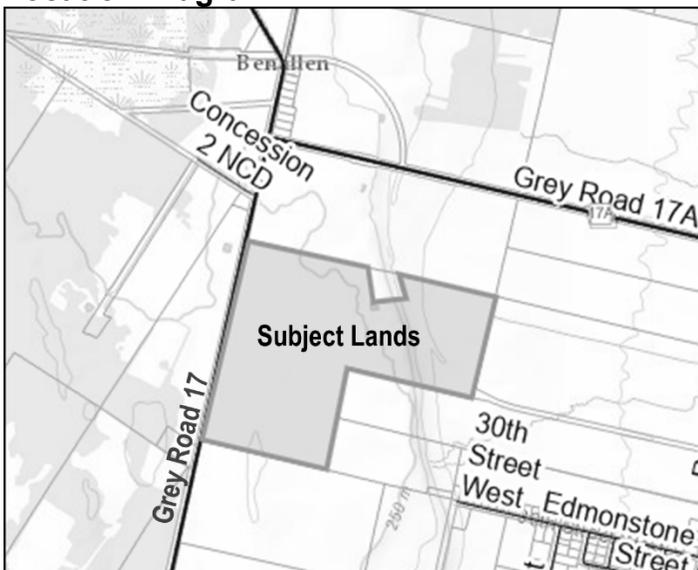
Owner(s): 1000190905 Ontario Limited
Applicant: Brian Gough
Civic Address: Nil
Subject Lands: CON 1 PT LOT 11 W PT LOT 10
ARN: 4203 580 003 00600
Related File(s): n/a

For more information about this matter, contact the Planning department by email at: planning@georgianbluffs.ca

Proposal: Application B10/23 is a severance application that proposes to create a utility easement over the subject lands in favour of the neighbouring lands known as 258561 Grey Road 17. The subject lands are located within the Niagara Escarpment Plan area.

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.

Location Diagram:



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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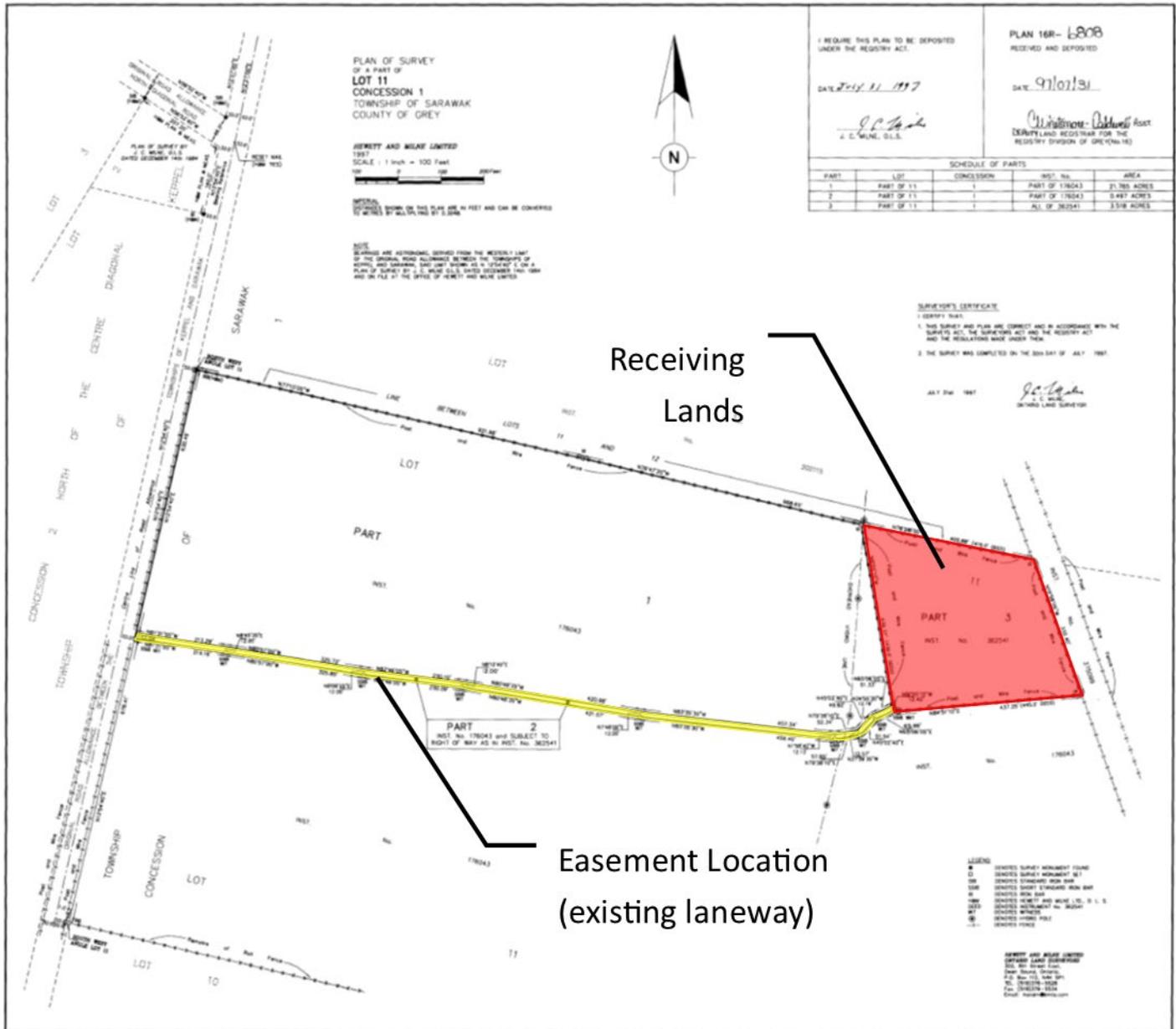
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Owner(s): B Gough
 Civic Address: Nil
 Subject Lands: CON 1 PT LOT 11 W PT LOT 10

Site Plan:





Notice of Complete Application and Public Hearing

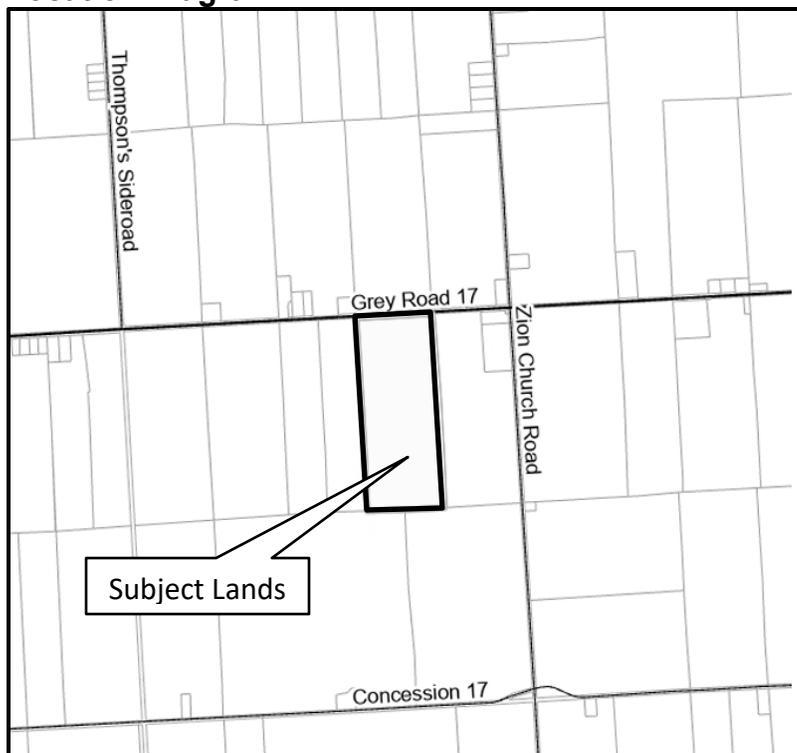
Application: B14/23
Hearing Date: September 19, 2023
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Owner(s): Frank and Linda Ruth
Civic Address: 401350 Grey Road 17
Subject Lands: Lot 19, Concession 9 Keppel
ARN: 4203 620 005 07900
Related File(s): n/a

Proposal: Application B014/23 is a severance application that proposes to create two (2) 0.9 hectare non-farm residential parcels from an existing 41.1 hectare agricultural parcel. The proposed dimensions are as followed:

	Severed	Retained
Lot Area	1.8 hectares	39.3 hectares
Lot frontage	91.4 metres	311 metres
Lot Depth	200 metres	1200 metres
Servicing	private	private
Existing Structures	Vacant	Detached Dwelling, Garage, Hay Barn

Location Diagram:



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Date of Notice: August 23, 2023

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Submitting Comments: Written comments are due by **September 13, 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.

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Committee of Adjustment Notice of Public Hearing

Proposal: This application seeks consent to sever a lot from the property known as 123222 Story Book Park Road. The purpose of the application is to create a lot which, if approved, would contain the property owner's principal residence.

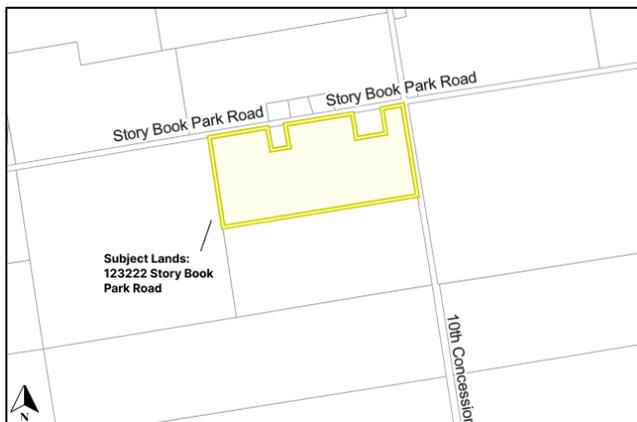
The severed parcel would be 0.55 hectares, with 70.6 metres of frontage on Story Book Park Road.

If approved the retained parcel would then be 19.5 hectares with 135.6 metres, 234.7 metres and 72.1 metres of frontage on Story Book Park Road.

The lands would be serviced by the existing private water and sewage systems on the proposed severed parcel. Story Book Park Road is an open and maintained municipal road. The subject lands are designated Rural and Agricultural in the Meaford Official Plan. The lands are designated as Rural (RU) and Agricultural (A) in the Meaford Zoning By-law.

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

Figure 1: Key Map



Property Location: 123222 Story Book Park Road (Legal Description is Concession 11, Northeast ¼ Lot 12, Less Part 2 of Reference Plan 16R-4161 and Less Part 1 of Reference Plan 16R-7505, Sydenham)

Meeting Date and Time: Wednesday, June 28th, 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 June 28th, 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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CON 11 NE 1/4 LOT 12 LESS;PART 2 RP 16R4161 & LESS;PART 1 RP 16R7505



Committee of Adjustment Notice of Public Hearing Land Severance Application

Proposal: The purpose of this application is to request permission to create a new building lot. The application seeks to sever a vacant 1,089 square metre lot with 14 metres of frontage on Iron Wood Drive. The retained parcel would then be 1998 square metres with 51 metres of frontage on Nelson Street West.

The lands would be serviced by municipal services and have access on Iron Wood Drive, an open and maintained municipal road. The lands are designated Urban Living Area in the Meaford Official Plan.

This property is also subject to Zoning By-law Amendment Application File Z05-2023.

*Note that the above measurements are approximate. See also Sketch on Page 3 of this Notice.

Property Location: 396 Nelson Street West (Part Lot 1659, Plan 309 and Part 2 of Part Lot 1660, Plan 16R-11680, Meaford).

Figure 1: Key Map



Meeting Date and Time: Wednesday, July 26th 2023

Meeting Location: 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 attend the meeting either in-person or remotely via Zoom.

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

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

Additional information about this application is available by contacting the Secretary-Treasurer by email, phone or in person during regular business hours at the Development Services Offices.

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

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, please make a written request to the Secretary-Treasurer.

****For properties containing seven or more residential units, please post this notice to a location that is visible to all of the residents.**

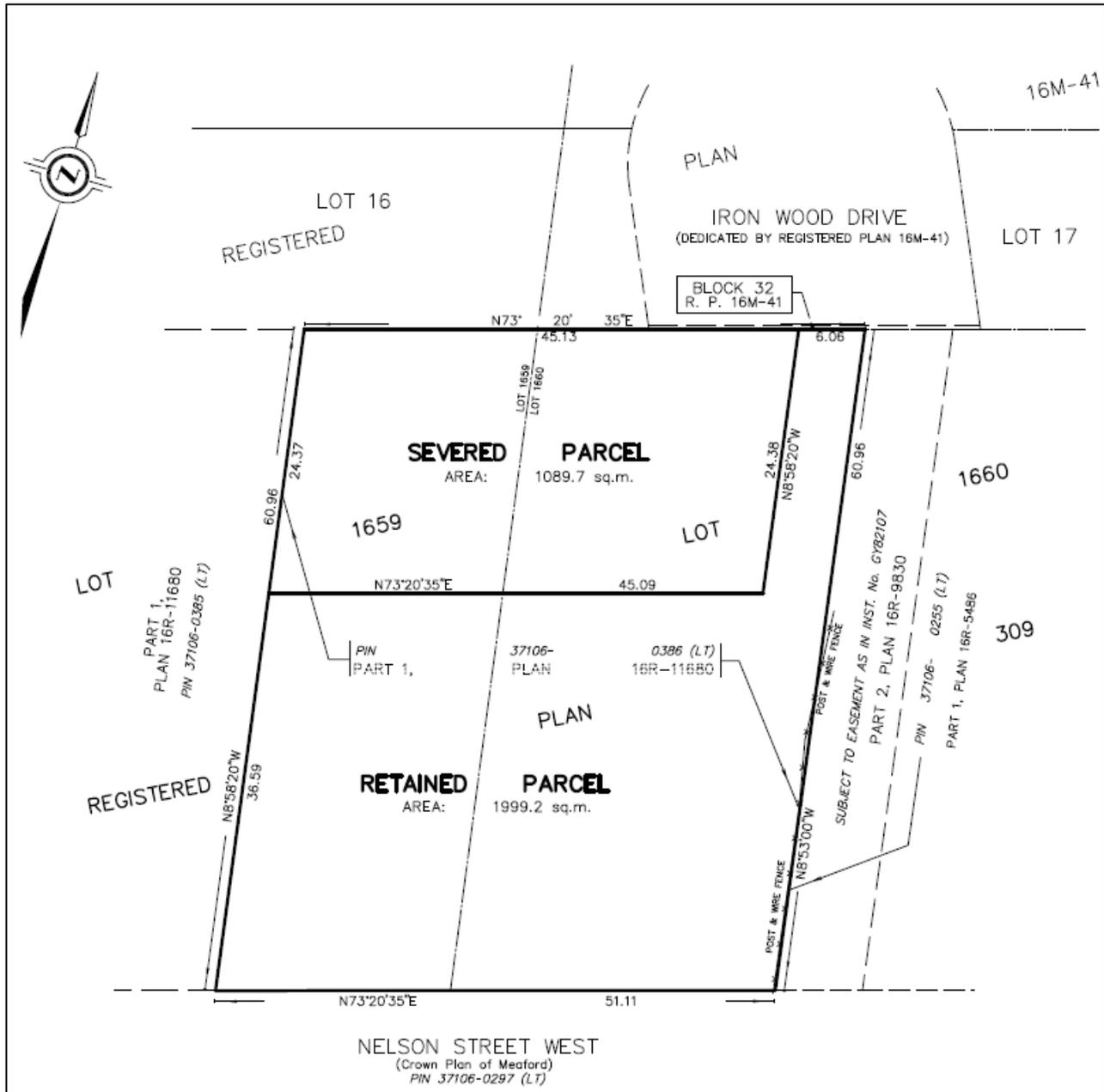
Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including 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.

Municipal Mailing Address:

Municipality of Meaford
Administration Office
21 Trowbridge Street West
Meaford, ON N4L 1Z1

Figure 2: Applicant's Severance Sketch





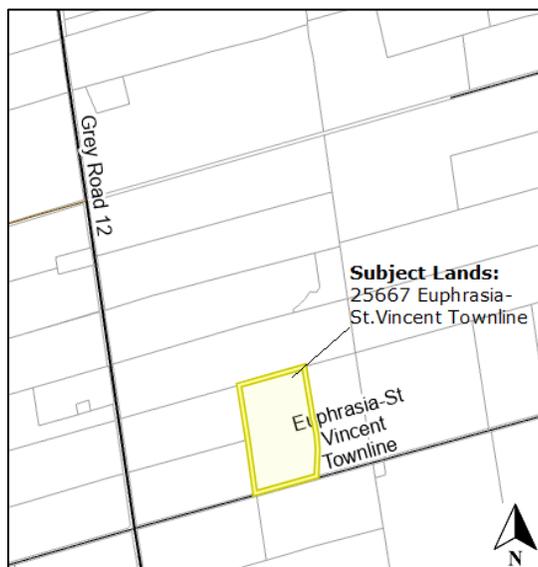
Committee of Adjustment Notice of Public Hearing Land Severance Application

Proposal: The purpose of this application is to request permission to create a new building lot. The application seeks to sever a vacant 2.6 hectare lot with 146 metres of frontage on St. Vincent-Euphrasia Townline. The retained parcel would then be 20.2 hectares with 210 metres of frontage on St. Vincent-Euphrasia Townline.

The lands would be serviced by private services and have access on St. Vincent-Euphrasia Townline, an open and maintained municipal road. The 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: 025667 Euphrasia-St. Vincent Townline (Legal Description: Part Lot 1, Concession 8; Part 2, 16R-3700; St. Vincent)

Meeting Date and Time: August 23rd 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 August 23rd at the contact information below.

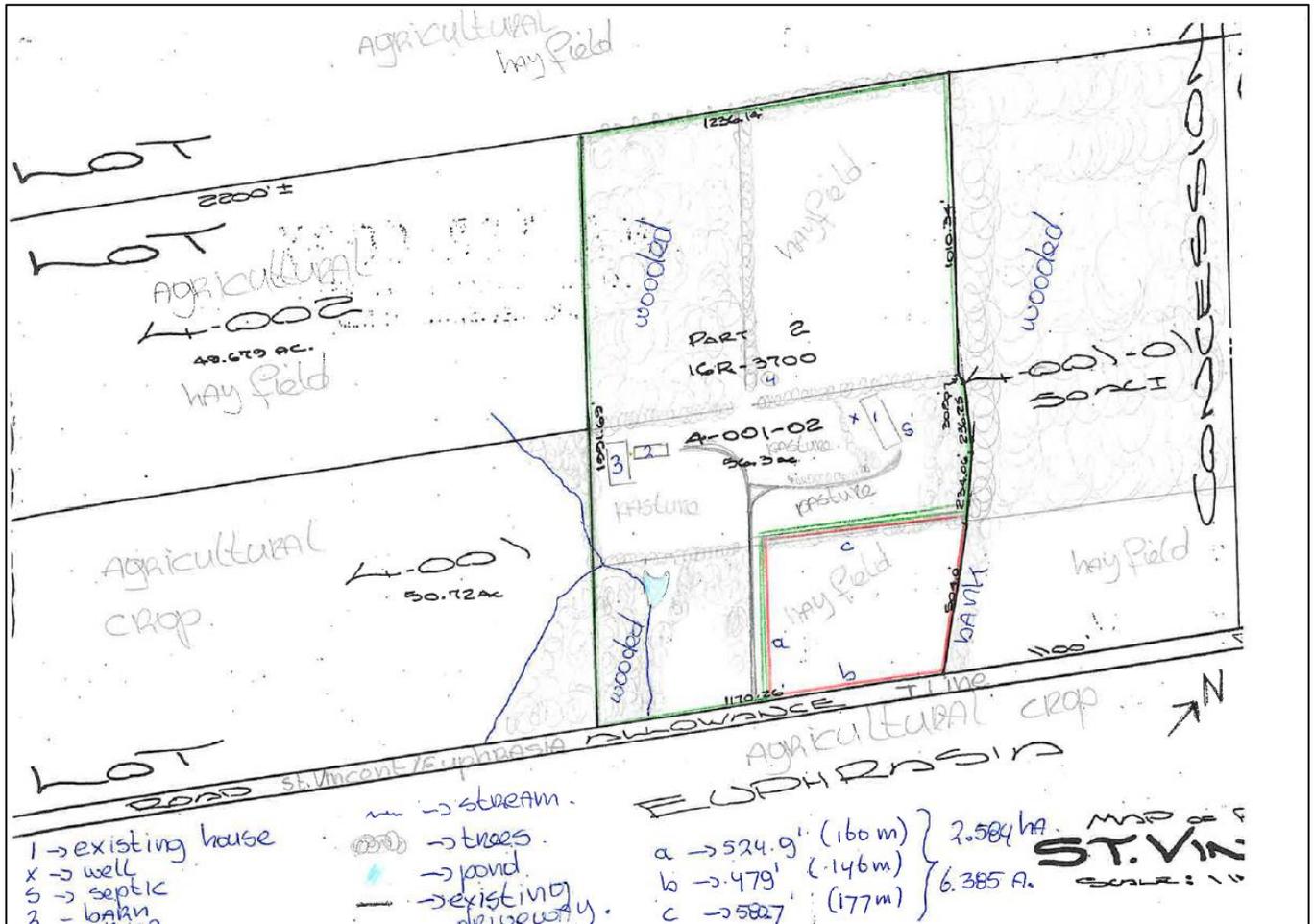
Gabriele Pucci, Secretary-Treasurer

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

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.



Notice of Complete Application and Public Meeting

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

Application: Z-03-21
Owner(s): William Keith Miles
Agent: David Frederick Moyer
Subject Lands: CON 2 PT LOT 4 W OF RIVER
 RP;16R4866 PART 1

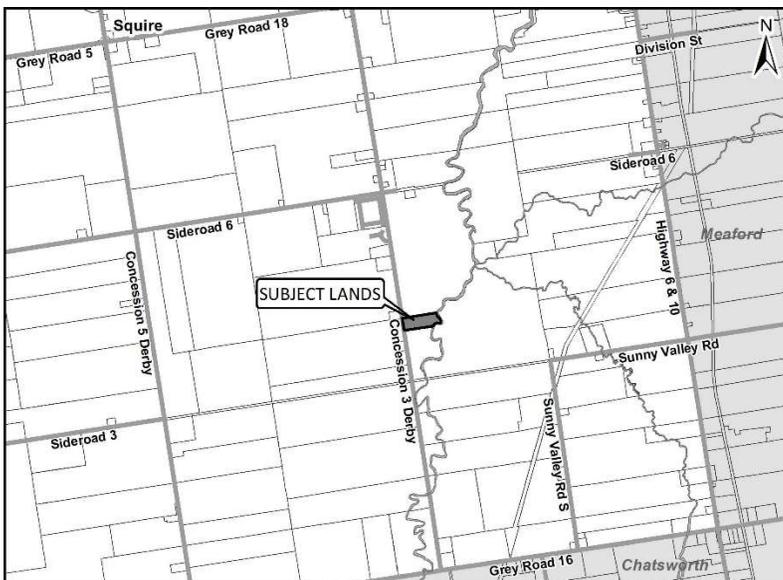
Civic Address: 217433 CONCESSION 3 DERBY
ARN: 420354000113300

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

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

What is being proposed?

Application Z-03-21 proposes to re-zone a portion of the subject lands from the Open Space 1 (OS1) Zone to the Rural (RU) Zone to permit the construction of a single detached dwelling and associated accessory building, in accordance with the completed Floodplain Study and Environmental Impact Study (EIS) which accompanies this application. The amending by-law will identify a development envelope as per the recommendations of the completed EIS. There is no change proposed to the Environmental Protection (EP) Zone. No other relief to the By-law has been requested.



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

Date of this Notice: July 12, 2023

How can I participate in a virtual Public Meeting?

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

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

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

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

How do I submit my comments?

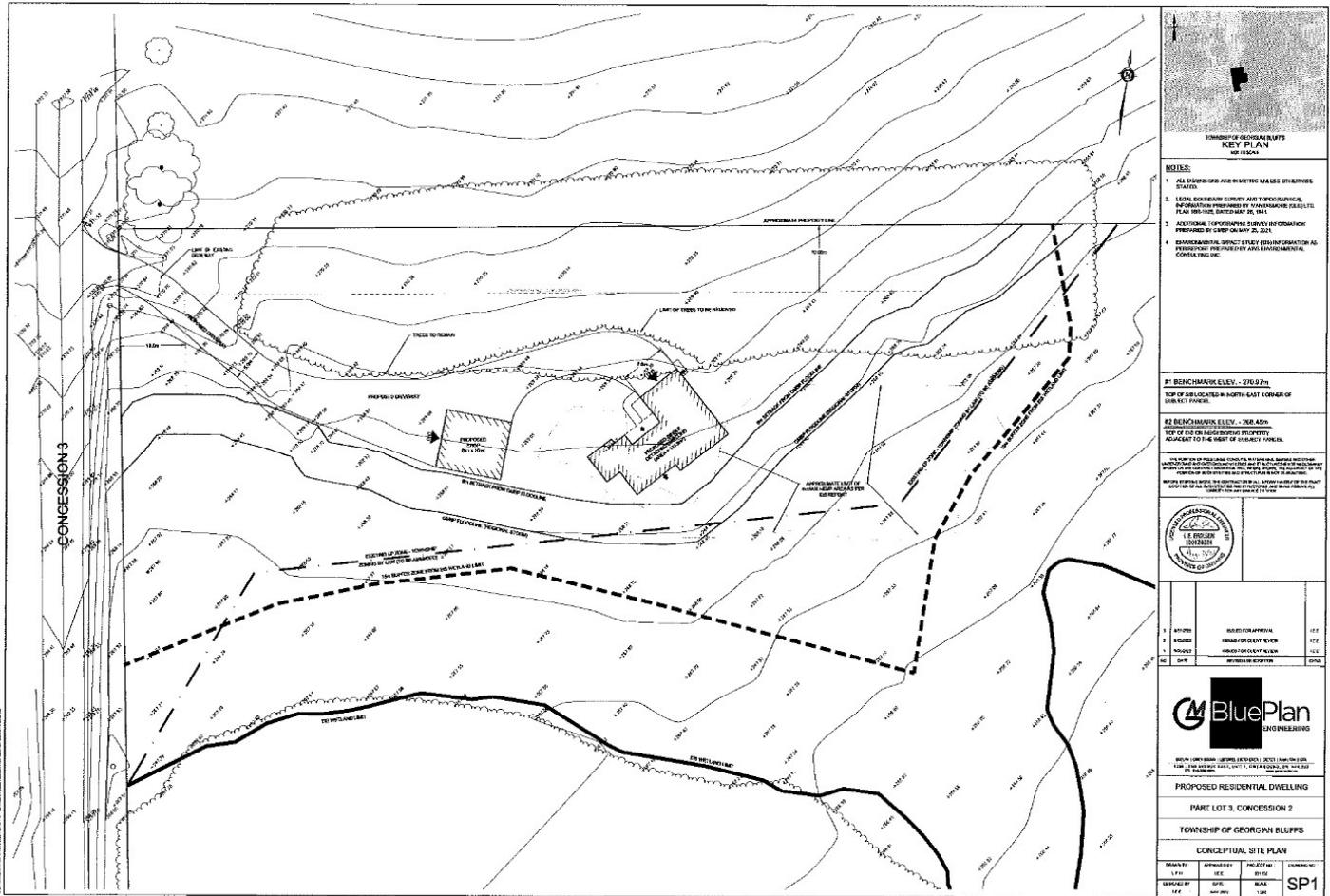
For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to

177964 Grey Road 18
 Owen Sound, ON
 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 **August 2, 2023**, so that they may be read at the meeting for the benefit of everyone in attendance.

Location Diagram

Conceptual Site Plan provided by Applicant:



Development Envelope per the Completed Environmental Impact Study



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request. This document can be made available in other accessible formats as soon as practicable and upon request.



Amended Notice of Complete Application and Public Meeting

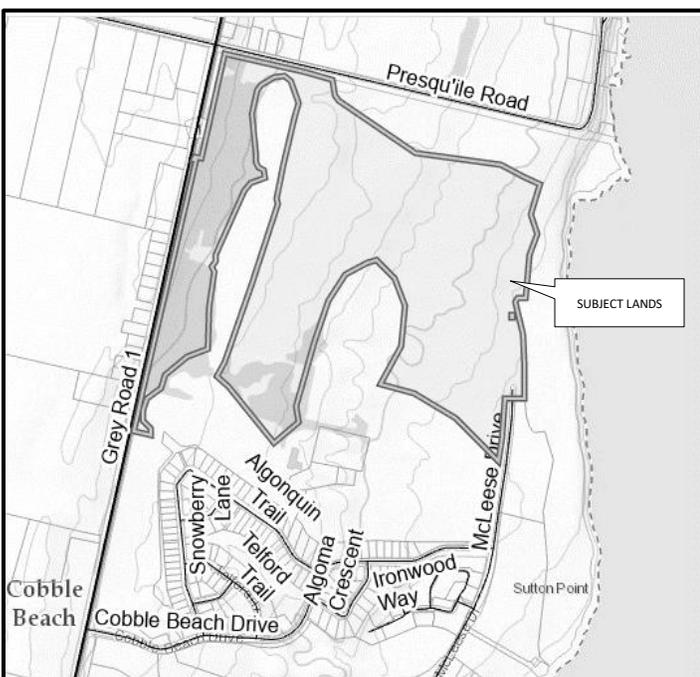
Hearing Date: **July 12, 2023 amended**
Time: 5:00 P.M.
Location: Council Chambers
 177964 Grey Road 18
 Owen Sound, ON, N4K 5N5
Applications: Z-02-23 and 42T-2022-10
Owner(s): Design Plan Services (T. Cieciora)
Agent: Georgian Villas (Robert S. McLeese)
Subject Lands: Part of Lot 28 & 34, Con. 3 (Sarawak)

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

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

What is being proposed?

Zoning By-law Amendment Application Z-02-23 seeks to re-zone the subject lands from the Planned Development (PD) Zone to the R1-8 Zone with site-specific development standards to permit the proposed residential development. Zoning By-law Amendment Application Z-02-23 is submitted in conjunction with the associated Draft Plan of Subdivision Application submitted to the County of Grey on February 3, 2023. The applications propose 65 single-detached residential lots, 3 open space blocks, and 1 memorial block in Cobble Beach.



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

Date of this Notice: May 26, 2023

How can I participate in a virtual Public Meeting?

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

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

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

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

How do I submit my comments?

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

177964 Grey Road 18
 Owen Sound, ON
 By email: planning@georgianbluffs.ca
 or
 595 9th Avenue East
 Owen Sound, ON
 By email: planning@grey.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **June 26, 2023**, so that they may be read at the meeting for the benefit of everyone in attendance.

Location Diagram

Draft Plan of Proposed Subdivision 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 as soon as practicable and upon request.



Notice of Complete Application and Public Meeting

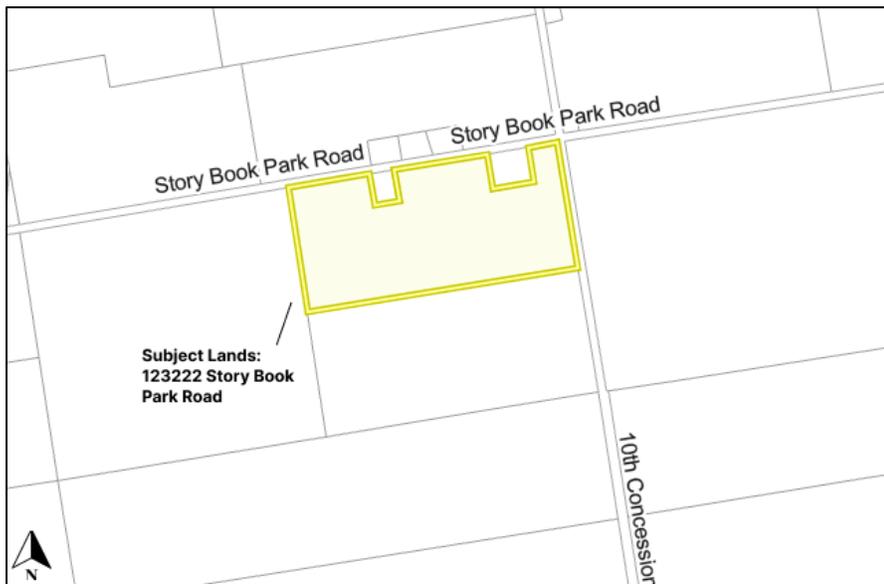
This notice is concerning an application for Zoning By-law Amendment submitted to the Municipality of Meaford.

Subject Property: 123222 Story Book Park Road
(Northeast 1/4 Lot 12, Concession 11, less Part 2 RP 16R4161 and less Part 1 RP 16R7505, Sydenham)

Public Meeting: September 18th, 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 Rural (RU) to Rural with Exception 302 (RU-302). The purpose is to fulfill a condition of a previous severance application B07-2023, which was conditionally approved on June 28, 2023.

The proposed rezoning would add an exception provision to the existing RU zone to establish a minimum lot size of 0.55 hectares for the severed lot and to prohibit residential development on the retained lot. The subject lands are designated Rural and Agricultural in the Meaford Official Plan.

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.

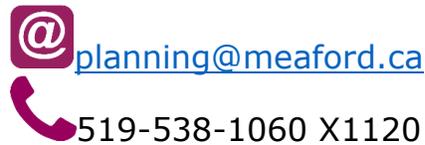
If a member of the public wishes to speak at the public meeting, they may do so either in-person or remotely via Zoom (phone/internet). **Those wishing to speak at the public meeting in-person or remotely MUST register in advance with Development Services by noon on September 18th, 2023 by contacting 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 in the offices at 15 Trowbridge Street in Meaford 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



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.