

## Memorandum

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**To:** City Council  
**From:** Jocelyn Wainwright, Junior Planner  
**Date:** November 20, 2023  
**Subject:** External Planning Policy Comment Summary – September and October 2023

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

### **A. Zoning By-law Amendments:**

#### Notice of Public Meeting:

- Z05/23 - 217 Shepherd Lake Road, Georgian Bluffs
- Z09-23 – 157080 7<sup>th</sup> Line, Meaford
- Z10-23 – 206080 Highway 26, Meaford

The Planning & Heritage Division is in receipt of three (3) Notices of Public Meeting for Zoning By-law Amendment; one (1) 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.



# Notice of Complete Application and Public Hearing

**Application:** Z05/23  
**Hearing Date:** September 20, 2023  
**Time:** 5:00 P.M.  
**Location:** Council Chambers  
177964 Grey Road 18  
Owen Sound, ON, N4K 5N5

**Owner(s):** Larry and Darlene Miller  
**Civic Address:** 217 Shepherd Lake Road.  
Georgian Bluffs, N0H 2T0

**Subject Lands:** Part Lots 34 and 35, Concession  
1 NCD Keppel

**ARN:** 4203 620 003 05800

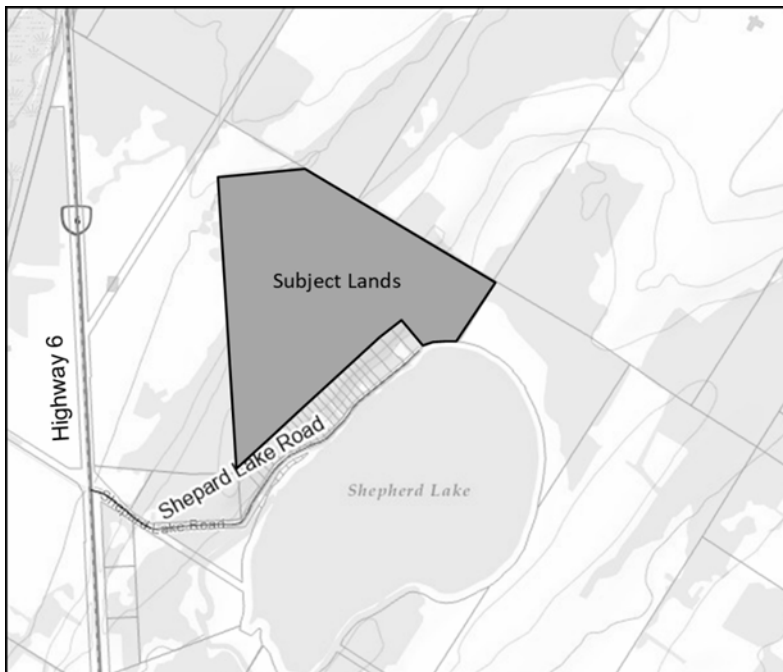
**Related File(s):** B11/23

**Proposal:** Zoning Amendment Application Z-05-23 proposes to fulfill a condition of approval for severance application B11/23. Relief is required to:

- remove the requirement for a lot to front onto a public road,
- add a "h" (holding) symbol to the zoning of the subject property to ensure that no building permit is issued for future development on the site before an Archaeological Assessment is conducted.

No other relief to the By-law was requested.

## 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

**Date of Notice:** August 28, 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.

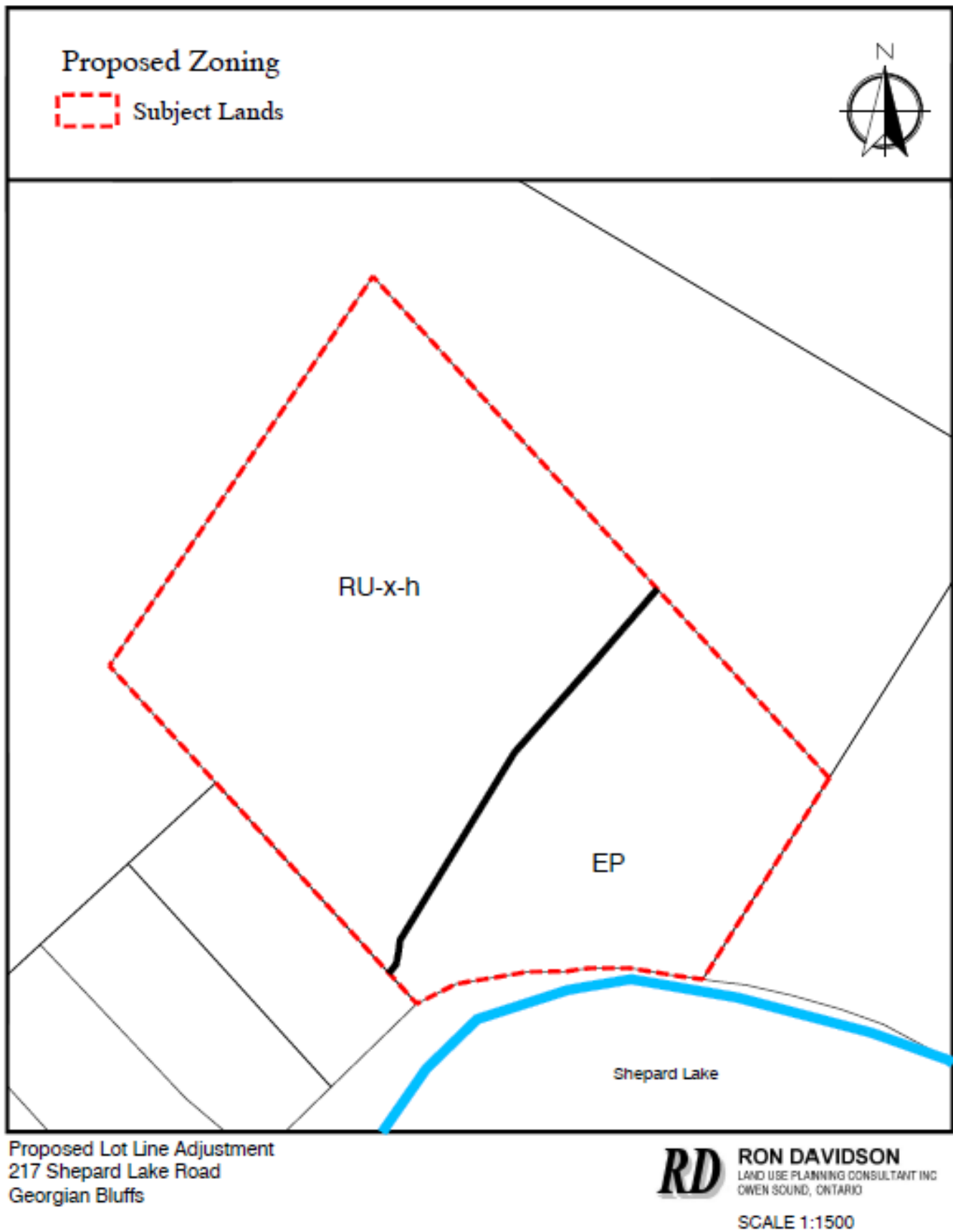
For more information about this matter, contact Principal Planner Michael Benner by telephone at: (519) 376 2729 ext. 201 or by email at: [planning@georgianbluffs.ca](mailto:planning@georgianbluffs.ca)

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](mailto: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):** Larry and Darlene Miller  
**Civic Address:** 217 Shepherd Lake Road  
**Subject Lands:** Part Lots 34 and 35, Concession 1 NCD Keppel  
**Site Plan:**



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



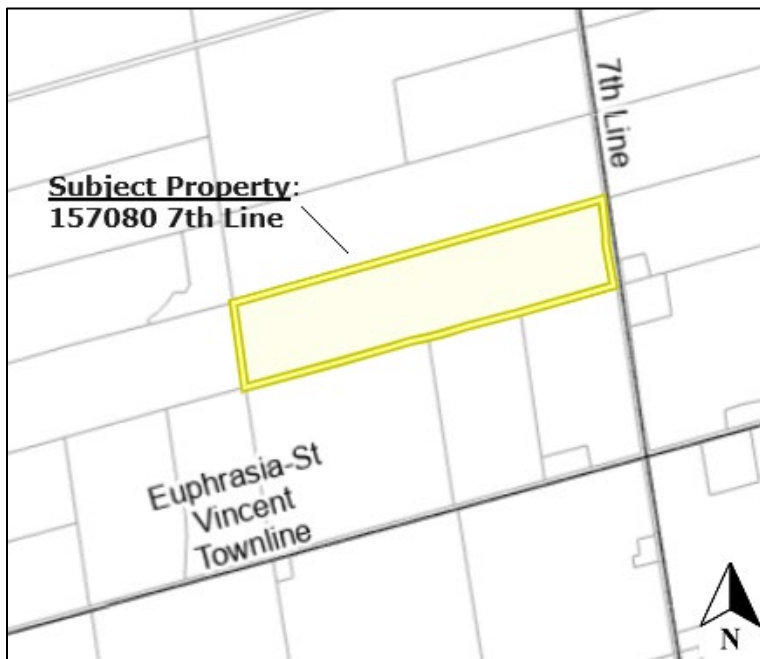
## Notice of Public Meeting

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

**Subject Property:**     **157080 7<sup>th</sup> Line**  
                                  **(Part of Lot 2, Concession 7 South, St. Vincent)**  
**Public Meeting:**     **November 6, 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?

This notice applies to the property known as 157080 7th Line. The property owner would like to establish a workshop as Home Industry on the farm (also known as an “on-farm diversified use”). The proposed workshop and outdoor area would use approximately 7,650 square metres of the 40 hectare property and proposes workshop building area to 750 square metres. Meaford’s Zoning By-law currently limits a Home Industry to a maximum of 250 square metres.

To seek permission for the larger workshop the owners have applied to rezone a portion of the property. The proposed zoning amendment would regulate the size and location of buildings and outdoor storage.

The Official Plan designates the lands Agriculture, Rural and Environmental Protection.

The Municipality deemed this application complete and circulated by mail to property owners within 120m of the 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](mailto:planning@meaford.ca) or in person at the meeting.

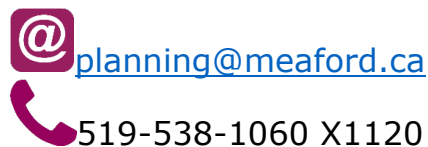
If a member of the public wishes to speak at the public meeting, they may do so either in-person or remotely via Zoom (phone/internet). **Those wishing to speak at the public meeting in-person or remotely MUST register in advance with Development Services by noon on November 6, 2023 by contacting [planning@meaford.ca](mailto:planning@meaford.ca) 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](http://www.meaford.ca/youtube).

## Where Can I Find More Information?

Application materials are also available in the Municipal Administration Office 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



## 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.**



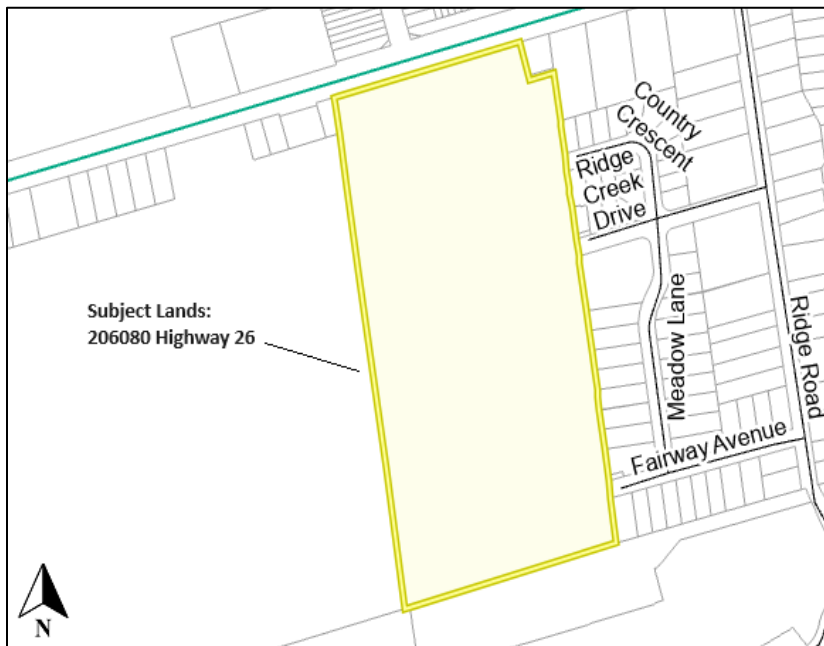
## Notice of Public Meeting

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

**Subject Property:** 206080 Highway 26  
(Part Lot 1697, Plan 309)  
**Public Meeting:** November 6<sup>th</sup>, 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.*

### Figure 1: Location Map



### What is Proposed?

This application seeks to correct an area of Environmental Protection (EP) zoned lands for the "Meaford Haven" subdivision to align with what had originally been approved in 2013 (By-law 003-2013).

During a more recent comprehensive zoning update, a mapping error added additional EP zone than what was previously been approved. The Municipality of Meaford is now

bringing forward this zoning update to realign the EP zone with the previous approval from 2013.

The proposal is to rezone a small portion of the lands from the Environmental Protection (EP) zone to the Open Space with Exception (OS-200) zone and the Residential Multiple with Holding (RM-H5) zone. The OS-200 is the proposed stormwater management facility. The RM zone area is proposed for townhouse dwellings. See the attached sketch (Figure 2 on the last page), which shows the area to be realigned.

The Municipality circulated this notice 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](mailto:planning@meaford.ca) or in person at the meeting.

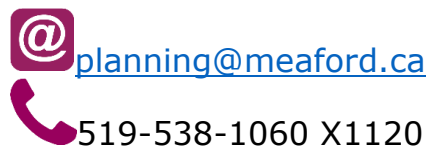
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**Figure 2: Draft Zoning Schedule - areas to be revised**

