

Memorandum

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

- A14-2023 – 183 Sykes Street North, Meaford
- A15-2023 – 158185 7th Line & 158179 7th Line, Meaford
- A16-2023 – 1 Legion Road, 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:

- B16/23 – 440 Princess Street, Shallow Lake, Georgian Bluffs
- B17/23 – 401183 Grey Road 17, Georgian Bluffs
- B18/23 – 719409 Highway 6, Georgian Bluffs
- B15 & B16-2023 – 137079 Grey Road 12, Meaford
- B17 & B18-2023 – 137122 Grey Road 12, Meaford

The Planning & Heritage Division is in receipt of five (5) Notices of Application for Consent; three (3) within the Township of Georgian Bluffs and two (2) 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:

- Z08/23 – 440 Princess Street, Shallow Lake, Georgian Bluffs
- Z10/23 – 401183 Grey Road 17, Georgian Bluffs
- Z11/23 – 719409 Highway 6, Georgian Bluffs
- Z05-2023 – 396 Nelson Street, Meaford

The Planning & Heritage Division is in receipt of four (4) Notices of Complete Application for Zoning By-law Amendment; three (3) 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.



Committee of Adjustment

Notice of Public Hearing

Minor Variance Application

Proposal: The property owner seeks to construct a carport and to permit an existing non-conforming shed on the subject lands. The applicant requests the following relief from Zoning By-law 60-2009:

1. To reduce the required interior side yard setback for the carport from 1.2m to 0.3m.
2. To recognize the reduced interior side yard setback for an existing shed of 0.4m, where 1.2 m is required.

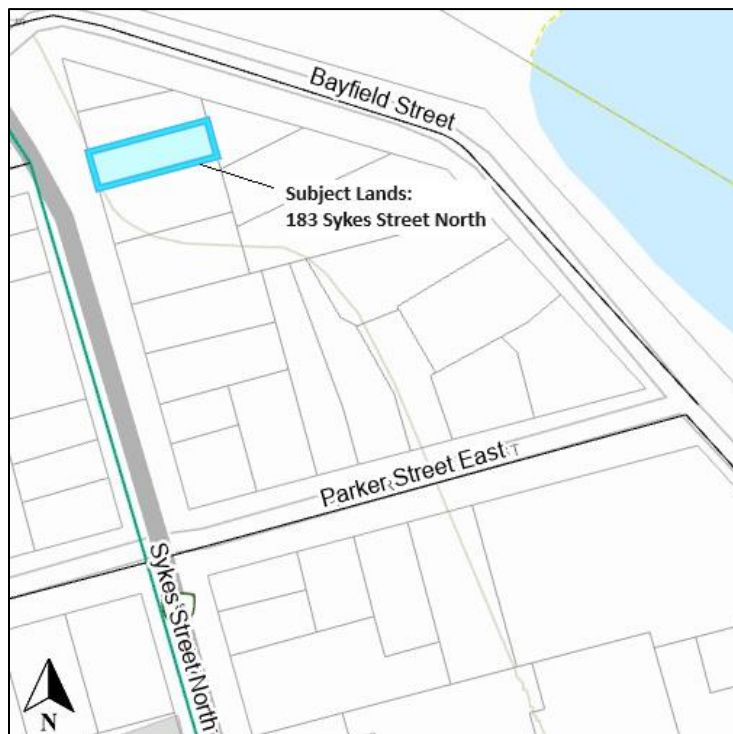
The Official Plan designation of the lands is Downtown Core Transitional.

Property Location: 183 Sykes Street North (Part Lot 1545, Plan 309)

Meeting Date and Time: November 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).

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.

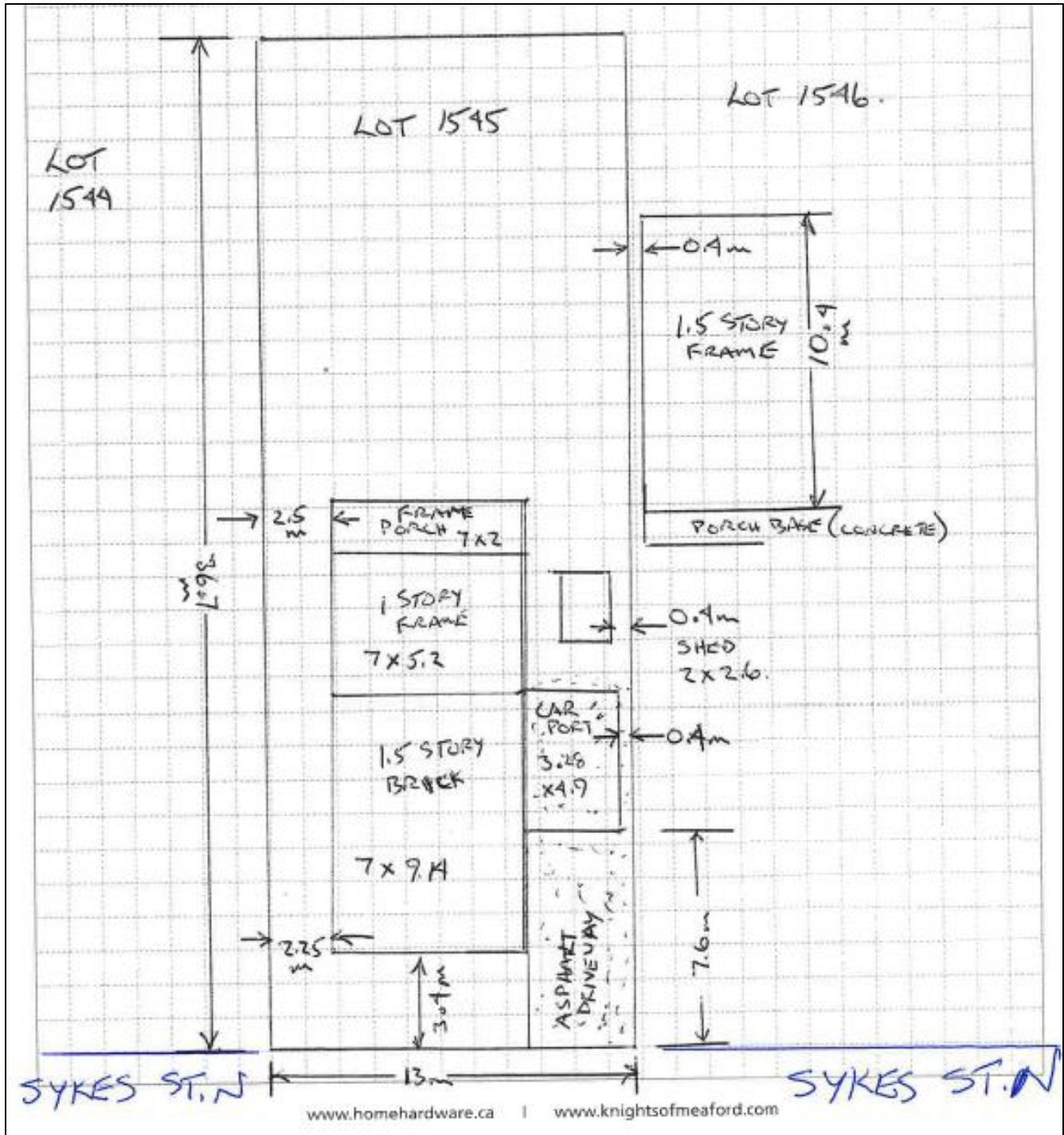
To be notified of the decision of the Committee of Adjustment, please make a written request to the Secretary Treasurer at the contact below.

To join by Zoom, register in advance with the Secretary-Treasurer by noon on November 22nd, 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.



Committee of Adjustment

Notice of Public Hearing

Minor Variance Application

Proposal: The property owner seeks permission to build an accessory building on the subject lands. The applicant requests the following relief from Zoning By-law 60-2009:

1. To permit a maximum lot coverage of 11 percent, where the maximum lot coverage of all detached accessory buildings on the lot is 5 percent.
2. To permit a height of 5 metres for the detached accessory building, where a maximum height of 4.5 metres is permitted.

There are no other accessory buildings or structures on the property. The Official Plan designation of the lands is Rural Highway Commercial.

Property Location: 158185 7th Line & 158179 7th Line (Part Lot 18, Concession 6, St. Vincent)

Meeting Date and Time: Wednesday, November 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).

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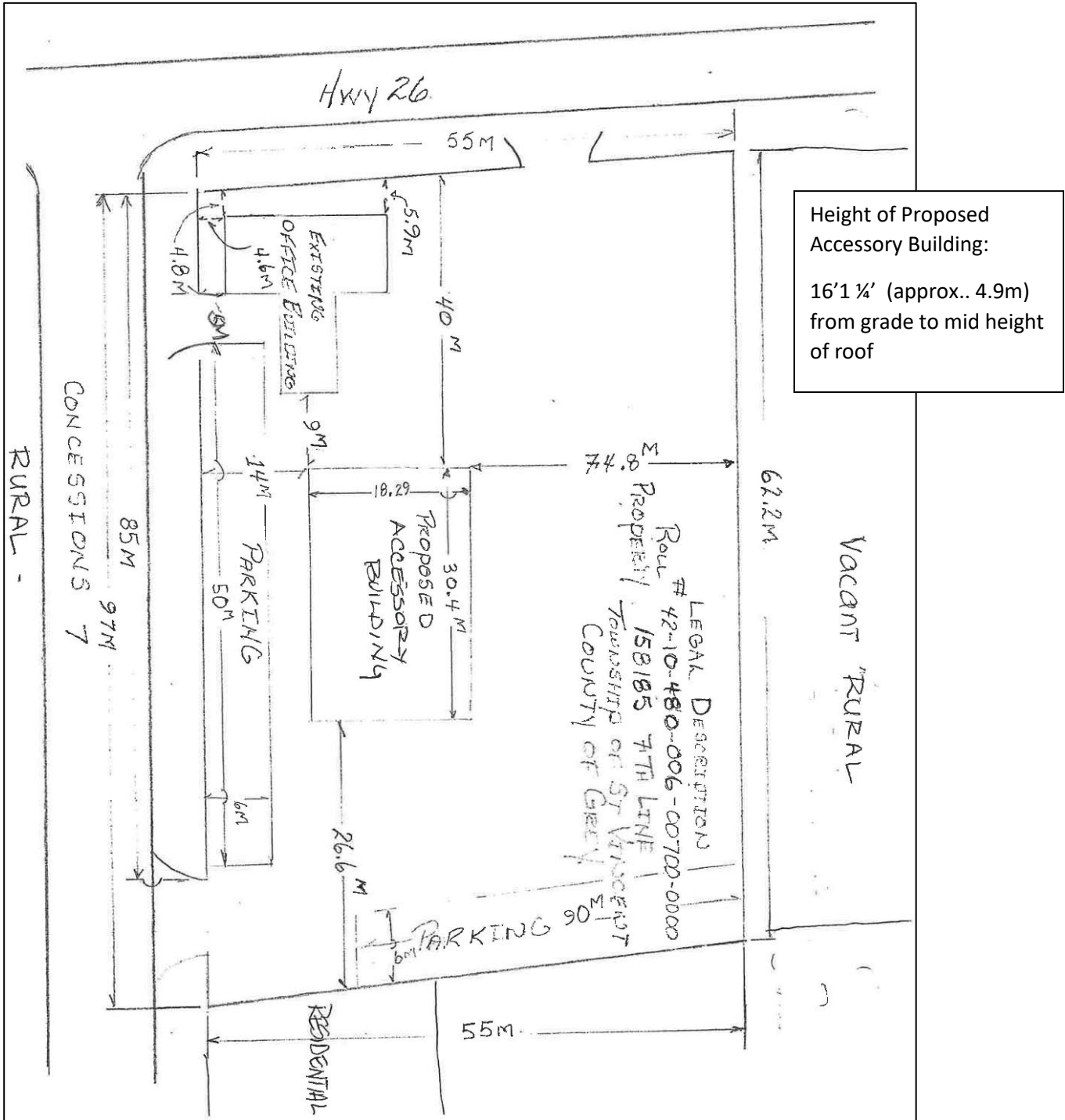
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Committee of Adjustment

Notice of Public Hearing

Minor Variance Application

Proposal: The overall proposal was approved previously through Zoning By-law Amendment By-law 2021-71 on October 18, 2021. By-law 2021-71 rezoned the lands to the RM-190(H5) zone to permit 150 dwelling units, up to five (5) storeys.

This current minor variance application requests relief to allow a retaining wall to be constructed at a minimum of 0.54 metres from the property line, where Section 9.190.3 a) of By-law 2021-71 requires no building or structure to be located closer to any slope or embankment that exceeds 33% or 3 to 1 than the toe/bottom of existing slope or the applicable yard setback, whichever is greater. The proposed retaining wall is required to be 3 metres in height to protect the site from any potential slope failure and required to be in close proximity to the toe of slope. The retaining wall will also be used as a visual screen. See the site sketch on the last page of this notice. The Sketch shows the location of the retaining wall, the subject of this application.

The subject property is currently under Site Plan Control review for the apartment buildings. The Official Plan designation of the lands is Urban Living Area.

Property Location: 1 Legion Road (Part lot 1242, Plan 309, and Parts 9 & 10, Part Berry Street, Reference Plan 16R10850)

Public Hearing Date and Time: Wednesday, December 13th, 2023 at 3:00 PM

Public Hearing Location: 157859 7th Line, Meaford, Ontario (Council Chambers)
There is an option to participate remotely via Zoom (phone/internet).

Figure 1: Key Map



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If you wish to be notified of the decision of the Committee of Adjustment, please make written request to the Secretary-Treasurer.

**Gabriele Pucci, Secretary-Treasurer
Committee of Adjustment**

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

Municipal Mailing Address:

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

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



Date of this Notice: November 14, 2023

Notice of Complete Application, Public Hearing and Public Meeting

Owner(s): Matt Brown
Agent: Ron Davidson
Civic Address: 440 Princess Street, Shallow Lake
Legal Desc: Part Lot 9, Plan 857, Geographic Village of Shallow Lake
Roll Number: 420362000900700

Consent Application B16/23 on December 12, 2023, at 5:00 pm.
 Zoning By-law Amendment Z08/23 on January 10, 2023, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
 Council Chambers: 177964 Grey Road 18
 Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

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

Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 244.

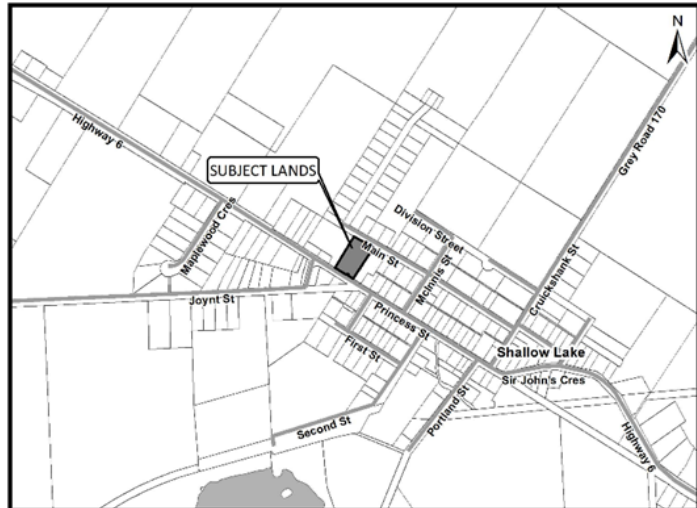
View electronic public and Council meetings here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

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

What is proposed?

Application B15/23 proposes to sever an area of approximately 2,558 m² with frontage along Main Street to erect a four-unit one-storey townhouse building, which is proposed for rental housing for older adults. The retained parcel would have an area of approximately 3,374 m² with frontage along Princess Street and is occupied by an existing dwelling and three accessory buildings, two of which are on the severed parcel and are proposed to be removed to facilitate the development.



Application Z-08-23 proposes to re-zone a portion of the subject lands from the Residential One (R1) Zone to the Residential Multiple One (RM1) Zone to permit the construction of the four-unit townhouse building, with a site-specific provision to allow for partial servicing.

No other relief to the By-law has been requested.

	Retained Lot	Severed Lot
Lot Area	+/- 3,374 m ²	+/- 2,558 m ²
Frontage	+/- 17 m and +/- 38 m	+/- 59 m
Lot Depth	+/- 57 m to 58 m	+/- 44 m
Lot Width	+/- 59 m	+/- 59 m
Servicing	Municipal Water / Private Septic	Municipal Water / Private Septic
Existing Structures	Single-detached dwelling	Accessory sheds (2) (to be demolished)
Proposed Structures	None	Four-unit townhouse building

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, Ontario Land Tribunal may dismiss the appeal.

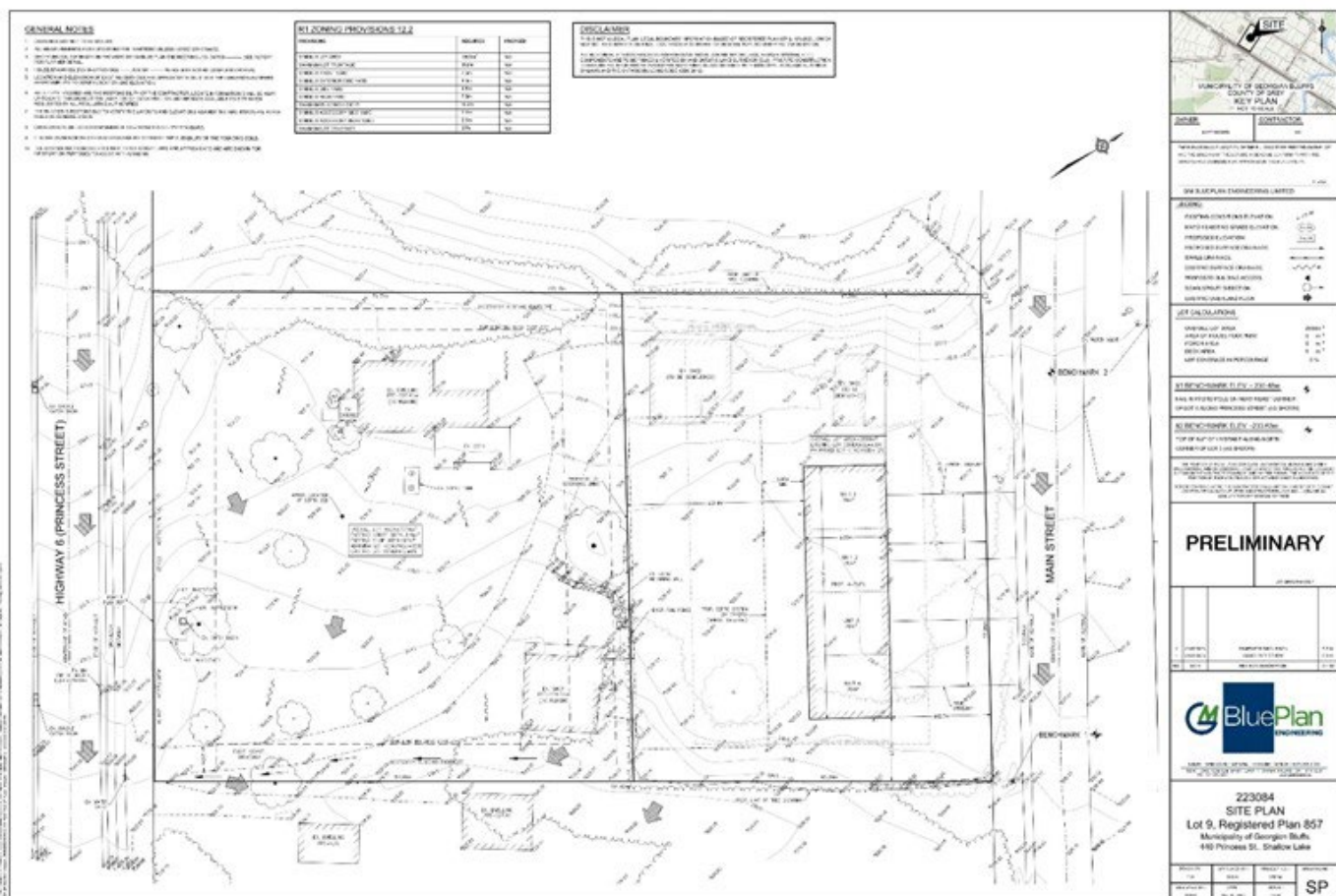
How do I submit my comments?

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:

Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
By email: planning@georgianbluffs.ca

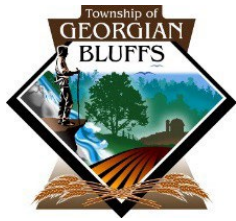
Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **December 7, 2023** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

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.

To view the additional information submitted with these applications visit our website at: <https://www.georgianbluffs.ca/en/business-development/planning.aspx>



Date of this Notice: November 14, 2023

Notice of Complete Application, Public Hearing and Public Meeting

Owner(s): Tyson Schlegel
Agent: Ron Davidson
Civic Address: 401183 Grey Road 17, Georgian Bluffs
Legal Desc: Part Lot 4, Lot 5, Concession 20, Keppel Township
Roll Number: 420362000511100

Consent Application B17/23 on December 12, 2023, at 5:00 pm.
 Zoning By-law Amendment Z10/23 on January 10, 2023, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
 Council Chambers: 177964 Grey Road 18
 Owen Sound, ON, N4K 5N5

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Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 244.

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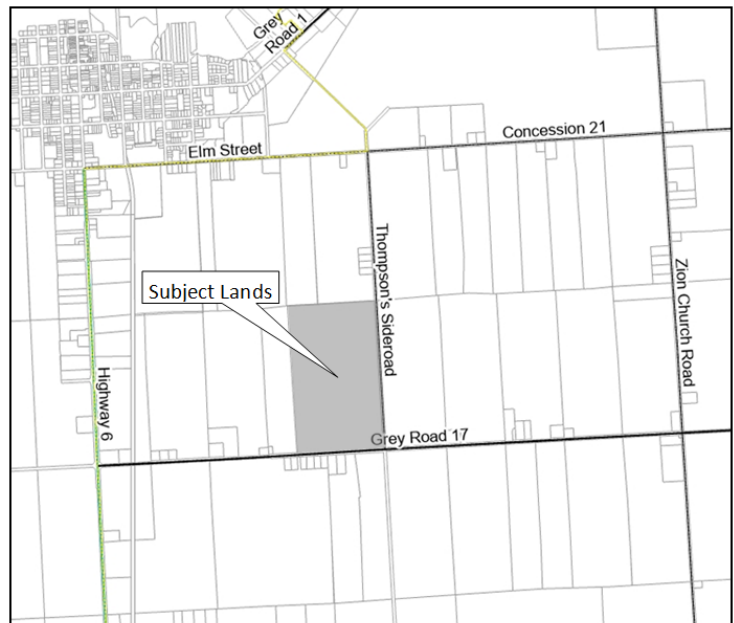
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

Application B17/23 proposes to sever an area of approximately 2.136 hectare lot containing a house and farm buildings that are surplus to the needs of the farmer. 58.344 hectares will be retained for continued agricultural use.

Application Z-10-23 proposes to re-zone the severed portion to recognize a reduced minimum lot frontage from 100 metres to 64 metres. The re-zone the retained parcel to apply a “no dwelling” clause.

No other relief to the By-law has been requested.



	Retained Lot	Severed Lot
Lot Area	58.34 hectares	2.136 hectares
Frontage	342.3 metres and 187.8 metres	64 metres
Lot Depth	1014.6 metres	279.5 metres
Lot Width	599.1 metres	110 metres (at rear)
Servicing	Nil	Private Well / Private Septic
Existing Structures	Nil	House, Barn, 3 Sheds
Proposed Structures	None	None

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.

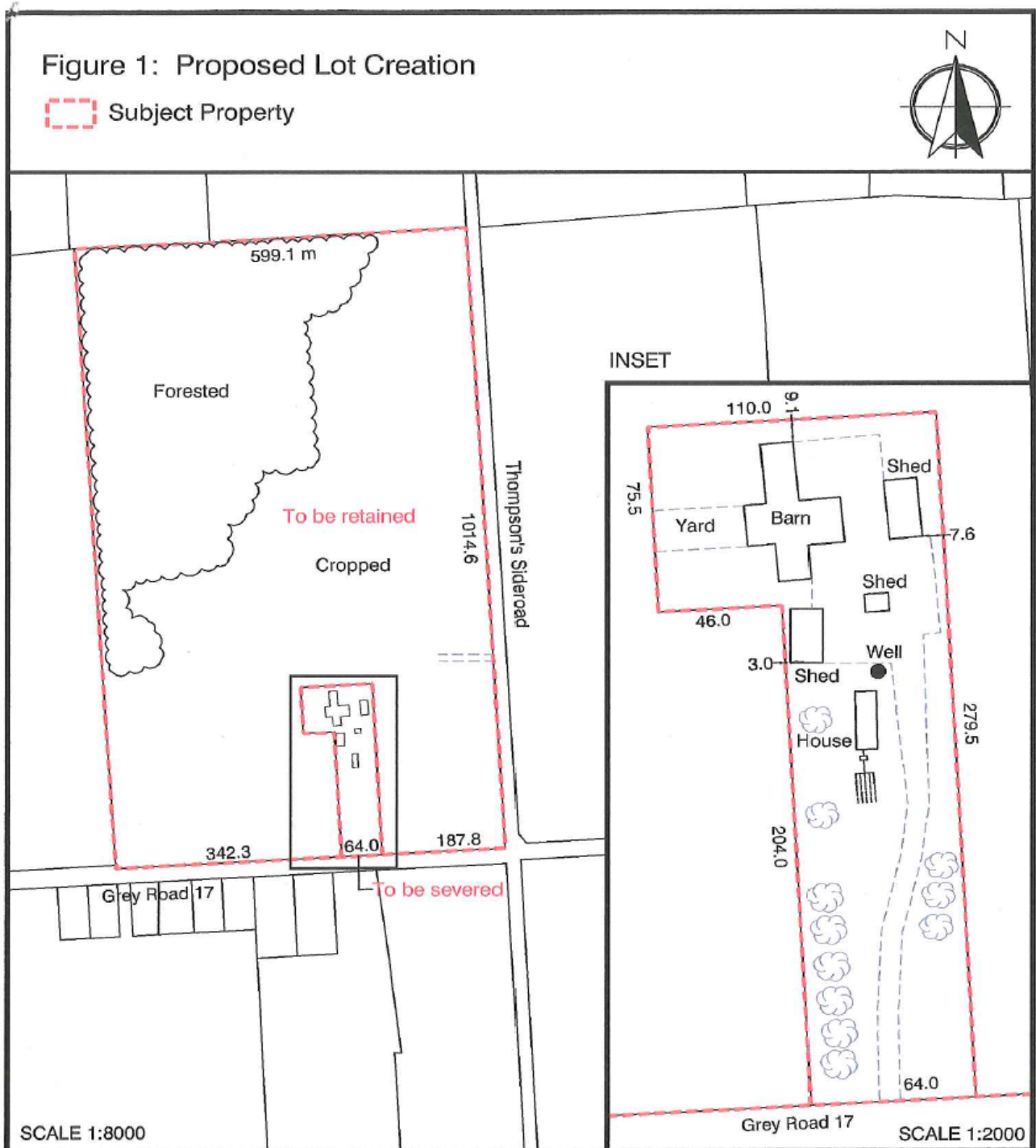
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Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **December 7, 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.

Site Plan Provided by Applicant:



Surplus Farmhouse Severance
Part Lot 4, Lot 5, Concession 20
Geographic Township of Keppel
Township of Georgian Bluffs
401183 Grey Road 17

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

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Date of this Notice: December 13, 2023

Notice of Complete Application, Public Hearing and Public Meeting

Owner(s): Juduth and Thomas Nagel
Agent: Cuesta Planning Consultants
Civic Address: 719409 Highway 6, Georgian Bluffs
Legal Desc: Conc 2 SCD Lot 25 W Pt Lot 2, Keppel Township
Roll Number: 420362000212600

Consent Application B18/23 on January 16, 2024, at 5:00 pm.
 Zoning By-law Amendment Z11/23 on February 7, 2024, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
 Council Chambers: 177964 Grey Road 18
 Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

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

What is proposed?

Application B18/23 proposes to sever a 2.84 hectare lot containing a two houses and farm buildings that are surplus to the needs of the farmer. 53.33 hectares will be retained for continued agricultural use.

Application Z-11-23 proposes to re-zone the severed portion's rear and interior side yard provisions and lot coverage. The retained lands will also be rezoned to recognize lot frontage and to prohibit future residential use.

No other relief to the By-law has been requested.



	Retained Lot	Severed Lot
Lot Area	53.33 hectares	2.84 hectares
Frontage	187 metres	277.9 metres
Lot Depth	2851.9 metres	131.1 metres
Servicing	Nil	Private Well / Private Septic
Existing Structures	Nil	2 Dwellings, Barn, Sheds
Proposed Structures	None	None

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.

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

Township of Georgian Bluffs
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 **January 10, 2024** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

Site Plan Provided by Applicant:



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Committee of Adjustment Notice of Public Hearing Land Severance Application

Proposal: The applicant is requesting to sever two lots from an existing 41.24 hectare farm parcel. Each lot will be 1.33 hectares in size, and each will have 91 metres of frontage on Grey Road 12. The retained parcel would be 35.57 hectares in size with 122 metres of frontage on Grey Road 12.

The lands would be serviced by private well and septic system and have access on Grey Road 12, an open and maintained municipal road. The lands are designated Rural and Hazard Lands in the Meaford Official Plan.

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

Property Location: 137079 Grey Road 12 (South Part of Lot 2, Concession 8, Meaford, formerly St. Vincent)

Figure 1: Key Map



Public Hearing Date and Time: Wednesday, December 13th, 2023 at 3:00 PM.

Public Hearing 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 public hearing, or during the hearing, either in-person at Council Chambers or remotely via Zoom.

To participate in this meeting by Zoom, register in advance with the Secretary-Treasurer **by noon on Wednesday, December 13th, 2023**, at the contact information below.

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

Municipal Mailing Address:

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

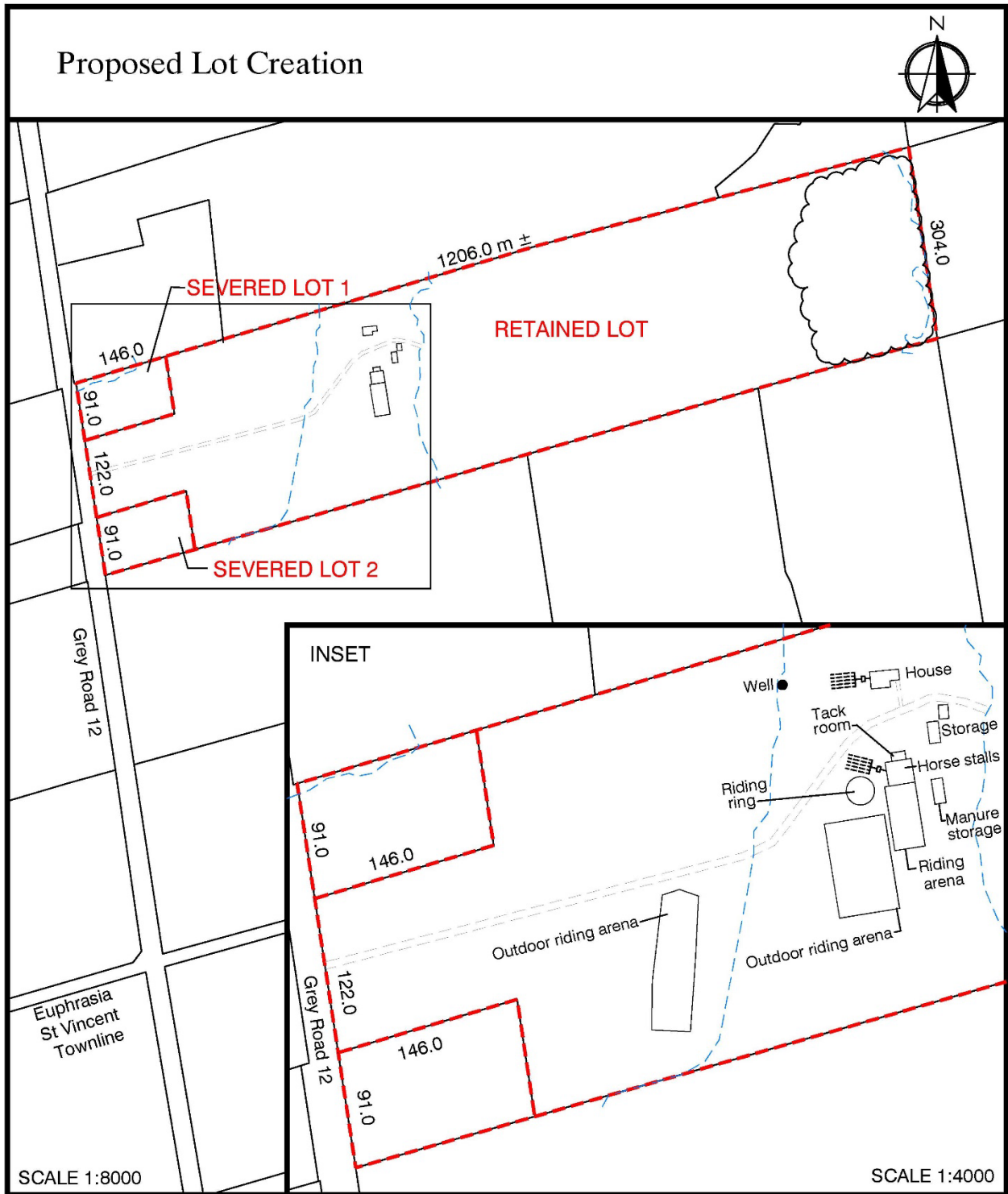
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This document can be made available in other accessible formats as soon as practicable upon request.

Figure 2: Applicant's Severance Sketch



137079 Grey Road 12
Municipality of Meaford

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO



Committee of Adjustment Notice of Public Hearing Land Severance Application

Proposal: The applicant is requesting to sever two lots from an existing 41.24 hectare parcel. Each lot will be 0.81 hectares in size, and each will have 90 metres of frontage on Grey Road 12. The retained parcel would be 39.62 hectares in size with 124 metres of frontage on Grey Road 12.

The lands would be serviced by private well and septic system and have access on Grey Road 12, an open and maintained municipal road. The lands are designated Rural and Hazard Lands in the Meaford Official Plan.

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

Property Location: 137122 Grey Road 12 (Legal Description: Part Lot 2, Concession 9 North, Meaford, formerly St. Vincent).

Figure 1: Key Map



Public Hearing Date and Time: Wednesday, December 13th, 2023 at 3:00 PM

Public Hearing Location: 157859 7th Line, Meaford, Ontario (Council Chambers)

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

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Gabriele Pucci, Secretary-Treasurer, Committee of Adjustment

Municipality of Meaford – Development Services Office
21 Trowbridge Street West, Meaford, Ontario N4L 1A1
planning@meaford.ca
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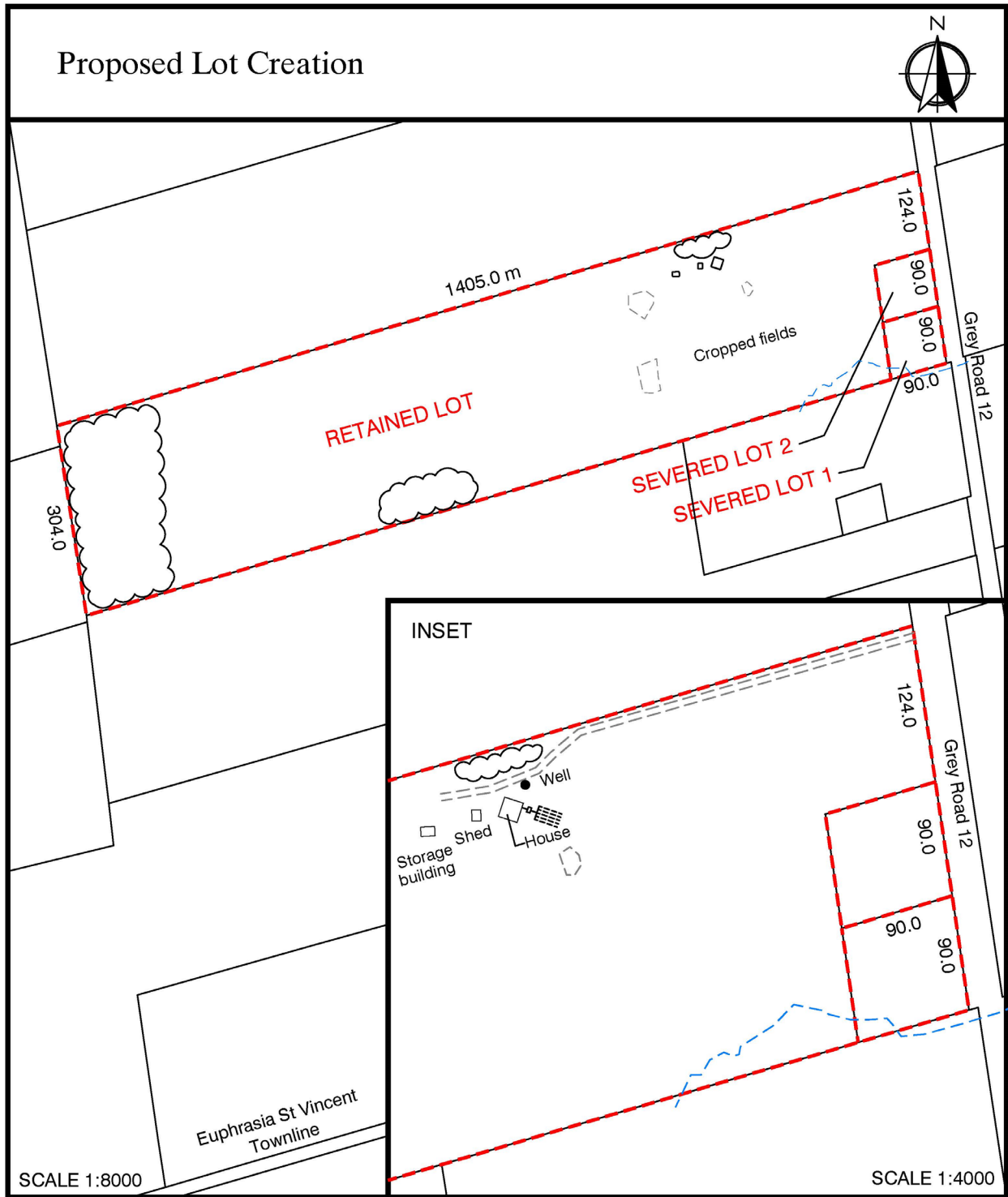
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Figure 2: Applicant's Severance Sketch



137122 Grey Road 12
Municipality of Meaford

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO



DATE OF THIS NOTICE: November 13, 2023

Notice of Complete Application & Public Meeting

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

File Number: Z05-2023

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

Public Meeting Date and Time: December 4, 2023

Public Meeting Location: 157859 7th Line, Meaford, Ontario

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

Key Map – Property Location



Meeting Information: Members of the public are invited to provide comments and on this application. Comments can be provided in writing 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 at Council Chambers 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 December 4, 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.

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

What is Proposed?

This notice applies to the property known municipally as 396 Nelson Street West.

The application proposes to rezone the lands from Development Exception (D-290) to the Residential Multiple (RM) Zone, to allow for a maximum of 10 residential units with a shared driveway on Nelson Street West. The proposal includes a mixture of single detached and attached units with an interior side yard of 1.2 metres (west side). Exception 290 is proposed to be deleted and replaced with new site-specific regulations to enable the proposal.

The subject lands are designated as Urban Living Area in the Meaford Official Plan.

Related Applications: A Consent Application, B08-2023, was put on hold on July 24, 2023. Consent B08-2023 proposed to sever a 1,089 square metre parcel which would front on Iron Wood Drive. The overall proposal was revised to develop the property as a single parcel with a driveway on Nelson Street. This zoning application does not include lots fronting on Iron Wood Drive.

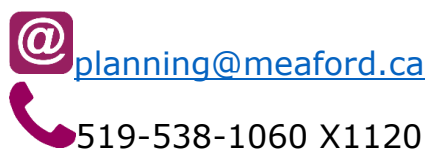
Where Can I Find More Information?

To view the materials submitted on this application, please visit the Meaford Website at:

<https://www.meaford.ca/en/business-development/current-developments.aspx>

Application materials are also available in the municipal 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 to the Municipality of Meaford at the address noted above.

A note about information you may submit to the Municipality: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Municipal website, and/or made available to the public upon request.

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