

Memorandum

To: City Council
From: Jocelyn Wainwright, Junior Planner
Date: May 27, 2024
Subject: External Planning Policy Comment Summary – March and April 2024

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:

- A01/24 - Part of Lot 11, Jones Range, Georgian Bluffs
- A03-2024 – 5 Lakeside Ave, Meaford

The Planning & Heritage Division is in receipt of two (2) Notices of Application for Minor Variances; one (1) within the Township of Georgian Bluffs and one (1) within in 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:

- B01/24, B02/24, B03/24 – Part of Lot 11, Jones Range, Georgian Bluffs
- B04-2024 – 438811 Grey Road 15, Meaford
- B05-2024 – 133 Woodford Crescent, Meaford
- B06-2024 – Lot 42, Plan 394 Meaford

- B07-2024 – 398139 10th Concession, Meaford
- B08-2024 – 138268 Grey Road 112, Meaford
- B09/ B10-2024 – 158198 7th Line & 158222 7th Line, Meaford

The Planning & Heritage Division is in receipt of nine (9) Notices of Application for Consent; three (3) within the Township of Georgian Bluffs and six (6) 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:

- Z01-2024 – 412 Miller Street, Meaford

The Planning & Heritage Division is in receipt of one (1) Notice of Public Meeting for a Zoning By-law Amendment within the Municipality of Meaford.

City Comment:

Staff have reviewed the notice of public meeting and have no comments or concerns.



Date of this Notice: March 7, 2024

REVISED Notice of Complete Application and Public Hearing

Owner(s): Perminder Chattha and Colleen Newell
Agent: Ron Davidson
Civic Address: N/A
Legal Desc: Part of Lot 11, Jones Range Keppel Township
Roll Number: 420362000633300

Consent Applications B01/24, B02/24 and B03/24 and Minor Variance Application A01/24 on April 16, 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:

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

Rayburn Murray, Deputy Clerk, by email at: rmurray@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 603.

View electronic public and Council meetings here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

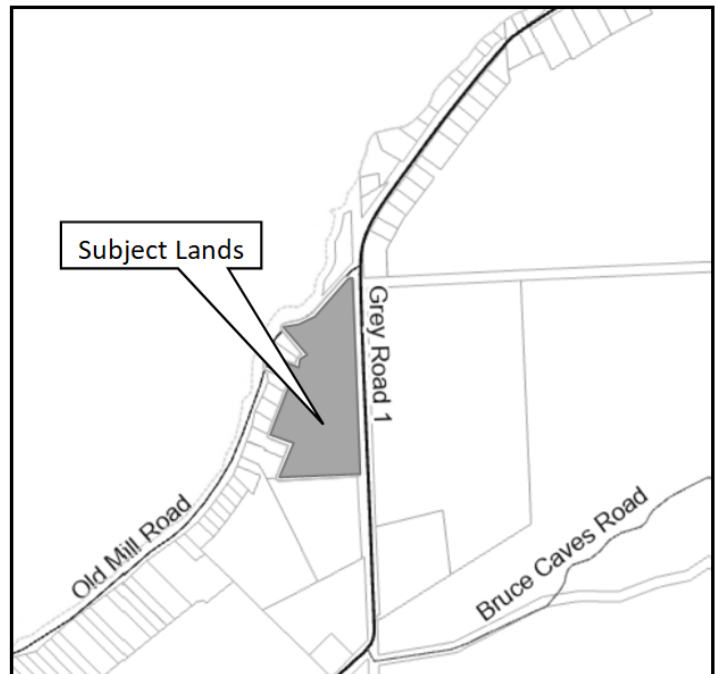
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

Applications B01/24, B02/24 and B03/24 propose to sever 3 parcels intended for residential development from a 4.46 hectare parcel located along Grey Road 1.

Application A01/24 proposes to vary the Shoreline Residential zone to reduce the required minimum lot frontage from 36 metres to 20.63 metres for the parcel created under B03/24.

Additional updated information related to this application is now available for review.



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.

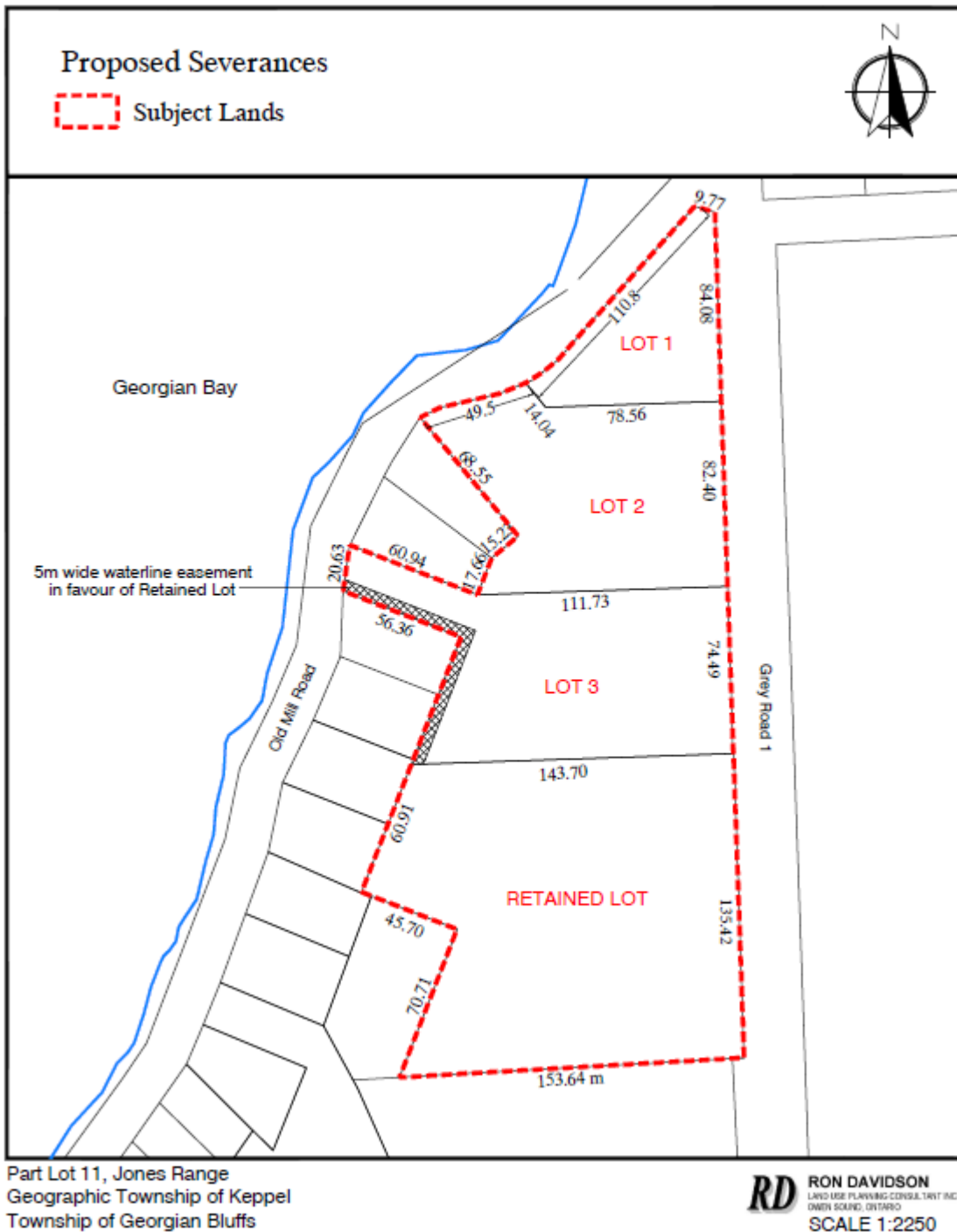
How do I submit my comments?

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 **April 2, 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:



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>



Committee of Adjustment

Notice of Public Hearing

Minor Variance Application

Proposal: The applicant is requesting permission to construct a second storey deck in the front yard. The deck is proposed to encroach into the required front yard by 3.7 metres where the maximum permitted encroachment is 1.5 metres per Section 4.4.2 c) of the Zoning By-law.

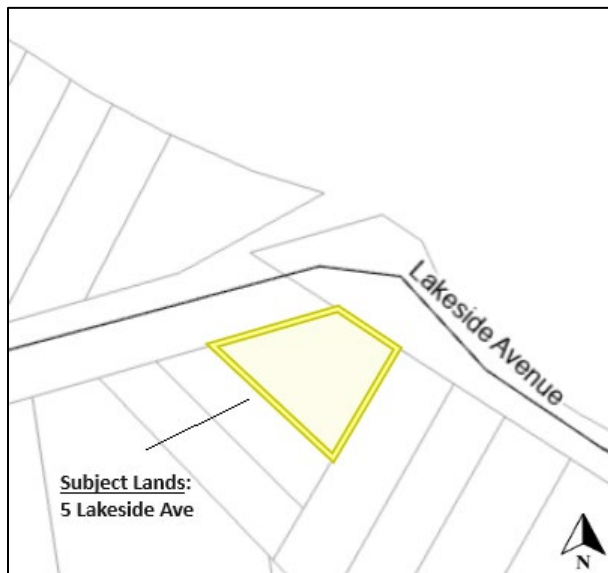
The Official Plan designation of the lands is Urban Living Area and Environmental Protection.

Property Location: 5 Lakeside Ave (Lot 325, Plan 309)

Meeting Date and Time: April 24, 2024 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 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.

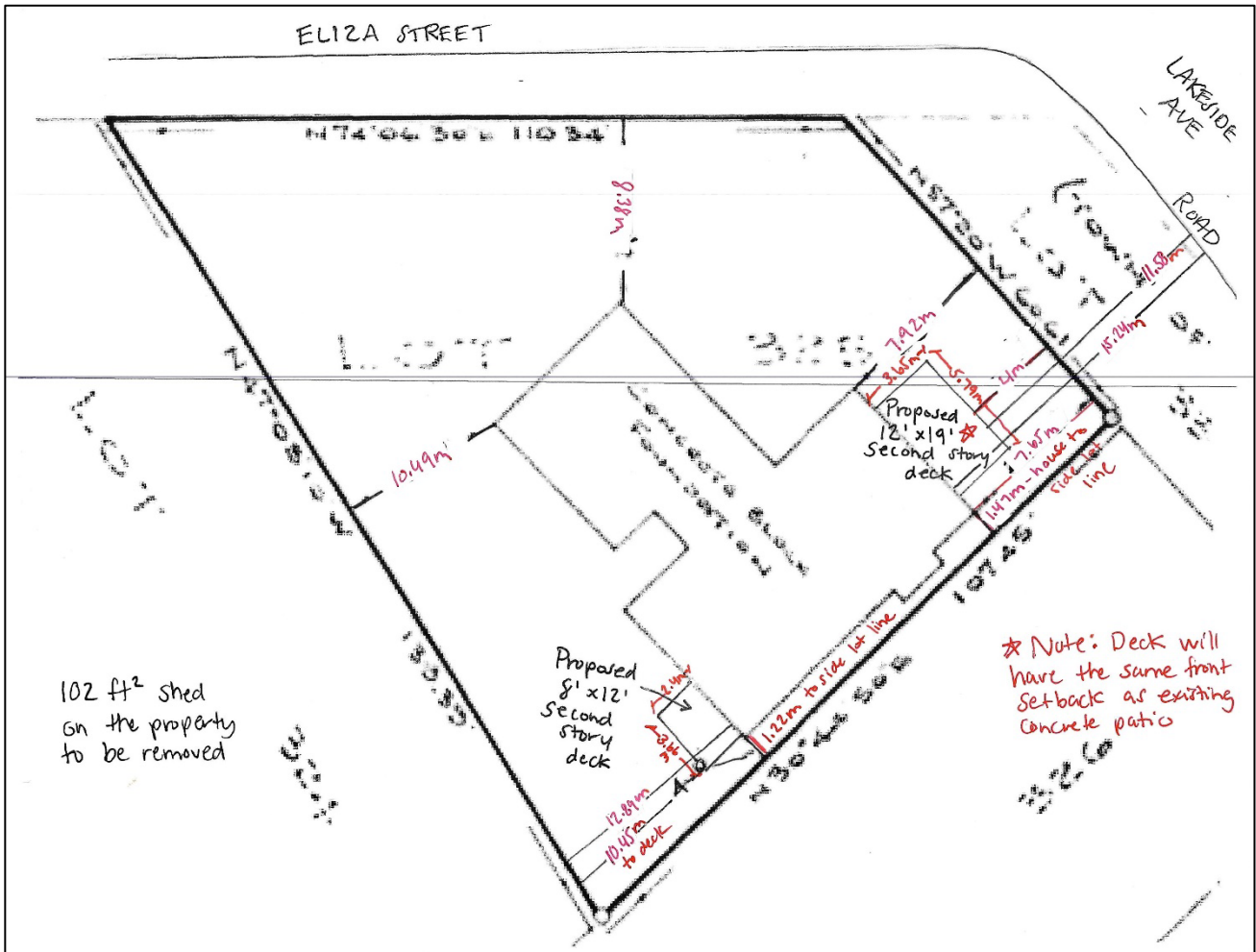
To be notified of the decision of the Committee of Adjustment, please make a written request to the Secretary Treasurer at the contact below.

To join by Zoom, register in advance with the Secretary-Treasurer by noon on April 24, 2024 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 Land Severance Application

Proposal: This application requests to sever a vacant parcel from the property at 438811 Grey Road 15 for the purpose of lot creation. The proposed severed lot would be approximately 2.22 hectares with approximately 54.19 metres of frontage on Grey Road 15. The retained parcel would be approximately 1.06 hectares with approximately 27.43 metres of frontage on Grey Road 15 and would include the existing house.

The lands would be serviced by private well and septic system and have access on Grey Road 15, an open and maintained county road. The lands are designated Secondary Settlement Area and Environmental Protection in the Meaford Official Plan.

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

Property Location: 438811 Grey Road 15 (Legal Description: Part Lot 34, Concession C, Sydenham and Parts 5 and 6, Registered Plan 16R-5412, Meaford, formerly Sydenham).

Figure 1: Kep Map



Meeting Date and Time: Wednesday, March 27, 2024, 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.

To participate in this meeting by Zoom, register in advance with the Secretary-Treasurer **by noon on Wednesday, March 27, 2024**, 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

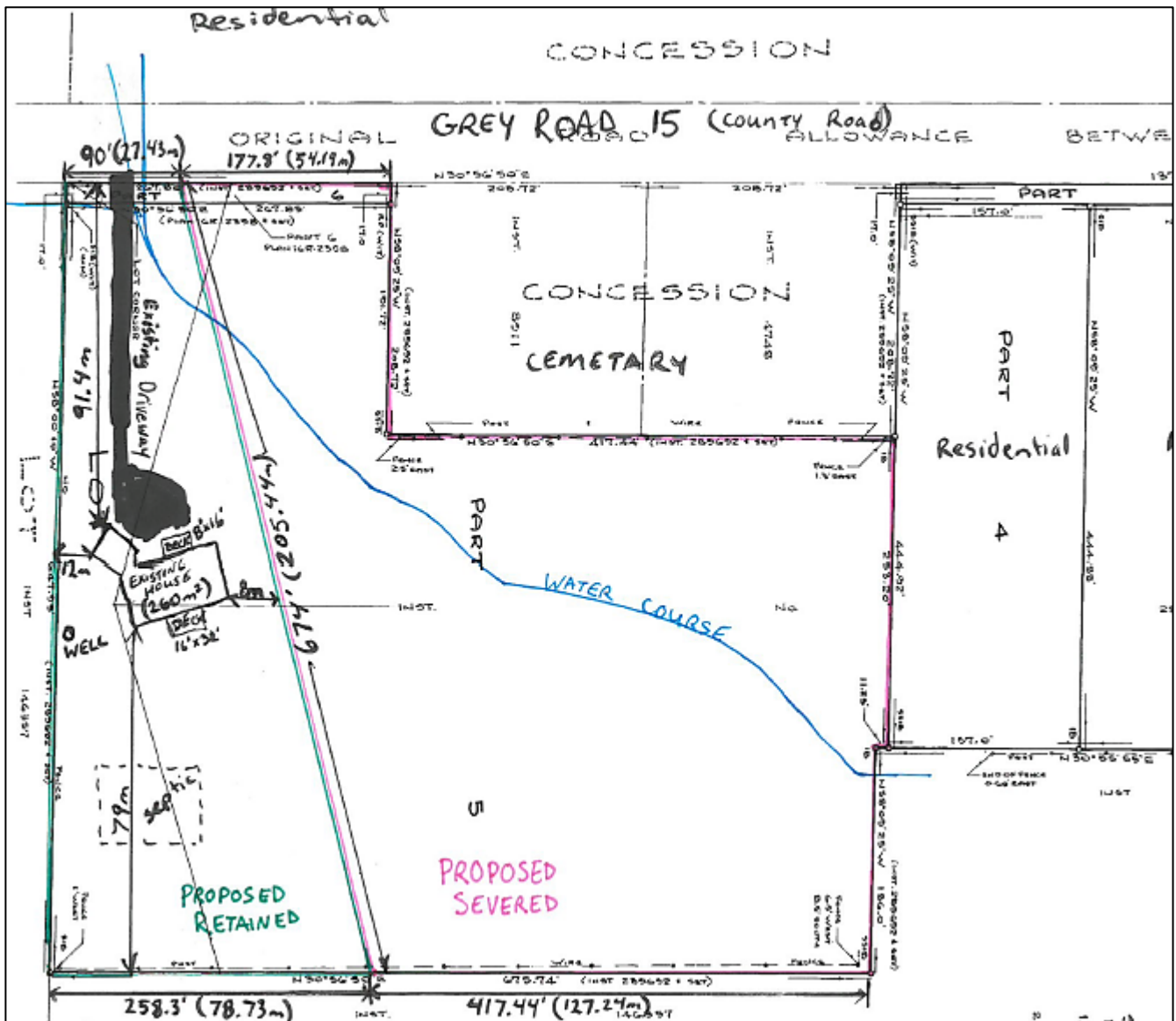
Municipal Mailing Address:

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

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



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Committee of Adjustment Notice of Public Hearing Land Severance Application

Proposal: This application requests permission to adjust lot lines between two properties. The proposal is to sever a 0.03 hectare parcel of land with approximately 11.74 metres of frontage on Highway 26 from the property at 133 Woodford Crescent. The severed parcel is to be added to the adjacent property to the east at 204713 Highway 26. The retained lands would be approximately 1.17 hectares in size with approximately 138.85 metres of frontage on Woodford Crescent.

The proposed severed parcel was formerly a part of the property to the east, being 204713 Highway 26, and includes the existing well and a portion of the existing house at 204713 Highway 26. The enactment of Plan 16R-2056 inadvertently merged the parcel with 133 Woodford Crescent. This application seeks to rectify this by way of lot line adjustment. No new lots are proposed.

The lands are designated Secondary Settlement Area and Environmental Protection in the Meaford Official Plan and are located within the boundary of the Niagara Escarpment Plan. The Niagara Escarpment Commission has confirmed that no development permit is required for the proposed severance.

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

Property Location: 133 Woodford Crescent (Legal Description: Part Lot 3, Concession 1 NCR, and Parts 2 to 4, 6 and 7, Reference Plan 16R-2056, Meaford, formerly Sydenham).

Figure 1: Key Map



Meeting Date and Time: Wednesday, April 24, 2024 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.

To participate in this meeting by Zoom, register in advance with the Secretary-Treasurer **by noon on Wednesday, April 24, 2024** 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

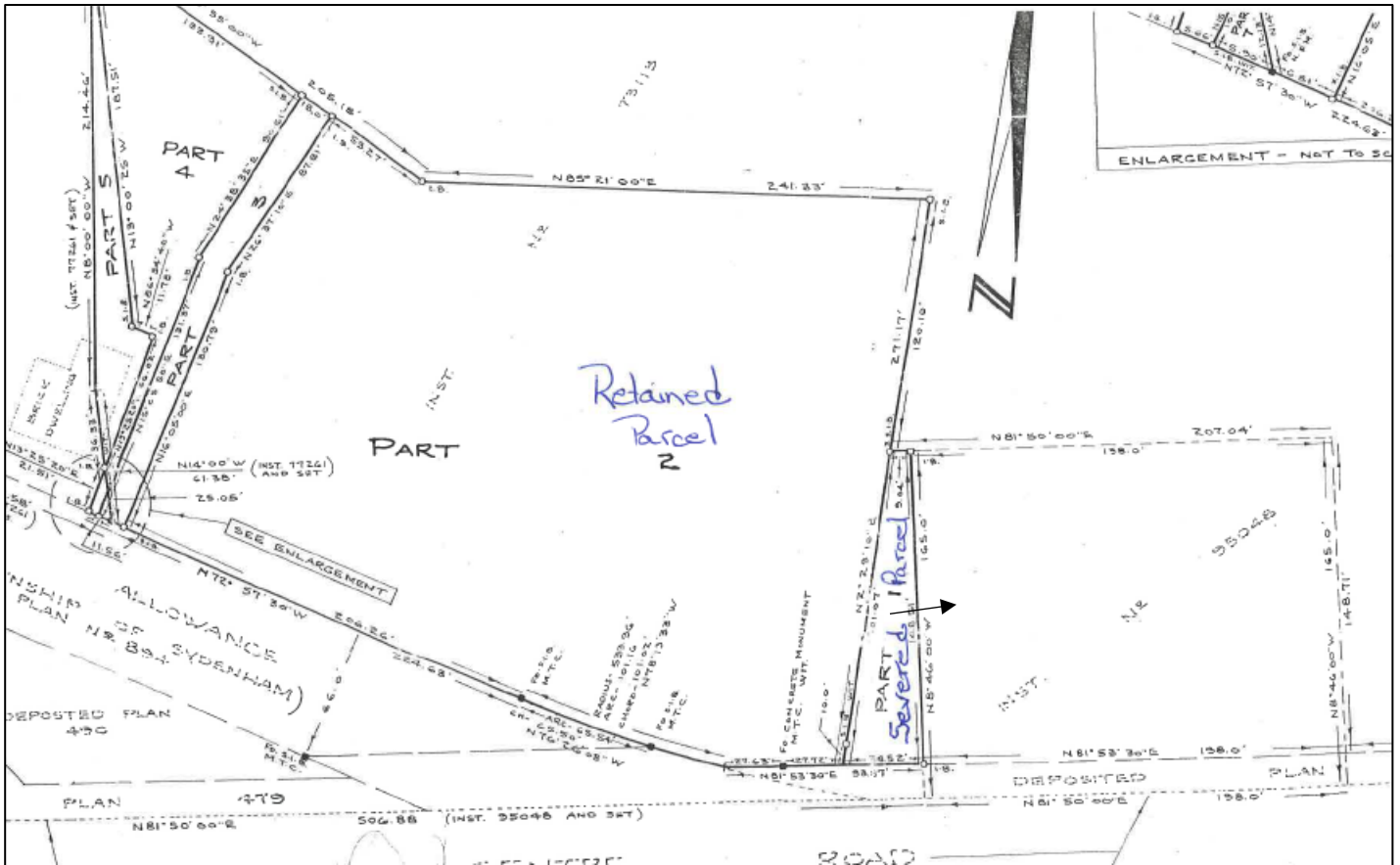
Municipal Mailing Address:

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

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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



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Committee of Adjustment Notice of Public Hearing Land Severance Application

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

The proposal is to sever a 190 square metre parcel of land from the northwest corner of the property legally described as Lot 42, Plan 934 in Meaford, formerly St. Vincent. The severed parcel is to be added to the adjacent property to the north at 121 John Street.

The vacant retained lands would then be 7,985 square metres with 56 metres of frontage on John Street. Both lots front onto John Street, 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.

Property Location: Vacant lot on John Street (Legal Description: Lot 42, Plan 394, Meaford, formerly St. Vincent).

Figure 1: Key Map



Meeting Date and Time: April 24, 2024 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.

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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

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

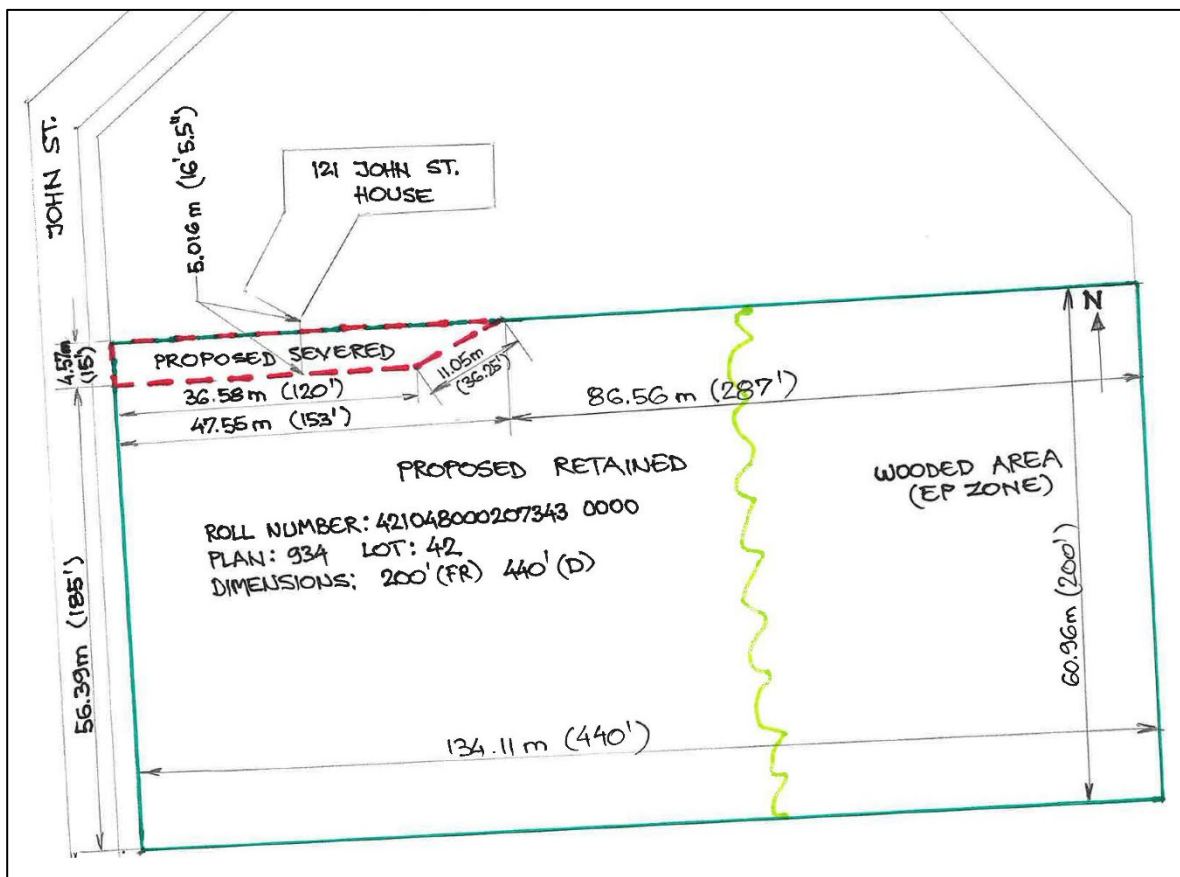
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This document can be made available in other accessible formats as soon as practicable upon request.



Committee of Adjustment Notice of Public Hearing Land Severance Application

Proposal: The applicant, Bruce Trail Conservancy, seeks consent to sever vacant lands from the property located at 398139 10th Concession for conservation purposes and to secure a section of the Bruce Trail Optimum Route. The proposed severed lot would be approximately 14.1 hectares in size with approximately 60 metres of frontage on 10th Concession. The retained parcel would be approximately 2.5 hectares in size with approximately 89.5 metres of frontage on 10th Concession and would contain the existing dwelling.

The lands are designated Niagara Escarpment Plan Area in the Meaford Official Plan. The Niagara Escarpment Commission has confirmed that no development permit is required for the proposed severance.

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

Property Location: 398139 10th Concession (Legal Description: Part Lot 15, Concession 10 South, Meaford, formerly Sydenham).

Figure 1: Key Map



Meeting Date and Time: Wednesday, April 24, 2024 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.

To participate in this meeting by Zoom, register in advance with the Secretary-Treasurer **by noon on April 24, 2024** 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

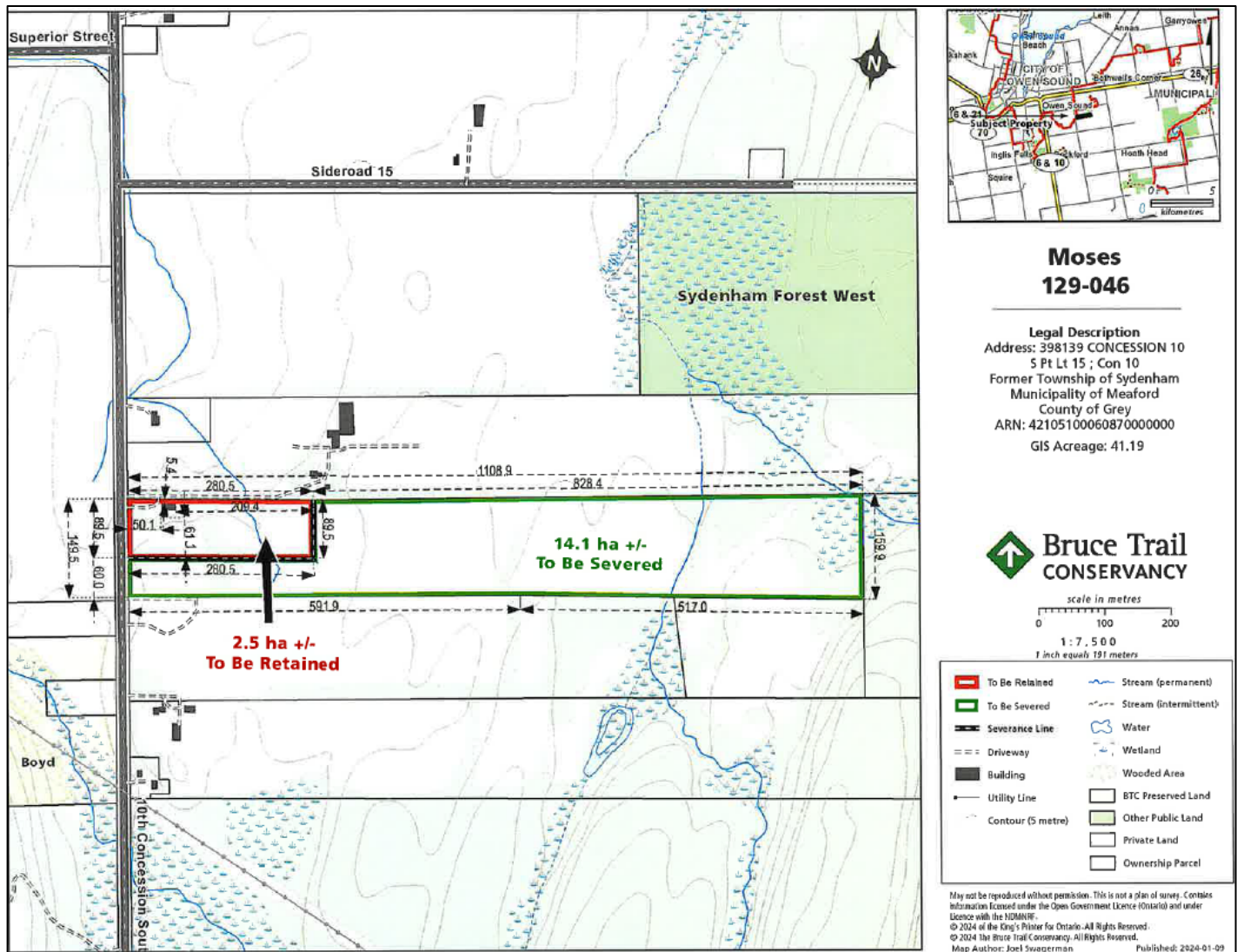
Municipal Mailing Address:

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

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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.



Notice of Public Hearing

Committee of Adjustment

Land Severance Application

Public Hearing: Wednesday, April 24, 2024 at 3:00 PM
157859 7th Line, Meaford, ON
(Council Chambers)

*There is an option to participate remotely via Zoom by making a request using contact information below

Subject Property: 138268 Grey Road 112, Meaford
File Number: B08-2024

Proposal: This application requests permission to adjust the lot line between two properties (also known as "Lot Addition"). No new lots will be created and no new uses are proposed.

The proposal is to sever a vacant 1695 square metre parcel with 27.4 metres of frontage from the lands at 13268 Grey Road 112. The severed portion is to be added to the adjacent property at 138276 Grey Road 112.

If approved, the retained lands would then be 6760 square metres and still contain the existing residential buildings and accessory structures. Note that all measurements are approximate.

The lands front on Grey Road 112, an opened and maintained municipal (County) road.

The Meaford Official Plan designates the lands RURAL area.

For more information about this matter or to view any of the submission materials, contact:

Gabriele Pucci
Secretary Treasurer
Committee of Adjustment
Planning@meaford.ca
519-538-1060 ext 1120

In Person:
Development Services Office
15 Trowbridge Street W.
Municipality of Meaford



Committee of Adjustment Notice of Public Hearing Land Severance Application

Proposal: The two applications are proposing a “land exchange” between two properties. Both applications request a lot line adjustment (also known as “Lot Addition”) and no new lots are to be created. The purpose of the application is better reflect the historical uses on the lands and ensure the farm driveway forms part of the farmlands.

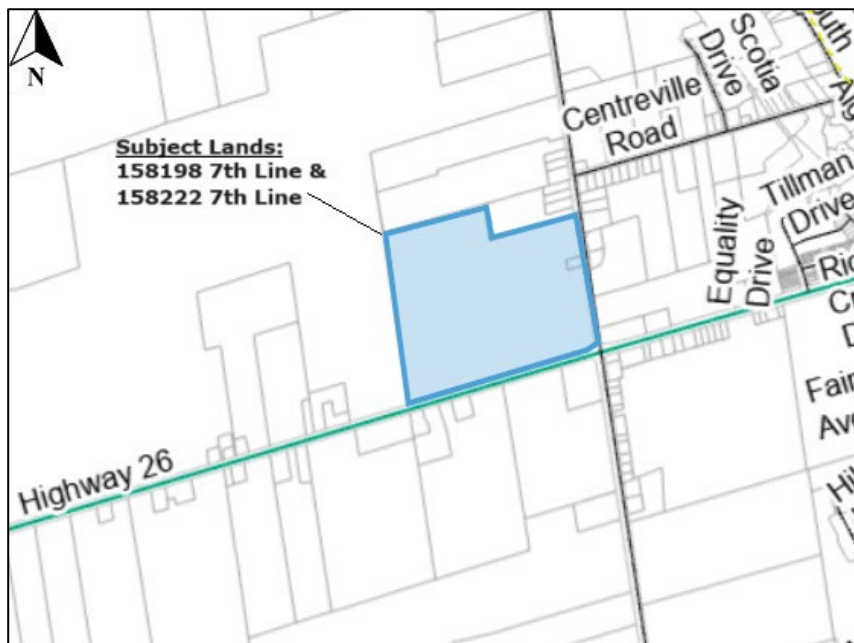
1. Application B09-2024 - applies to the property known as 158222 7th Line (the Crannie’s property) and seeks to sever a 195.79 m² portion of land containing an existing driveway to be added to the adjacent property at 159197 7th Line.
2. Application B10-2024 – applies to the property known as 158198 7th Line (Bay Ridge Orchards) and seeks to sever a 448.91 m² portion of lands to be added to the adjacent property at 158222 7th Line.

Both properties have frontage on 7th Line, an opened and maintained municipal road. The subject lands are designated Specialty Agricultural and Hazard Lands in the Meaford Official Plan.

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

Property Location: 158198 7th Line & 158222 7th Line (Legal Description: Part Lot 19, Concession 7 and Part Lot 19, Concession 7 E, Meaford, formerly St. Vincent).

Figure 1: Key Map



Meeting Date and Time: Wednesday, April 24, 2024 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.

To participate in this meeting by Zoom, register in advance with the Secretary-Treasurer **by noon on April 24, 2024** 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

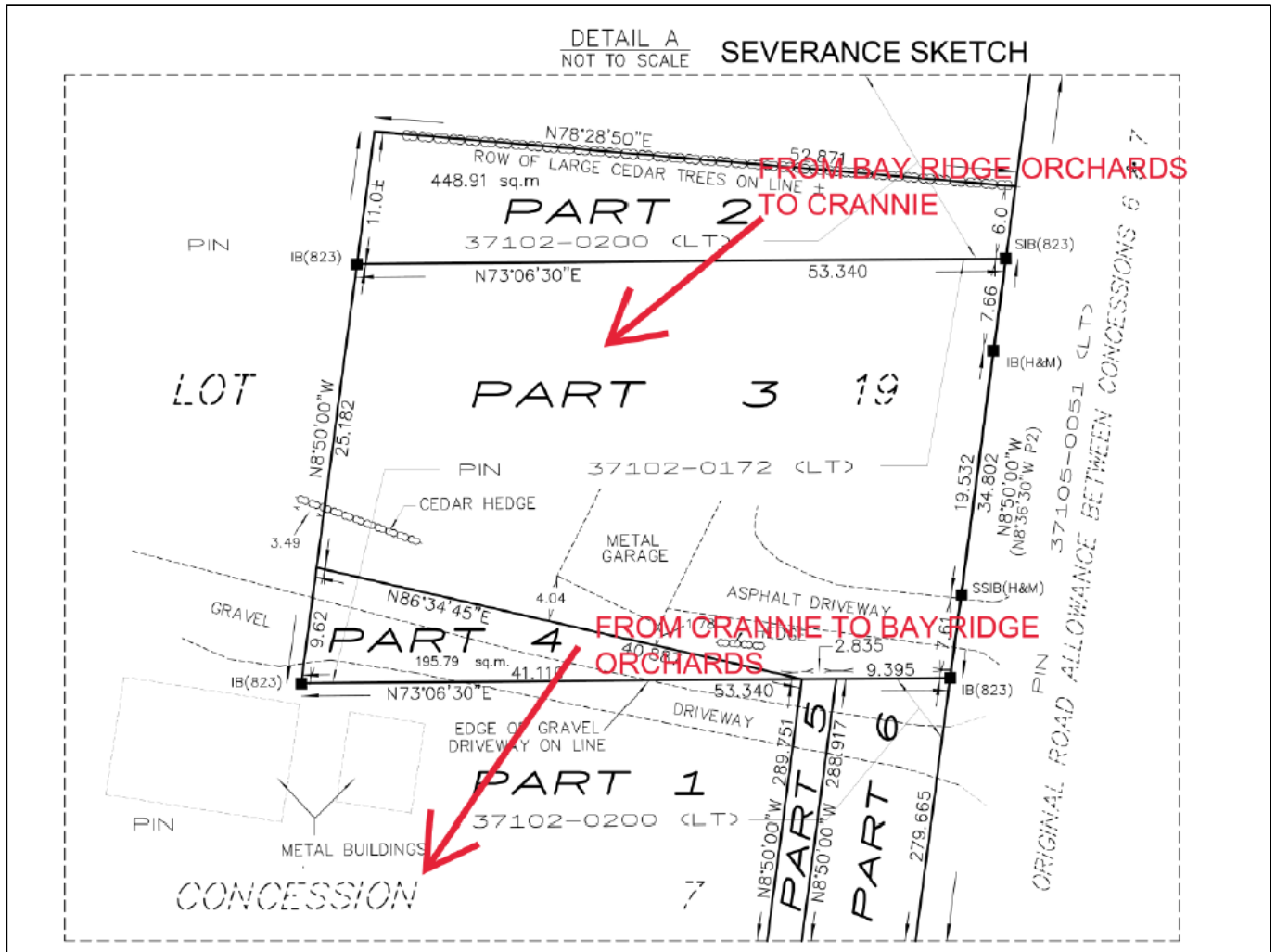
Municipal Mailing Address:

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

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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.

File Number: Z01-2024

Date of this Notice: February 13, 2024

Tax Roll Number: 421049200105700



Notice of Public Meeting

This notice is about an application for Zoning By-law Amendment submitted to the Municipality of Meaford. The Municipality of Meaford deemed this application complete and circulated to property owners within 120 metres of the property and to appropriate agencies.

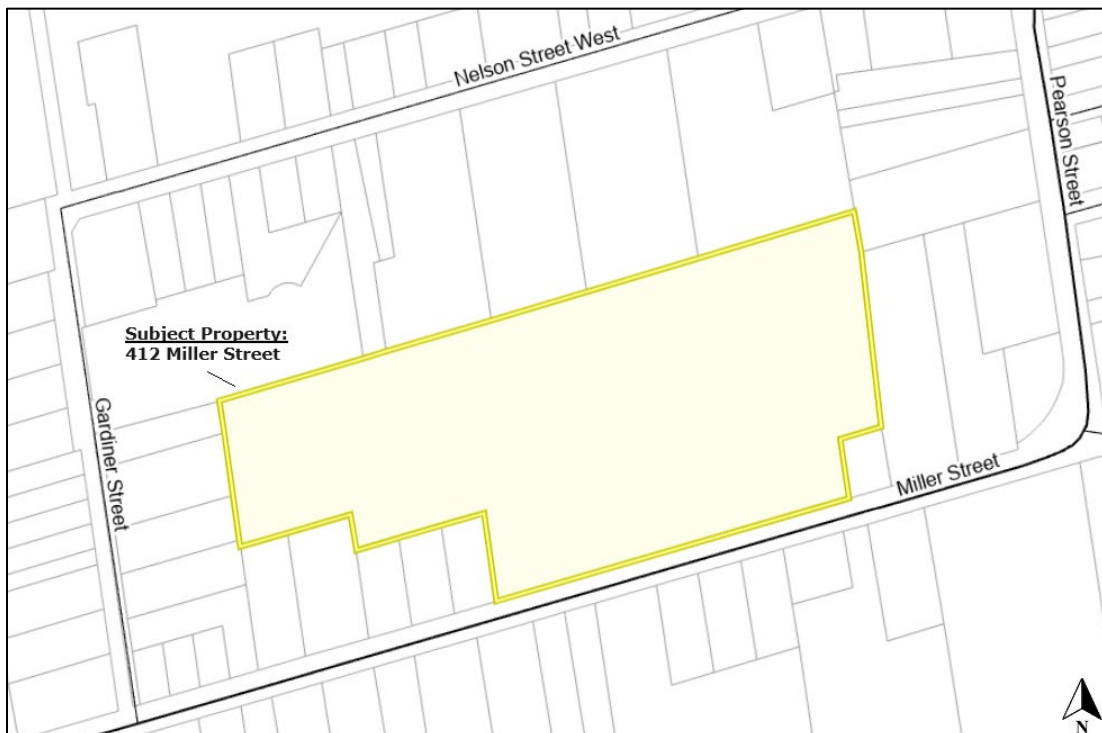
An application for a Plan of Subdivision has also been submitted to the County of Grey concurrently with this Zoning By-law Amendment application (County File Number 42T-2024-01) and circulated separately.

Subject Property: **412 Miller Street**
 (Part of Lot 1687 to 1689 and 1691, Lot 1690, Plan 309)

Public Meeting: **March 4, 2024 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 purpose of the zoning by-law amendment application is to re-zone the property to permit residential development of up to 163 units. To seek permission for the proposal, the applicant has requested to rezone a portion of the subject property from Development (D) and Environmental Protection (EP) to Residential 4 (R4), Residential Multiple (RM), and Open Space (OS).

The R4 zone would allow for the single and semi-detached dwellings. The RM zone would allow for the townhouse and multiple unit dwelling types. An exception is also requested to be added to these zones to limit the type of uses to only those listed above, and to limit the number of multiple dwelling types in the RM zone to 73 units.

A portion of the lands which are currently zoned as EP are proposed to be rezoned to OS zone to allow for a neighbourhood park. Much of the area zoned EP zone is to remain.

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 March 4, 2024 by contacting planning@meaford.ca or 519-538-1060 ext. 1152.

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 available on the project page on Meaford's website (see: 412 Miller Street Subdivision): www.meaford.ca/developmentstatus

Materials are also available for viewing in the Development Services Office at the address below during normal office hours or by contacting the Planner on this file, by phone or email:

Meredith Gillespie, Planner
Development Services Office
15 Trowbridge St W
Meaford, ON

Mailing Address:
Municipality of Meaford - Administration Office
21 Trowbridge St W
Meaford, ON, N4L 1A1



planning@meaford.ca



519-538-1060
extension 1152

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 on this Zoning By-law 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 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 planning@meaford.ca or to the mailing 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.