

Memorandum

To: City Council
From: Jocelyn Wainwright, Junior Planner
Date: July 22nd, 2024
Subject: External Planning Policy Comment Summary – May and June 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:

The Planning & Heritage Division is not in receipt of any Notices of Application for Minor Variances from our neighbouring municipalities.

B. Consent

Notice of Public Hearing:

- B13/24 – 382255 Concession 17, Georgian Bluffs
- B14/24, B15/24, and B16/24 – 110 Mountain Lake Drive, Georgian Bluffs
- B17/24 – 361190 Concession 16, Georgian Bluffs
- B18/24 – 505298 Grey Road 1, Georgian Bluffs
- B19/24 – 200 Mountain Lake Drive, Georgian Bluffs

The Planning & Heritage Division is in receipt of seven (7) Notices of Application for Consent within the Township of Georgian Bluffs.

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-03-24 – 200 Mountain Lake Drive, Georgian Bluffs
- Z02-2024 – 137035 Grey Road 12, Meaford

The Planning & Heritage Division is in receipt of two (2) Notice of Complete Applications for Zoning By-law Amendments; one (1) within the Township of Georgian Bluffs and one (1) within the Municipality of Meaford.

City Comment:

Staff have reviewed the notice of complete application and have no comments or concerns.

Date of this Notice: June 18, 2024

Owner(s): John and Joanne Lundy
Address: 382255 Concession 17
Legal Desc: CON 17 PT LOT 16
Roll Number: 420362000502310, 420362000502312, 420362000502314

Notice of Complete Application, Public Hearing and Public Meeting

Consent Application B13/24 on July 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>

Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 602.

View electronic public and Council meetings here:

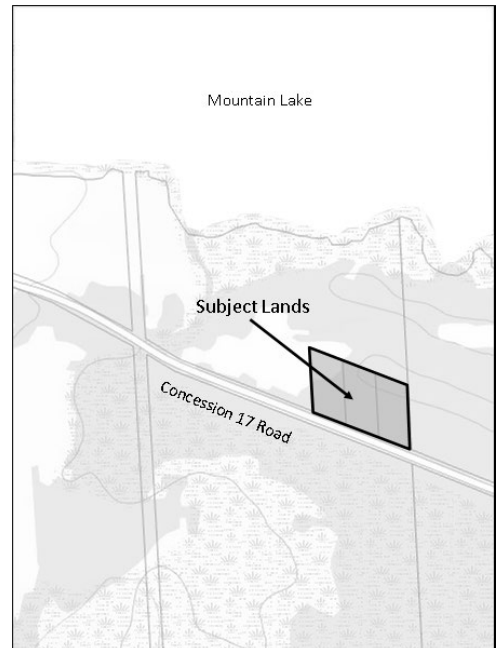
www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

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 B13/24 proposes to sever a 5,000 square metre vacant parcel of land from an existing 1.53 rural residential parcel. The application is intended to re-establish and legalize the existence of an established parcel.

	Severed Parcel	Retained Parcel
Lot Area	5,000 sq. m.	1.03 ha
Lot Frontage	54.86m	109.72 m
Depth (Side Lot Line)	100.58 m	100.58 m
Servicing	None	None
Existing Buildings	None	Dwelling
Proposed Buildings	Dwelling	None



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 **July 11, 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.

For more information about this matter, contact:

Michael Benner, Director of Development and Infrastructure, Township of Georgian Bluffs

By email: planning@georgianbluffs.ca

By telephone: 519-376-2729 ext. 201

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

Owner(s): Ron Taylor
Agent: Denise Bannerman
Address: 110 Mountain Drive
Legal Desc: Part of Lots 19 and 20 Concession 18 Keppel
Roll Number: 420362000506002

Notice of Complete Application, Public Hearing and Public Meeting

Consent Applications B14/24, B15/24 and B16/24 on July 16, 2024, at 5:00 pm.

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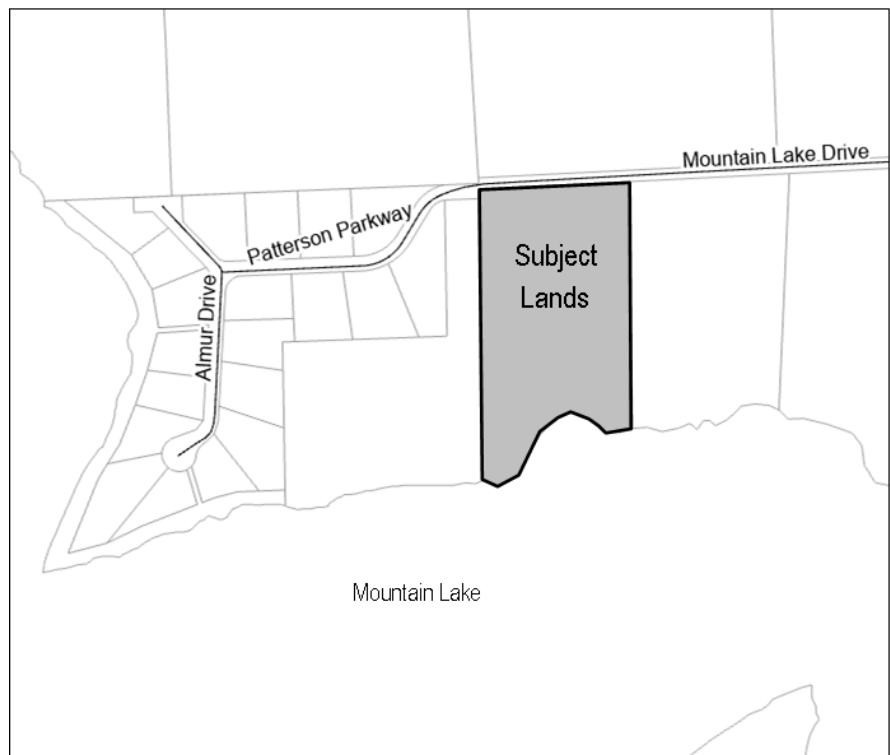
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What is proposed?

Applications B14/24, B15/24 and B16/24 propose to sever two 1.62 ha parcels and one 5 ha parcel from an existing 6.88 ha rural parcel all intended for future rural residential use. 1.62 hectares of land will be retained for future rural residential use.



	Severed Parcel B14-24	Severed Parcel B15-24	Severed Parcel B16-24	Retained Parcel
Lot Area	2ha	1.62 ha	1.62 ha	1.62 ha
Lot Frontage	49.5 m	49.5 m	49.4 m	49.4 m
Depth (Side Lot Line)	369 m	317 m	317 m	317 m
Servicing	None	None	None	None
Existing Buildings	None	None	Barn	None
Proposed Buildings	Dwelling	Dwelling	Dwelling	Dwelling

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Owner(s): Larry Hambly
Address: 361190 Concession 16, Georgian Bluffs
Legal Desc: CON 15 PT LOT 5 Keppel
Roll Number: 420362000311220

Notice of Complete Application, Public Hearing and Public Meeting

Consent Application B15/24 on July 16, 2024, 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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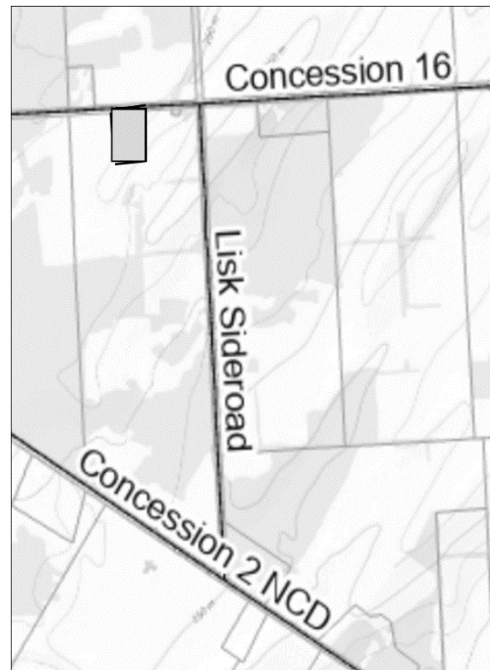
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What is proposed?

Application B17/24 proposes to sever a 1.0 hectare vacant parcel from an existing 49.5 hectare parcel to be merged with abutting lands to the north.

	Severed Parcel	Retained Parcel
Lot Area	1.00 hectares	48.5 ha
Lot Frontage	65 m	255 m
Depth (Side Lot Line)	100 m	Irregular
Servicing	Private well and septic system	None
Existing Buildings	Vacant	Vacant
Proposed Buildings	None	None



How do I submit my comments?

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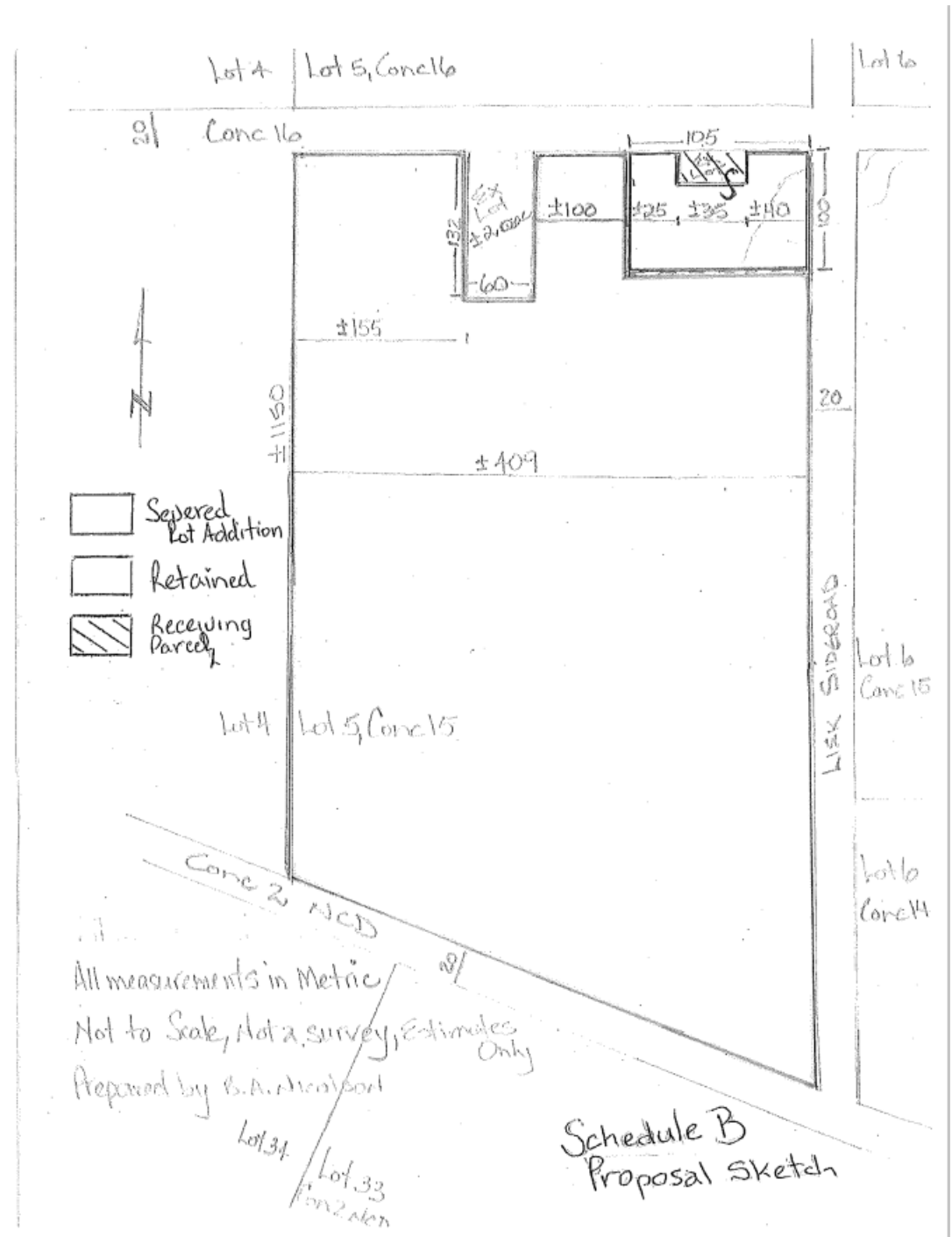
For more information about this matter, contact:

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Date of this Notice: June 18, 2024

Owner(s): Devere and Winnifred Walcott
Agent: Andrew Drury
Civic Address: 505298 Grey Road 1, Kemble
Legal Desc: Range Georgian E PT Lot 13
Roll Number: 420362000721100

Notice of Complete Application, Public Hearing and Public Meeting

Consent Application B18/24 on July 16, 2024, 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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What is proposed?

Application B18/24 proposes to sever an area of approximately 0.81 ha with frontage of approximately 100 m along Grey Rd 1. The retained parcel would have an area of approximately 17.89 ha with frontage of approximately 157 m along Grey Rd 1 and is occupied by an existing single detached dwelling and two accessory buildings, including one detached garage and one chicken coop.

	Severed Parcel	Retained Parcel
Lot Area	0.81 ha	17.89 ha
Lot Frontage	99.97 m	156.97 m
Depth (Side Lot Line)	80.96 m	1139.46 m
Depth (Rear Lot Line)	99.97 m	256.95 m
Servicing	Well	Well
Existing Buildings	Home, Garage, Chicken coop	Vacant
Proposed Buildings	Future Single Detached Dwelling	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, 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:

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177964 Grey Road 18
Owen Sound, ON

By email: planning@georgianbluffs.ca

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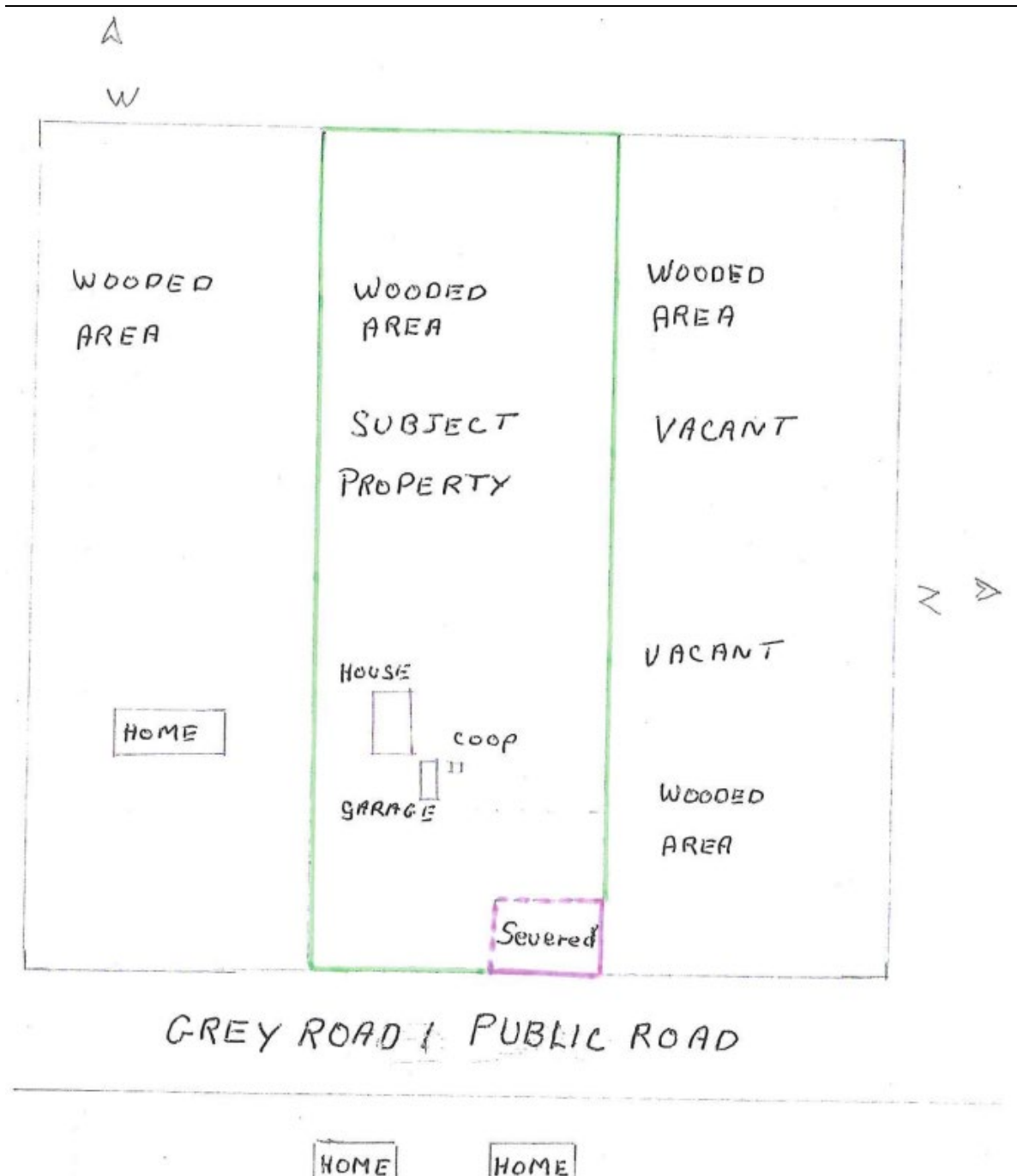
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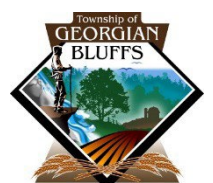
Site Plan Provided by Applicant:



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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: June 18, 2024

Owner(s): Kevin Kirk
Agent: Cuesta Planning Consultants Inc.
Civic Address: 200 Mountain Lake Drive
Legal Desc: Concession 18 Lot 21
Roll Number: 420362000506300

Notice of Complete Application, Public Hearing and Public Meeting

Consent Application B19/24 on July 16, 2024, at 5:00 pm.
Zoning By-law Amendment Z-03-24 on September 4, 2024, at 5:00 pm.

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Owen Sound, ON, N4K 5N5

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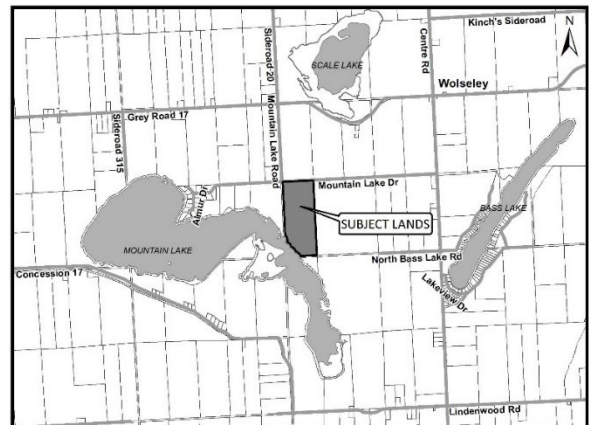
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What is proposed?

Application B19/24 proposes to sever an area of approximately 1.5 ha with frontage of approximately 96.9 m along Mountain Lake Drive to create a residential non-farm lot. The retained parcel would have an area of approximately 36 ha with frontage of approximately 311.3 m along Mountain Lake Drive that will continue to be used for farming purposes.



	Severed Parcel	Retained Parcel
Lot Area	1.5 ha	36 ha
Lot Frontage	96.9 m	311.3 m
Depth (Side Lot Line)	93 m	93 m to 97.5 m
Depth (Rear Lot Line)	96.6 m	214.1 m
Servicing	Well & Septic	NA
Existing Buildings	Residential dwelling, shed and small accessory storage structure	Vacant
Proposed Buildings	None	None

Application Z-03-24 proposes to re-zone a portion of the subject lands from Agriculture (AG) Zone to the Rural Zone to permit continued use for residential purposes and to recognize a reduced lot area and lot frontage for both the retained and severed parcels. A site-specific amendment is required to recognize the reduce minimum required lot area of an agricultural lot in AG Zone; residential uses on a farm lot associated with a surplus farm dwelling severance; and raising and storage of livestock on a non-farm residential lot associated with a surplus farm dwelling severance. No changes are proposed to the Environmental Protection (EP) Zone. No other relief to the By-law has been requested.

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

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Owen Sound, ON
By email: planning@georgianbluffs.ca

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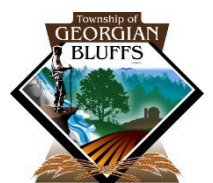
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To view the additional information submitted with these applications visit our website at:
<https://www.georgianbluffs.ca/en/business-development/planning.aspx>



What is Proposed?

This notice applies to the property known as 137035 Grey Road 12. The property owner would like to establish an “on-farm diversified use” on the property consisting of a 750 square metre workshop, power room and outdoor storage area. The proposed uses would make use of approximately 4,000 square metres of the 20.61 hectare property.

On-farm Diversified Uses are those uses that are secondary to the principal agricultural use of the property, limited in area, and may include home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. A Zoning By-law Amendment is required for On-Farm Diversified Uses that are not explicitly categorized. The proposed zoning amendment requests to rezone a portion of the subject property from Rural (RU) to “Rural with Exception (RU-X)” to allow for the requested new uses.

The Official Plan designates the lands Rural and Environmental Protection.

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 remotely MUST register in advance with Development Services by noon on July 15, 2024 by contacting planning@meaford.ca or 519-538-1060 ext. 1153.**

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 Development Services Office, at the address below during normal office hours or by contacting us by phone or email.

Helena Fascinato, 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 ext. 1153

Rights to Appeal the Decision of Council

Recent changes to the Planning Act, R.S.O. 1990, c. P.13 may affect an individual’s right to appeal the decision of Council on this Zoning By-law Amendment. Only the Applicant, specified persons or public bodies may appeal Council’s decision. See the Ontario e-laws website at <https://www.ontario.ca/laws> for more information.

If a specified person or public body would otherwise have an ability to appeal the decision of Meaford Council to the Ontario Land Tribunal, but the specified 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 specified person or public body is not entitled to appeal the decision. Further, if a specified 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 specified 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.