

Memorandum

To: City Council
From: Jacklyn Iezzi, Junior Planner
Date: March 1, 2021
Subject: EXTERNAL PLANNING POLICY COMMENT SUMMARY – DECEMBER 2020 & JANUARY 2021

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:

- A-04-20, Zion Church Road, Township of Georgian Bluffs
- A-05-20, 118212 Sideroad 115, Township of Georgian Bluffs
- A01-21, 176 Denmark Street, Municipality of Meaford

The Planning & Heritage Division is in receipt of three notices of application for Minor Variance A-04-20 and A-05-20 in the Township of Georgian Bluffs and A01-21 in the Municipality of Meaford.

City Comment:

The subject lands to which the applications apply are located >8km from the City limits. Staff have no comments on the applications.

B. Consents:

- B20-20 & B21-20, 226081 & 226087 Centreville Road, Municipality of Meaford
- B13-20, 638319 St. Vincent-Sydenham Townline, Municipality of Meaford
- B14-20, Grey Road 18, Municipality of Meaford
- B01-21, 317282 3rd Line, Municipality of Meaford

The Planning & Heritage Division is in receipt of three notices of No Appeal Filed for B20-20 & B21-20, B13-20, and B14-20, and one Notice of Application for B01-21 in the Municipality of Meaford.

City Comment:

The decisions of B20-20 & B21-20, B13-20, and B14-20, are final and binding. Staff have no comments on the applications.

B01-21 requests consent to sever a parcel of land located at 317282 3rd Line in the Municipality of Meaford. The lands have an existing dwelling and accessory structure used for a farm cidery. The severance is being requested to separate the farm cidery from the portion of the property that is primarily used as pasture land by the adjacent farm. The lands are located >8km from the City limits. Staff have no comment on the application.

C. Notices of Application, Zoning By-law Amendments:

- Z12-20, Plan 405 Lot 7, Eliza Street, Municipality of Meaford
- Z-14-20, 144 Old Mill Road, Township of Georgian Bluffs
- Z-01-21, 1900 8th Avenue West, Township of Georgian Bluffs
- Z-03-21, Concession 3, Derby, Township of Georgian Bluffs

The Planning & Heritage Division is in receipt of four (4) Notices of Complete Applications for Zoning By-law Amendments; one (1) in the Municipality of Meaford and three (3) in the Township of Georgian Bluffs.

City Comment:

Z12-20 applies to lands legally known and Plan 405 Lot 7 in the Municipality of Meaford, and having frontage on Eliza Street. The application is proposing to re-zone the lands to reduce the extent of the Environmental Protection (EP) Zone and identify a building envelope of 124 m2. The application is supported by the Grey Sauble Conservation Authority (GSCA). The subject lands are located >8km from the City limits, Staff have no comments on the application.

Z-14-20 applies to lands located at 144 Old Mill Road in the Township of Georgian Bluffs. The application is proposing to amend the zoning by-law to permit an increased maximum lot coverage and building height for an accessory structure and a reduced interior side yard setback. The subject lands are located >8km from the City limits, Staff have no comments on the application.

Z-01-21 applies to lands located at 1900 8th Avenue West in the Township of Georgian Bluffs. The subject lands directly abut the City limits to the west and are serviced by City of Owen Sound water. The subject lands are currently zoned Residential One (R1) and Environmental Protection (EP) by the Township of

Georgian Bluffs Zoning By-law (2020-020). The applicant is proposed to construct an addition to the existing single detached dwelling on the property which includes a new bedroom, bathroom and sunroom. The existing septic tank and weeping bed are proposed to be relocated. The purpose of the application is to reduce the required setback from the EP Zone and from a watercourse from 15 metres to 5 metres. The application also proposed to create one 3035 m² lot by merging three small lots (Lot 136, 138 and 140) to meet the lot area and frontage requirements of the zoning by-law and deem the parcel as a lot of record. There are no new water connections to the City's water system proposed at this time therefore, Staff have no comments or objections to the application.

Z-03-21 applies to lands legally described as Concession 2 Pt Lo 4 RP 16R1928 Pt of Part 1 in the Township of Georgian Bluffs, with frontage along Concession 3 Derby Road. The application proposes to rezone the lands from Open Space 1 (OS-1) to Rural (RU) to permit a single detached dwelling to be built. The lands are located >8km from the City limits, Staff have no comments on the application.

D. Notices of Passing, Zoning By-law Amendments:

- Z07-20, 408 Ridge Road, Municipality of Meaford
- Z11-20, 69 Denmark Street, Municipality of Meaford

The Planning & Heritage Division is in receipt of two (2) Notices of Passing for Zoning By-law Amendments in the Municipality of Meaford.

City Comment:

Z07-20 applies to lands located at 408 Ridge Road in the Municipality of Meaford. The application proposes to rezone the lands from Major Recreational to Residential to create 51 single detached residential units on a portion of the Meaford Golf Course. The subject lands are located >8km from the City limits and are within a Primary Settlement Area. Staff have no comments on the application.

Z11-20 applies to lands located at 69 Denmark Street in the Municipality of Meaford. The lands are currently zoned Residential Multiple with an exception (RM-134) in the Meaford Zoning By-law. The purpose of Z07-20 is to permit the ground floor of the existing building to be utilized as a medical office, with residential uses being permitted on the upper storeys. The subject lands are located >8km from the City limits and are within a Primary Settlement Area. Staff have no comments on the application.

E. Notice of Application, Official Plan Amendment (OPA 10), 717906 Highway 6, Township of Georgian Bluffs

The Planning & Heritage Division is in receipt of a Notice of Complete Application and Public Meeting for an Official Plan Amendment (OPA 10) in the Township of Georgian Bluffs. The application applies to lands municipally known as 717906 Highway 6 in the Township of Georgian Bluffs. The subject lands currently contain a single detached dwelling and an accessory building containing a commercial use.

The purpose of the OPA is to re-designate the subject lands from Space Extensive Commercial to Residential to permit a garage to be converted into two accessory suites. The lands are subject to a related Zoning By-law Amendment (Z-08-20) that proposes to re-zone the lands from Commercial (C4-1) to General Residential (R1) to permit the proposed dwelling units.

City Comment:

The subject lands are located approximately three (3) kilometre west of the City limits and are located in Springmount.

Planning & Heritage Staff previously provided comments on the application through [Staff Report CS-20-081](#), which requested that the Township of Georgian Bluffs and the County of Grey provide confirmation as to the consistency of the proposal with the Provincial Policy Statement, and conformity with the County Official Plan and Township Official Plan.

City Planning Staff support the requirement for an amendment to the Township Official Plan as the current 'Space Extensive Commercial and Industrial' designated does not permit residential uses. City Planning Staff reiterate concerns with the proposal as it relates to consistency with the Provincial Policy Statement (PPS, 2020), and specifically the suitability of site conditions for the long-term provision of individual services (well and septic) will no negative impacts, the compatibility of land uses, and the requirement for Record of Site Condition as detailed in [Staff Report CS-20-081](#).

F. Notice of Intent to Remove Holding, 167 Kiowana Beach Road, Municipality of Meaford

The Planning & Heritage Division is in receipt of a Notice of Intent to Remove a Holding Symbol on lands municipally known as 167 Kiowana Beach Road in the Municipality of Meaford.

City Comment:

The lands are located >8km from the City limits. Staff have no comments on the application.

G. Site Plan Approval, 202404 Highway 6 & 21 (Baywest Toyota), Township of Georgian Bluffs

The Planning & Heritage Division is in receipt of a Site Plan Approval Application by the owner of the existing Baywest Toyota dealership located along the 'Sunset Strip' in the Township of Georgian Bluffs. The application is proposing interior alterations to the existing dealership and a 56 m² (600 sq. ft.) addition to the existing service reception area.

City Comment:

The subject application represents minor, continued development of an existing commercial use. Staff have no comments on the application.

H. County of Grey, Notice of Passing, New Development Charges By-law

The Planning & Heritage Division is in receipt of a notice from the County of Grey respecting an amendment to the County's 2016 Development Charges By-laws. The changes encourage more rental housing, non-profit housing and additional dwelling units by exempting these developments from payment of a County development charge. The development charges rates did not change.

City Comment:

The amendments to the County's Development Charges By-law that exempt rental housing development match the City's exemption provided under [By-law 2020-112](#). Therefore, a development that proposes to create four (4) or more rental units would satisfy the definition of a 'Rental Housing Development' and would be exempt from payment of City and County development charges at the time of Building Permit issuance, subject to the owner entering into an agreement with the City and/or the County.



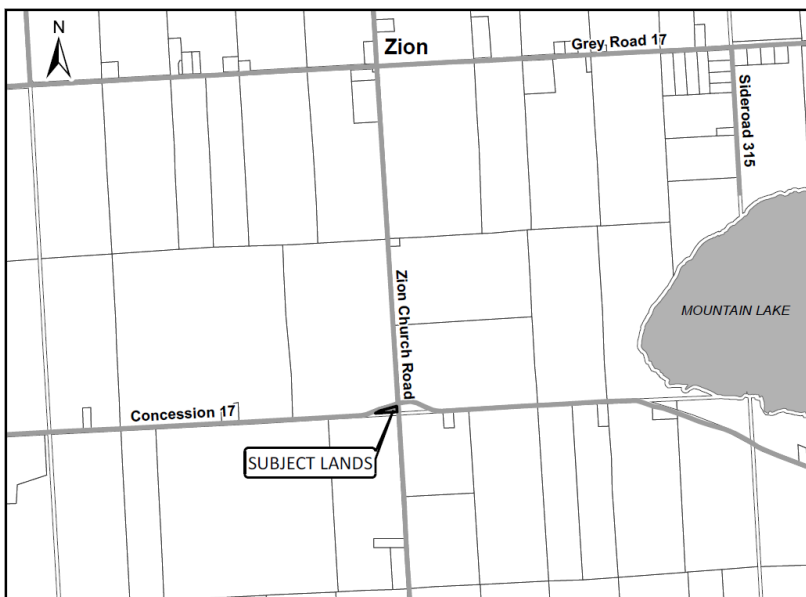
Notice of Complete Application and Public Hearing

Hearing Date: January 12th, 2021
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5
Application: Minor Variance A-04-20
Owner(s): Jeff & Amanda Warner
Agent: Don Rumsey
Subject Lands: Unassigned Zion Church Road
ARN: 4203 620 005 05201
Legal: Con 18 Lot 10 Sept RP
16R1387; Part 1
Related File(s): N/A

Council Chambers are **CLOSED** to the Public.
Electronic Public Hearings can be viewed here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

Proposal: Minor Variance Application A-04-20 requests relief from Table 8.2 and Table 5.1 of Zoning By-law 2020-020 to permit the construction of a new residential dwelling and accessory structure. Table 8.2 requires a 15 metre exterior side yard whereas relief would permit an exterior side yard of 6.0 metres. Table 5.1 permits a maximum accessory structure height of 5.0 metres whereas relief would permit a maximum accessory structure height of 6.0 metres. No other relief has been requested.



For more information, visit our website today at:
<https://www.georgianbluffs.ca>

Date of Notice: December 11th, 2020

Participating in an Electronic Public Hearing: Public participation is welcome and encouraged. To participate, contact Brittany Drury, Clerk, by email at: bdrury@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 244.

Submitting Comments: Written comments are due by **January 4th, 2021** 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 our Junior Planner by telephone at: (519) 376 2729 ext. 228 or by email at: dmorton@georgianbluffs.ca

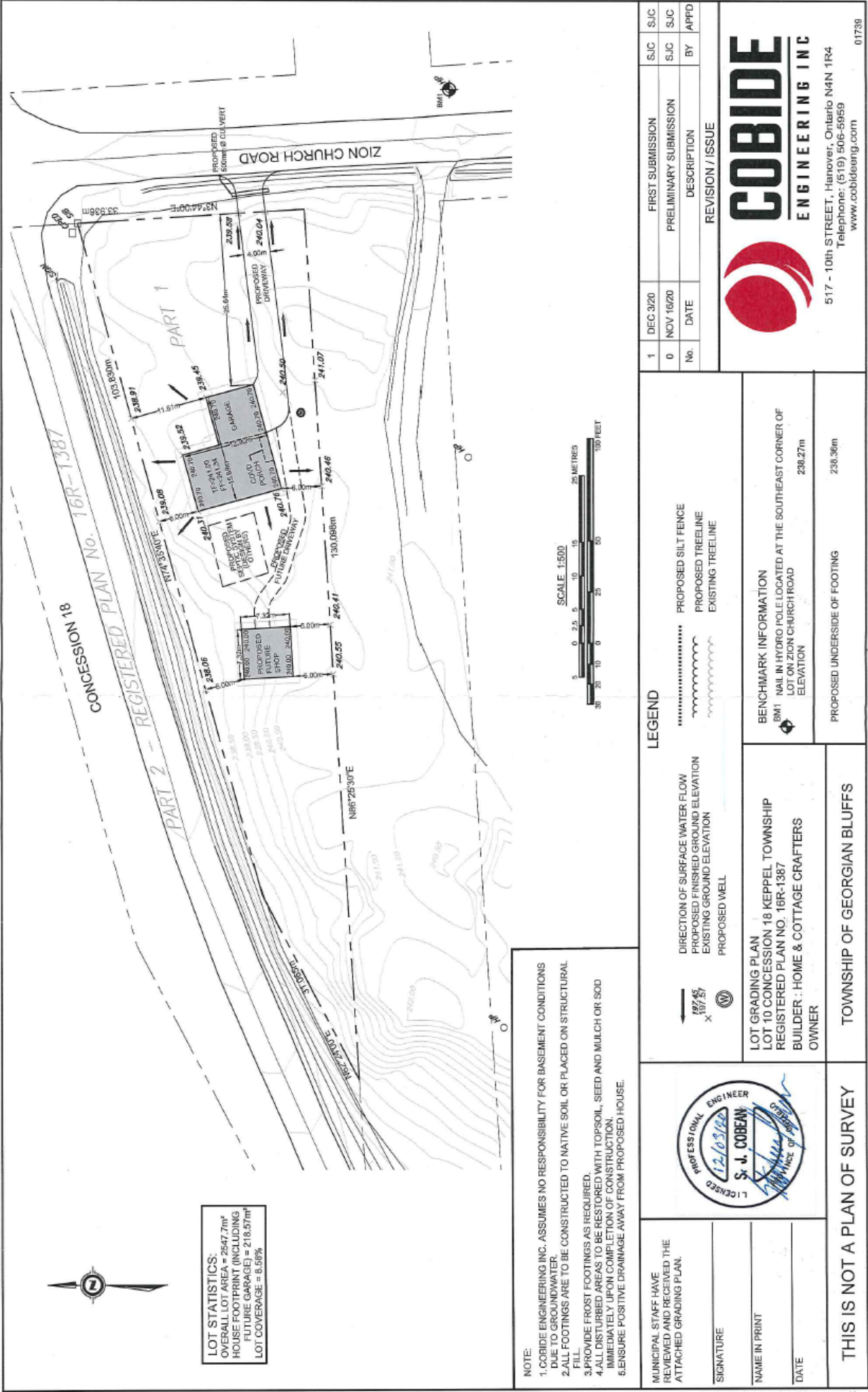
Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including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

You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the deputy secretary-treasurer of the committee at the address shown above.

If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal (LPAT) hearing in the event of the decision of this application is appealed.

Application: A-04-20
Owner(s): Jeff & Amanda Warner
Agent: Don Rumsey
Subject Lands: Unassigned Zion Church Road

Site Plan submitted by Authorized Agent Don Rumsey.



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



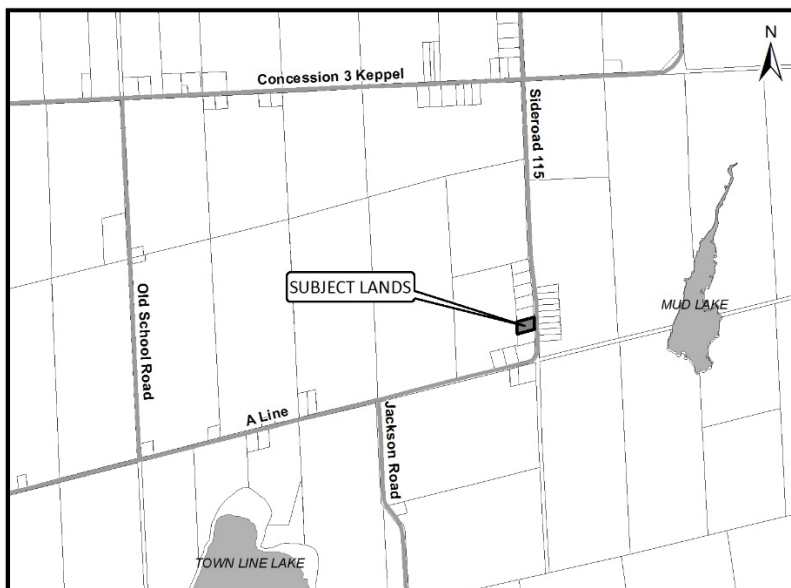
Notice of Complete Application and Public Hearing

Hearing Date: February 16, 2021
Time: 5:00 P.M.
Location: Council Chambers
177964 Grey Road 18
Owen Sound, ON, N4K 5N5
Application: Minor Variance A-05-20
Owner(s): Sophie and Jeremy King
Subject Lands: 118212 Sideroad 115
ARN: 4203 620 001 04506
Legal: Con B, Pt Lot 15 Sept RP
16R3394; Part 6
Related File(s): N/A

Council Chambers are **CLOSED** to the Public.
Electronic Public Hearings can be viewed here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

Proposal: Minor Variance Application A-05-20 is to vary the Agriculture 'AG' zone provisions to increase lot coverage to 10% to permit the construction of a new residential dwelling and accessory structure with a maximum height of 7.5 m. Table 5.1 permits an accessory structure height of 5.0 m and the Agricultural zone provisions permit a maximum lot coverage of 5%. No other relief has been requested.



For more information, visit our website today at:
<https://www.georgianbluffs.ca>

Date of Notice: January 14th, 2021

Participating in the **Electronic Public Hearing** is welcome and encouraged. To participate, contact Brittany Drury, Clerk, by email at: bdrury@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 244.

Submitting Comments: Written comments are due by **February 5th, 2021** 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 Planner Jenn Burnett by telephone at: (519) 376 2729 ext. 242 or by email at: jburnett@georgianbluffs.ca

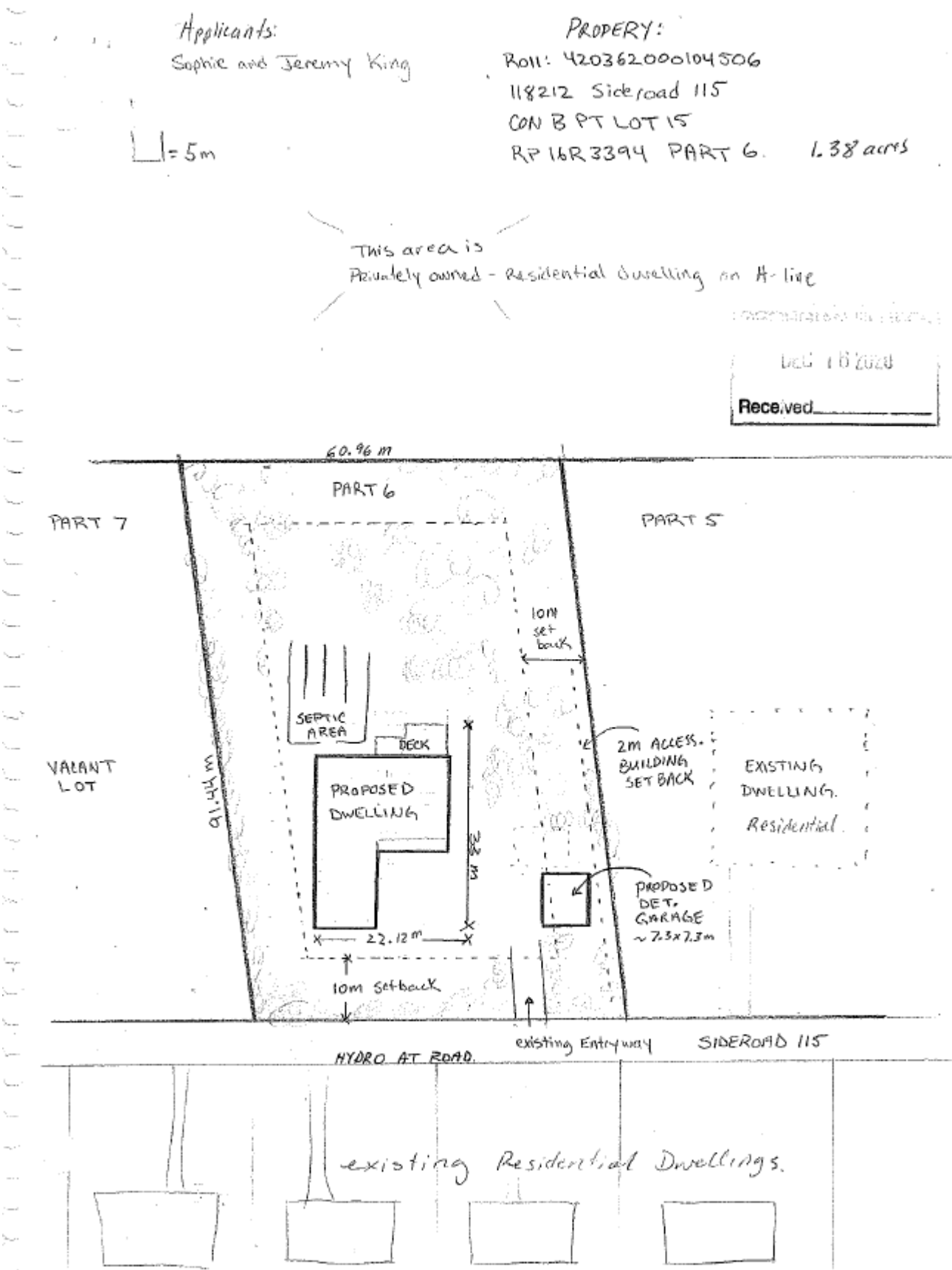
Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including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

You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee at the address shown above.

If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal (LPAT) hearing in the event of the decision of this application is appealed.

118212 Sideroad 115
4203 620 001 04506

Site Plan submitted by applicant.



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

Notice of Public Meeting – Committee of Adjustment

Purpose and Effect: The proposed application (**A01-2021**) requests a variance to facilitate an addition and renovation to an existing shed on the property to facilitate conversion to a detached accessory apartment dwelling unit. The application requests relief from 4.2.1.2 d) and Table 6.2.1 of Zoning By-law 60-2009, which requires a minimum rear yard setback of 7.5m for a detached accessory apartment dwelling unit. **Application A01/21 requests that the rear yard setback be reduced from 7.5m to 1.12m for the existing shed so that it can be renovated and converted into a detached accessory apartment dwelling unit. A minor site plan approval is being evaluated by Staff concurrently for the accessory apartment dwelling unit.**

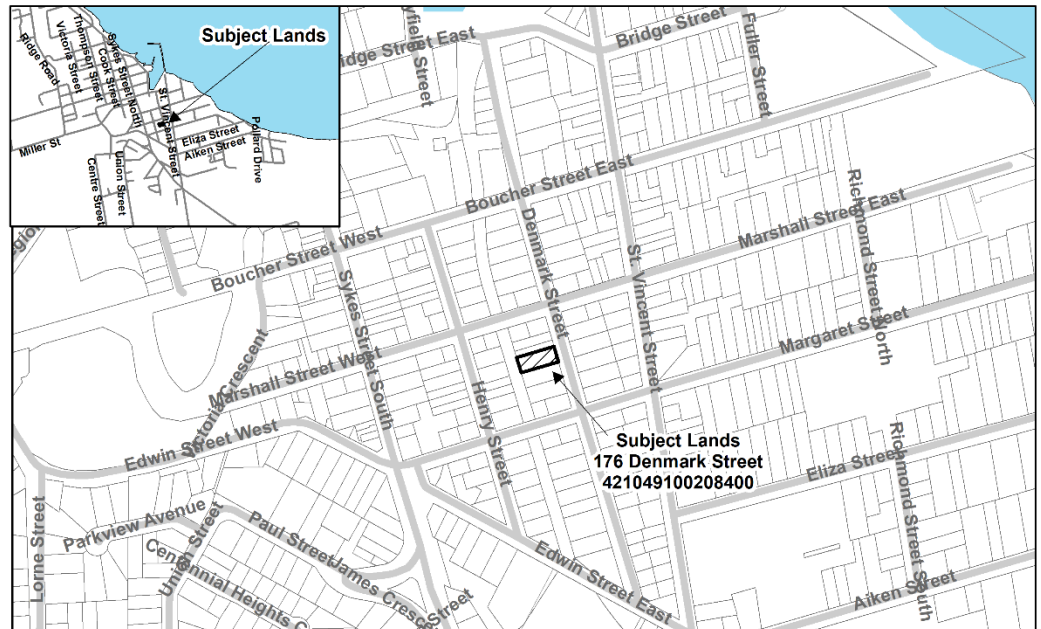
Related

Applications:

Minor Site Plan
Approval SP02-2021.

Location: Plan 309

Lot 722, known municipally as 176 Denmark Street, in the former Town of Meaford, now in the Municipality of Meaford.



Meeting Date and Time: Wednesday January 27th, 2021 at 3:00 p.m.

Meeting Location: Electronically, broadcast via Municipality of Meaford YouTube channel (www.meaford.ca/youtube).

Those wishing to speak at the meeting must register with the Secretary Treasurer by noon on (January 27th) and can speak via telephone or internet. Further details will be provided at the time of registration. You can also submit written comment to express your views on the merits of this application and watch the meeting on the Municipality of Meaford YouTube channel (www.meaford.ca/youtube).

You are entitled to attend the meeting virtually or to be represented by an agent to express your views on the merits of this application or you may forward correspondence indicating your views. Please note that if you or your agent do not attend the virtual hearing or submit written correspondence, the Committee may proceed in your absence, and you are not entitled to any further notice of proceedings except as provided by the Planning Act.

If you wish to be notified of the decision of the Municipality of Meaford Committee of Adjustment in respect of the proposed variance, you must make a written request to the Municipality of Meaford Committee of Adjustment.

Who can I contact with Questions or for more Information?

Keirsten Morris

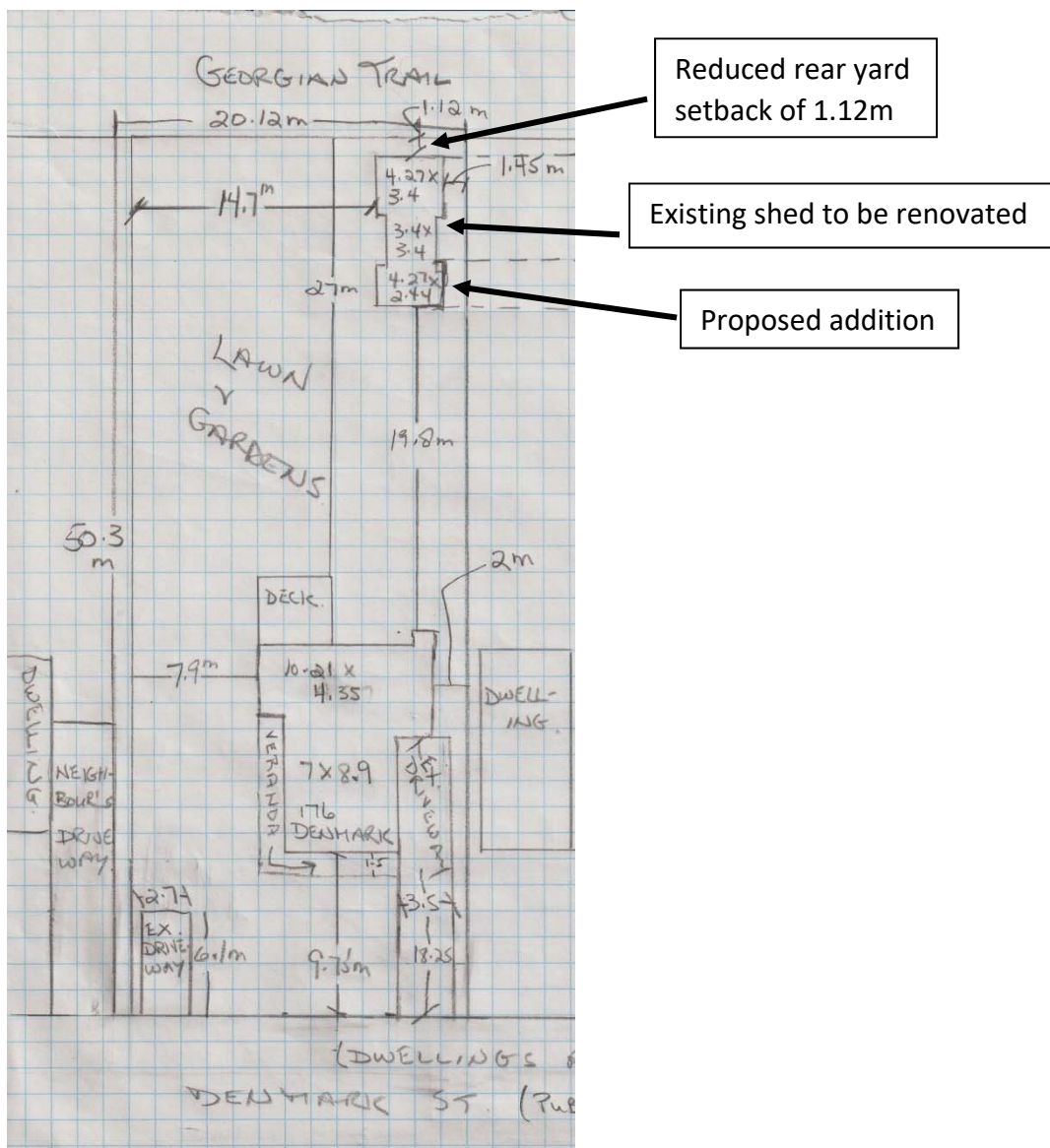
Planner I

kmorris@meaford.ca

519-538-1060 X 1119

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

Proposal Sketch



How can I contribute my opinion?

Any person or agency may attend the Virtual Public Meeting by pre-registering with the Secretary Treasurer and/or make verbal or written comments regarding the proposal

How do I submit my comments?

Submit written comments prior to the meeting or sign-up to be notified of a decision by contacting or mailing the Secretary-Treasurer:

Kara Rogers
Secretary-Treasurer, Committee of Adjustment

21 Trowbridge Street West
Meaford, Ontario N4L 1A1
planning@meaford.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 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.



Municipality of Meaford

Notice of No Appeal Filed – Committee of Adjustment

Consent Application#: B20/2020 & B21/2020

Agent/Applicant: Marron/Weir

Address: 226081 Centreville Road and 226087 Centreville Road

Legal: Plan 541 Part Lot 32 Reference Plan 16R410 Part 1 to 4, and Plan 541 Lot 35, in the former Township of St. Vincent, now in the Municipality of Meaford

The Decision to approve the above application, rendered by the Committee of Adjustment on **December 16th, 2020** regarding the above noted property, is hereby considered to be final and binding, ***subject to any conditions imposed by the Committee of Adjustment***, there being no appeal received within the stipulated time limits for the filing of such appeal.

Dated at the Municipality of Meaford this 7th day of January, 2021.

Kara Rogers
GIS Coordinator
Secretary-Treasurer, Committee of Adjustment



Municipality of Meaford Administration Office
21 Trowbridge Street West
Meaford, Ontario N4L 1A1

For more information contact the Planning Department
planning@meaford.ca
519-538-1060 ext. 1119



Municipality of Meaford

Notice of No Appeal Filed – Committee of Adjustment

Consent Application#: B13/2020

Agent/Applicant: Te Velde

Address: 638319 St. Vincent-Sydenham Townline

Legal: Concession 12 South Part Lot 21

The Decision to approve the above application, rendered by the Committee of Adjustment on **November 25th, 2020** regarding the above noted property, is hereby considered to be final and binding, ***subject to any conditions imposed by the Committee of Adjustment***, there being no appeal received within the stipulated time limits for the filing of such appeal.

Dated at the Municipality of Meaford this 16th day of December, 2020.

Kara Rogers
GIS Coordinator
Secretary-Treasurer, Committee of Adjustment



Municipality of Meaford Administration Office
21 Trowbridge Street West
Meaford, Ontario N4L 1A1

For more information contact the Planning Department
planning@meaford.ca
519-538-1060 ext. 1119



Municipality of Meaford

Notice of No Appeal Filed – Committee of Adjustment

Consent Application#: B14/2020

Agent/Applicant: Shelton

Address: Grey Road 18

Legal: Concession 1 SCR Part Lot 3 Reference Plan 16R-1508 Part 2

The Decision to approve the above application, rendered by the Committee of Adjustment on **November 25th, 2020** regarding the above noted property, is hereby considered to be final and binding, ***subject to any conditions imposed by the Committee of Adjustment***, there being no appeal received within the stipulated time limits for the filing of such appeal.

Dated at the Municipality of Meaford this 16th day of December, 2020.

Kara Rogers
GIS Coordinator
Secretary-Treasurer, Committee of Adjustment



Municipality of Meaford Administration Office
21 Trowbridge Street West
Meaford, Ontario N4L 1A1

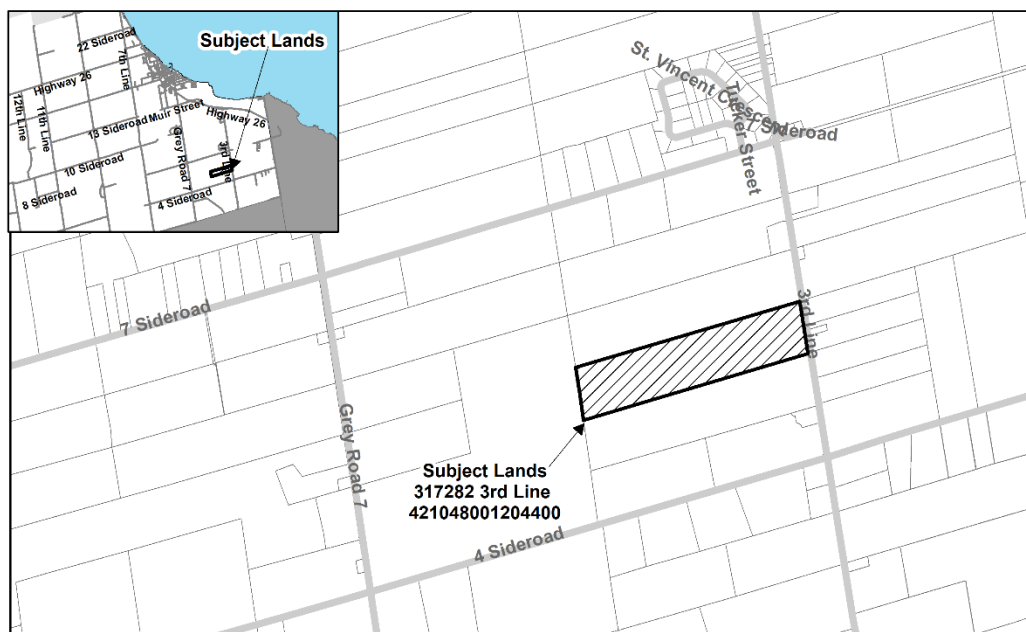
For more information contact the Planning Department
planning@meaford.ca
519-538-1060 ext. 1119

Notice of Public Meeting – Committee of Adjustment

Purpose and Effect: Application B01/21 requests municipal consent to sever a parcel of land with existing dwelling and accessory structure used for a farm cidery of approximately 3.9 ha (9.6 acres) in size with approximately 106m (348 ft) of frontage on 3rd Line for the purpose of lot creation. The retained parcel of vacant land will maintain an area of approximately 37.7 ha (93.1 acres) with approximately 202 m (662 ft) of frontage on 3rd Line. The severance is being requested to separate the farm cidery from the portion of the property that is primarily used as pasture land by the adjacent farm.

Related Applications: None.

Location: Concession 3 South Part Lot 5, known municipally as 317282 3rd Line, in the former Township of St. Vincent, now in the Municipality of Meaford.



Meeting Date and Time: Wednesday January 27th, 2021 at 3:00 p.m.

Meeting Location: Electronically, broadcast via Municipality of Meaford YouTube channel (www.meaford.ca/youtube).

Those wishing to speak at the meeting must register with the Secretary Treasurer by noon on (January 27th) and can speak via telephone or internet. Further details will be provided at the time of registration. You can also submit written comment to express your views on the merits of this application and watch the meeting on the Municipality of Meaford YouTube channel (www.meaford.ca/youtube).

If a person or public body that files an appeal of a decision of the Municipality of Meaford Committee of Adjustment in respect of the proposed consent does not make written submissions to the Municipality of Meaford 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 Municipality of Meaford Committee of Adjustment in respect of the proposed consent, you must make a written request to the Municipality of Meaford Committee of Adjustment.

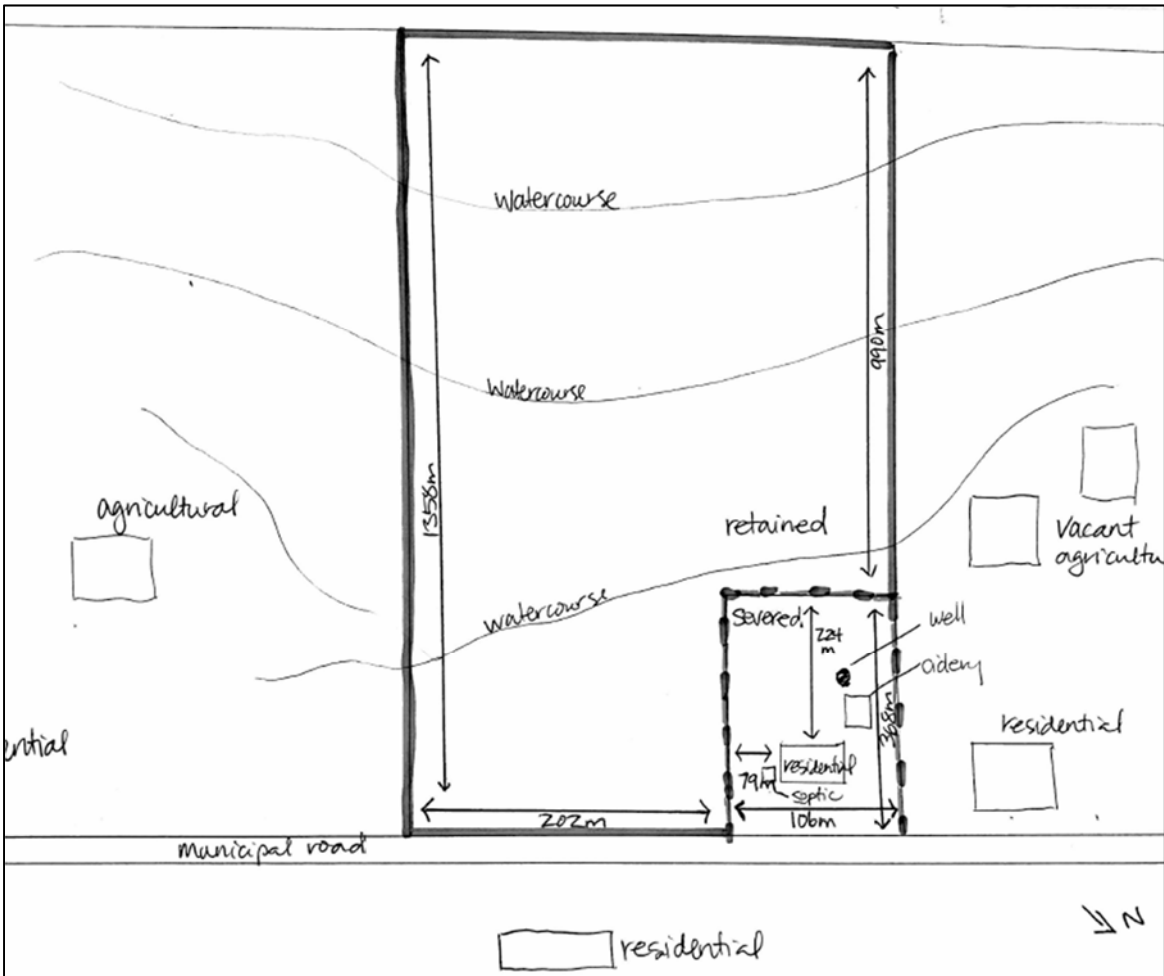
Who can I contact with Questions or for more Information?

Keirsten Morris, Planner I

kmorris@meaford.ca / 519-538-1060 X 1119

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

Proposal Sketch



How can I contribute my opinion?

Any person or agency may attend the Virtual Public Meeting by pre-registering with the Secretary Treasurer and/or make verbal or written comments regarding the proposal

How do I submit my comments?

Submit written comments prior to the meeting or sign-up to be notified of a decision by contacting or mailing the Secretary-Treasurer:

Kara Rogers
Secretary-Treasurer, Committee of Adjustment
21 Trowbridge Street West
Meaford, Ontario N4L 1A1
planning@meaford.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 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 & Rescheduled Public Meeting

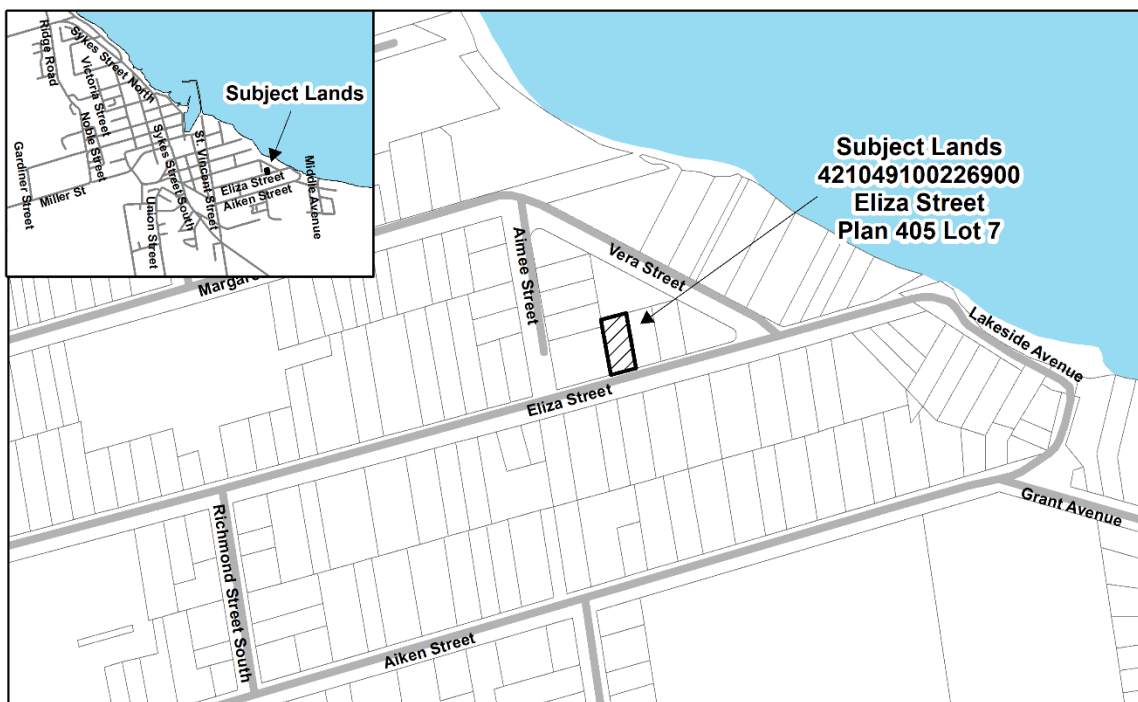
Meeting Date and Time: Rescheduled for Monday February 8th at 5:00 pm.

Meeting Location: 12 Nelson Street E. Meaford, Ontario (Meaford Hall Opera House; please note that masks are required & social distancing procedures will be in place). The meeting will also be streamed live on the Municipal YouTube channel at www.meaford.ca/youtube. Please note that this meeting will take place virtually if Provincial COVID-19 lockdown restrictions are extended. Please visit our website at <https://www.meaford.ca/en/business-development/lot-7-plan-405-eliza-street.aspx> which will be updated as further information becomes available in regards to Provincial restrictions.

Purpose and Effect: Lot 7 Plan 405 is currently zoned Environmental Protection (EP) with a small portion located outside of the EP zoning that is zoned Residential (R1). The applicant has requested an amendment to reduce the extent of the EP zone to reflect a 10m setback from the floodline and bank of the watercourse located on the property. A Flood Impact Analysis Report was submitted in support of the request and has been supported by the Grey Sauble Conservation Authority (GSCA). By reducing the extent of the EP zoning on the property, a building envelope of approximately 123.5m² (1329 ft²) would be available outside of the EP lands. Any new dwelling will continue to also be subject to the standards of the R1 zone.

Related Applications: None.

Location: Plan 405 Lot 7, Eliza Street, in the geographic Town of Meaford, now in the Municipality of Meaford.



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

Who can I contact with Questions or for more Information?

Rob Armstrong
CAO/Director, Dev. Services
rarmstrong@meaford.ca
519-538-1060 ext. 1121

Keirsten Morris
Planner I
kmorris@meaford.ca
X1119

How can I contribute my opinion?

Any person or agency may attend the Public Meeting and/or make verbal or written comments regarding the proposal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Meaford before the proposed Zoning By-law Amendment is approved, the person or public body is not entitled to appeal the decision of the Municipality of Meaford to the Local Planning Appeal Tribunal and may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the Municipality of Meaford in respect to the Zoning By-law Amendment, you must make a written request to the Municipality at the address noted below.

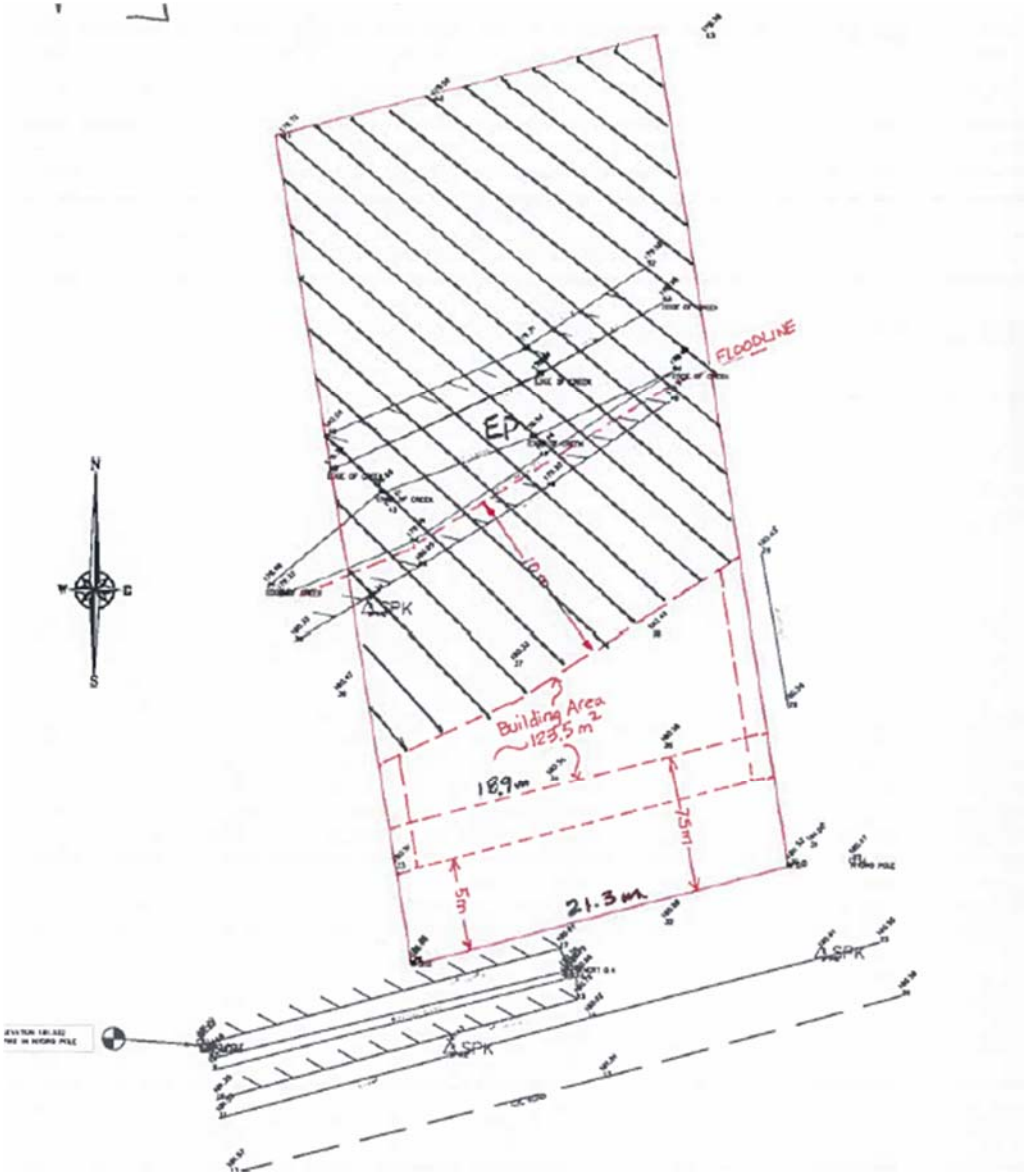


How do I submit my comments?

Submit written comments prior to the meeting or sign-up to be notified of a decision by contacting or mailing the Clerk:

Margaret Wilton-Siegel, Deputy Clerk
Municipality of Meaford
21 Trowbridge Street West
Meaford, Ontario N4L 1A1
msmith@meaford.ca
519-538-1060 ext. 1115

Draft Zoning Sketch



****Note: The requested amendment would modify the extent of the EP zoning on the lands to include a 10m setback from the floodline as depicted on the image to the left****

Applicant(s): Murray Dick
Owner(s): Diane Dick
Legal Description: Plan 391 Lot 5 and Jones Range Pt
Lots 9 and 10
Civic Address: 144 Old Mill Road, Georgian Bluffs
ARN: 4203 620 006 29800



Notice of Complete Application and Public Meeting

Zoning By-law Amendment Z-14-20
February 17, 2021 at 5:00 PM

Council Chambers
177964 Grey Road 18, Owen Sound, ON
N4K 5N5

Note: Council Chambers are CLOSED to the Public. Electronic Council Meetings and Electronic Public Meetings can be viewed [here](#):

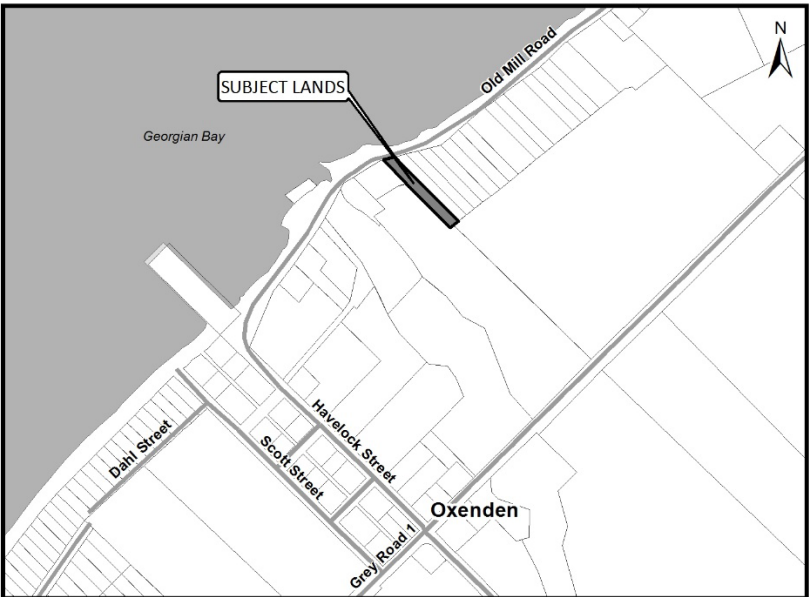
<https://www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos>

What is being proposed?

Zoning By-law Amendment Application **Z-14-20** seeks relief to Zoning By-law 2020-020:

- To increase total accessory structure lot coverage from 5% to 6%;
- To increase the accessory building height from 5 m to 8.1 m to permit a secondary suite within a detached garage.
- Relief is also required for the interior side yard setback from 3 m to 2.4 m to comply with Section 5.26b) ii)

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



Please visit www.georgianbluffs.ca to view any additional information submitted with this application.

Date of this Notice: January 14, 2021

How can I participate in a virtual Public Meeting?

Public participation is encouraged. For more information on how to participate, contact Brittany Drury, Clerk:
By telephone: 519-376-2729 ext. 244
By email: bdrury@georgianbluffs.ca

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).

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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 Jenn Burnett, Planner at:

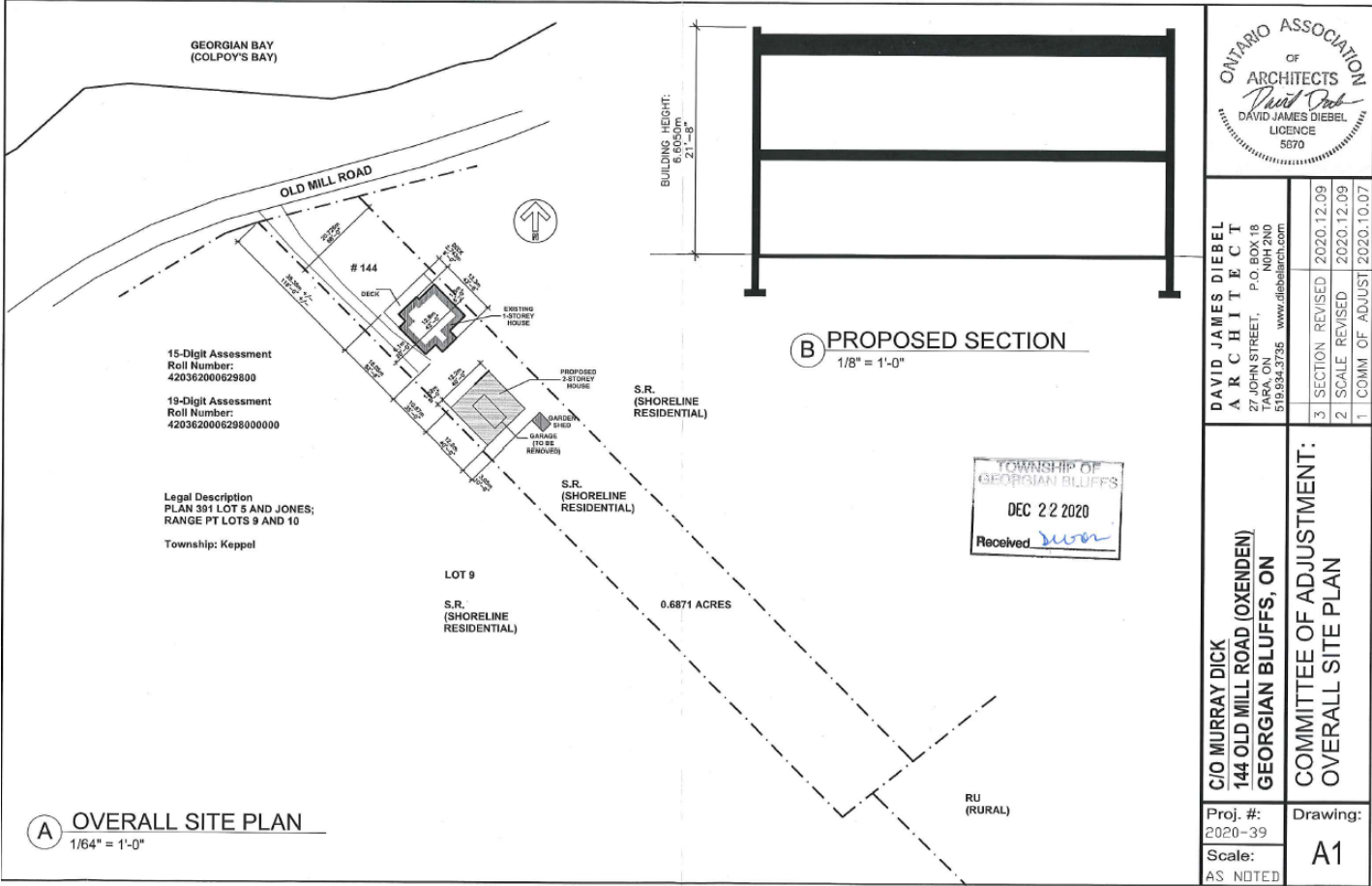
177964 Grey Road 18
Owen Sound, ON
Telephone: 519-376-2729 ext. 242
By email: jburnett@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **February 5, 2021** so that they may be read at the meeting for the benefit of everyone in attendance.

Location Diagram

Plan 391 Lot 5 and Jones Range Pt Lots 9 and 10
144 Old Mill Road, Georgian Bluffs
4203 620 006 29800

Site Plan submitted by Applicant:



Questions? Want more information? Ask a Staff Member!

Jenn Burnett, MSc., MCIP RPP 519-376-2729

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.

Applicant(s): Anna Szabo
Owner(s): Anna Szabo
Legal Description: TP Brooke Lots 136, 138 & 140 Albert WS
Civic Address: 1900 8th Avenue West, Owen Sound
ARN: 4203 580 012 31700



Notice of Complete Application and Public Meeting

Zoning By-law Amendment Z-01-21

February 24, 2021 at 5:00 PM

**Council Chambers
177964 Grey Road 18, Owen Sound, ON
N4K 5N5**

Note: Council Chambers are CLOSED to the Public. Electronic Council Meetings and Electronic Public Meetings can be viewed [here](https://www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos):

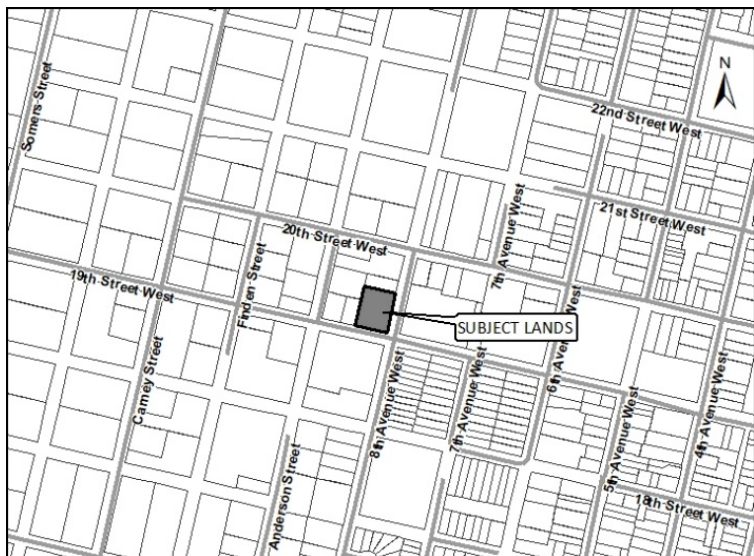
<https://www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos>

What is being proposed?

The purpose of the zoning by-law amendment and deeming by-law applications is to create one 3035 m² lot by merging three small lots to meet the lot area and frontage requirements of By-law 2020-020.

Application Z-01-21 seeks relief to By-law 2020-020:

1. to reduce the setback from the Environmental Protection Zone (EP) from 15 m to 5 m;
 2. to reduce the setback from a watercourse from 15 m to 5m.
 3. to recognize the deemed parcel as a lot of record.
- No other relief to the By-law has been requested.



Please visit www.georgianbluffs.ca to view the information submitted with this application or to obtain a copy of the site plan.

Date of this Notice: January 22, 2021

How can I participate in a virtual Public Meeting?

For information on how to participate, contact Brittany Drury, Clerk:
By telephone: 519-376-2729 ext. 244
By email: bdrury@georgianbluffs.ca

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 Jenn Burnett, Senior Planner at:

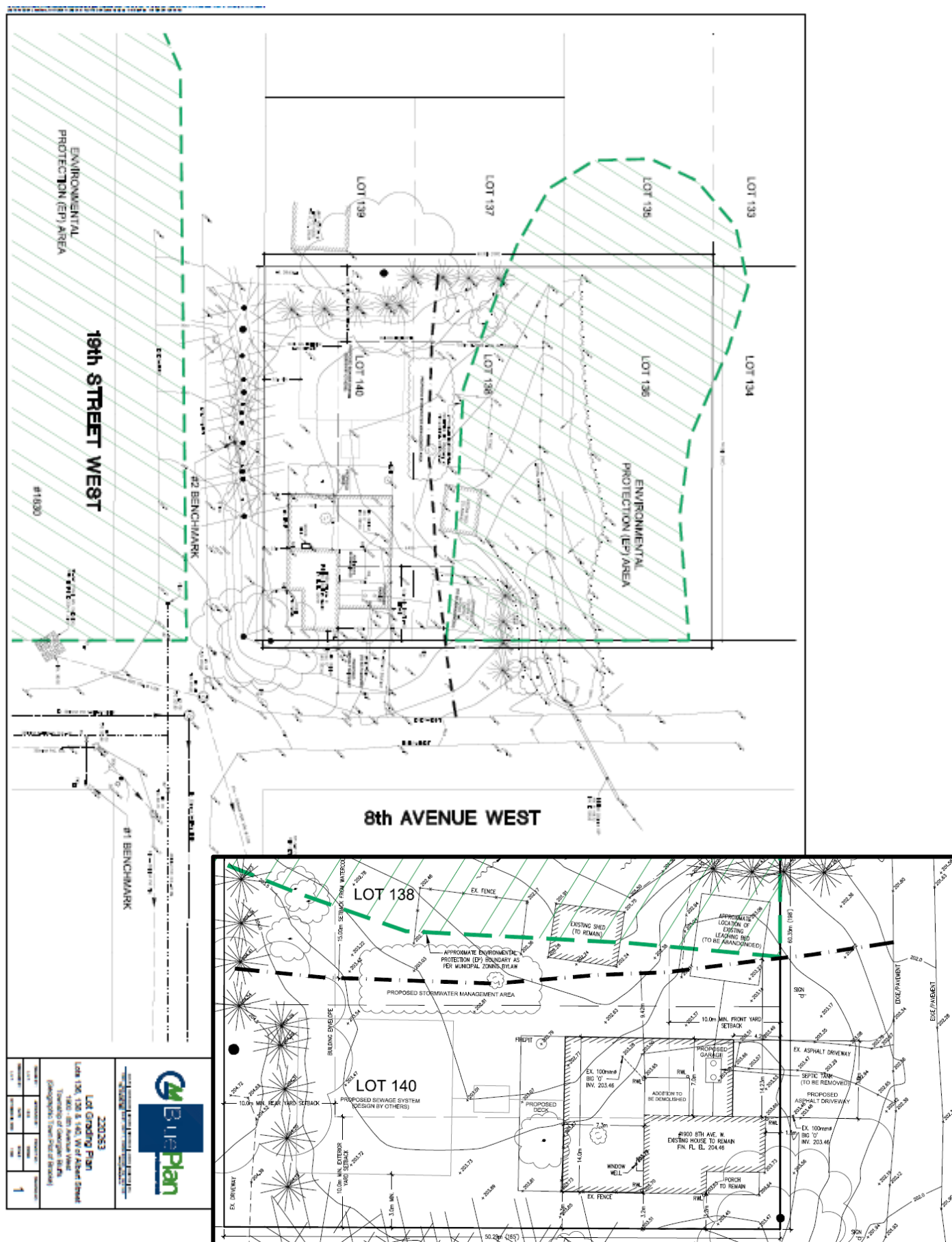
177964 Grey Road 18
Owen Sound, ON
Telephone: 519-376-2729 ext. 242
By email: jburnett@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **February 12, 2021** so that they may be read at the meeting for the benefit of everyone in attendance.

Location Diagram

TP Brooke Lots 136, 138 & 140 Albert WS
1900 8th Avenue West, Owen Sound
4203 580 012 31700

Site Plan submitted 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.

Applicant(s): Cliff McMillan
Owner(s): Estate of Sharon M. Morris, Robert Morris
Executor
Legal Description: Con 2 Pt Lot 4 RP 16R1928 Pt of Part 1
Civic Address: unassigned Concession 3, Derby
ARN: 4203 540 001 13320



Notice of Complete Application and Public Meeting

Zoning By-law Amendment Z-03-21

February 24, 2021 at 5:00 PM

**Council Chambers
177964 Grey Road 18, Owen Sound, ON
N4K 5N5**

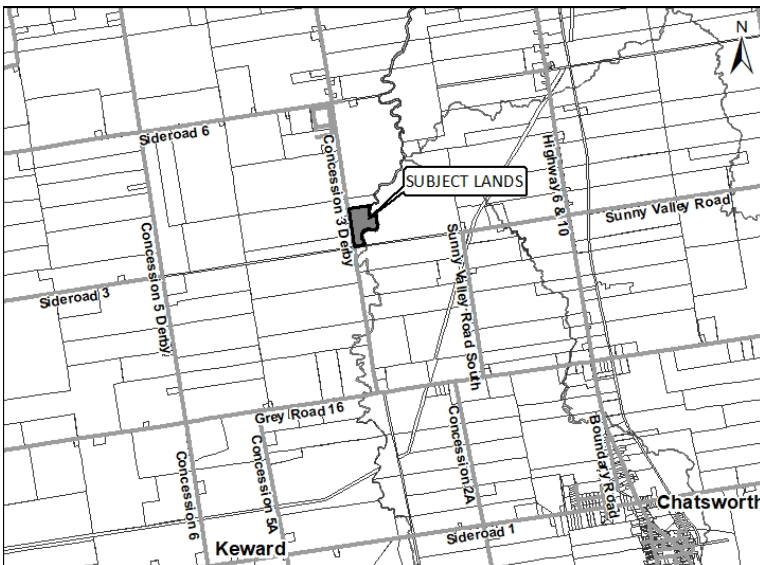
**Note: Council Chambers are CLOSED to
the Public. Electronic Council Meetings and
Electronic Public Meetings can be viewed
here:**

[https://www.youtube.com/channel/UCVD5m65
WH42XTTxR5tSfafQ/videos](https://www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos)

What is being proposed?

Zoning By-law Amendment Application **Z-03-21** seeks to rezone a portion of the lands from Open Space 1 'OS-1' to Rural – 'RU' to allow a single-detached dwelling to be built. The amending by-law will identify a development envelope with 10 m front yard and side yard setbacks as recommended by the GSCA. There is no change proposed to the Environmental Protection 'EP' zone.

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



Please visit www.georgianbluffs.ca to view the additional information submitted with this application.

Date of this Notice: January 22, 2021

How can I participate in a virtual Public Meeting?

Contact Brittany Drury, Clerk:
By telephone: 519-376-2729 ext. 244
By email: bdrury@georgianbluffs.ca

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.

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How do I submit my comments?

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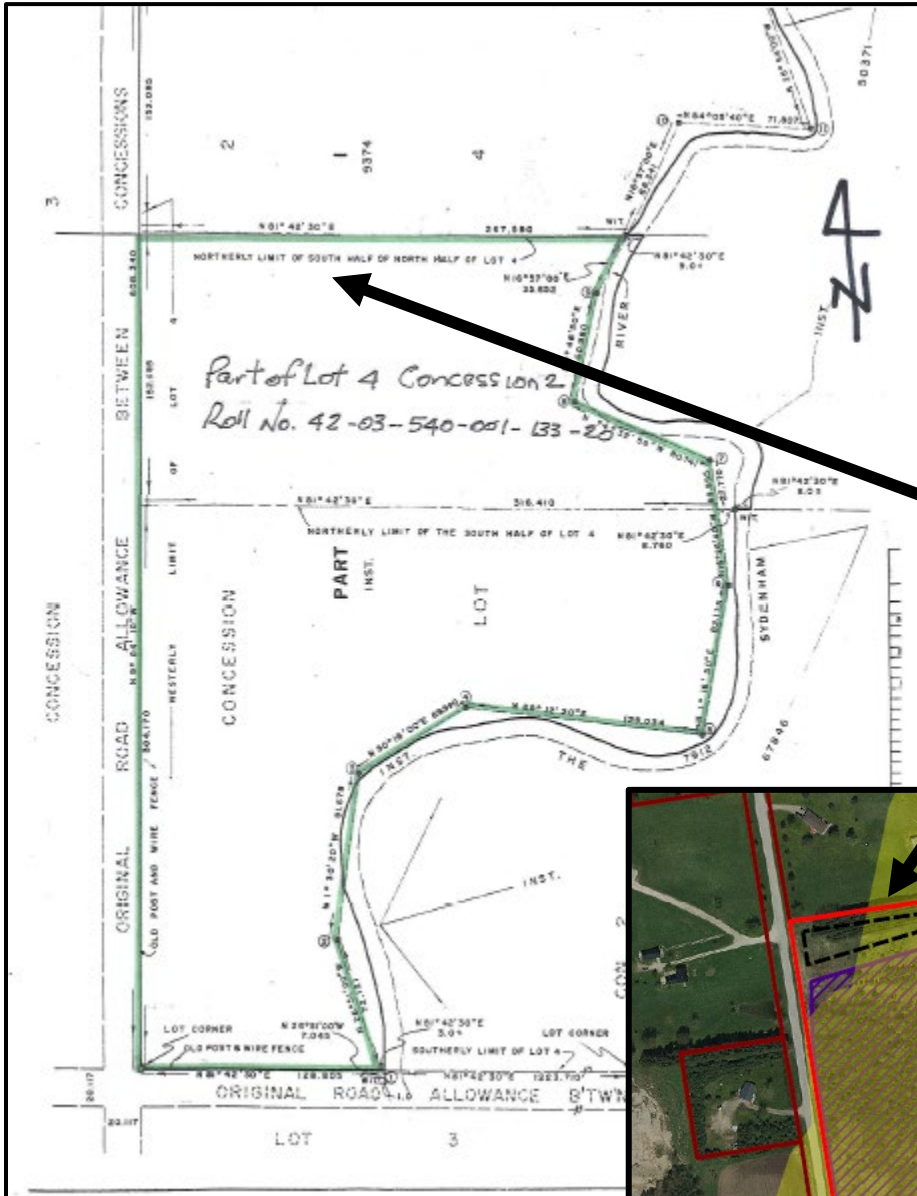
177964 Grey Road 18
Owen Sound, ON
Telephone: 519-376-2729 ext. 242
By email: jburnett@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **February 12, 2021** so that they may be read at the meeting for the benefit of everyone in attendance.

Location Diagram

Con 2 Pt Lot 4 RP 16R1928 Pt of Part 1
Unassigned Concession 3
4203 540 001 13320

Site Plan submitted by Applicant:



Proposed
development
envelope location

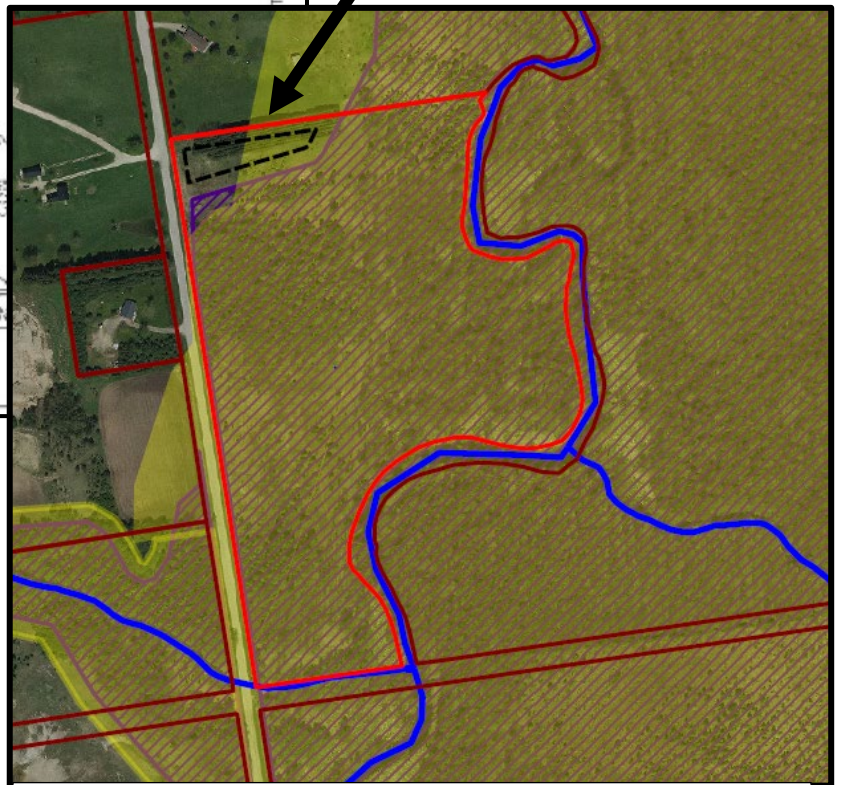


Image credit: cropped from GSCA letter dated November 6, 2020 for general location illustration only.

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 Passing – Zoning Change

In accordance with Section 34 of the Planning Act

Dated:
January 15th, 2021

Affected Lands:
Plan 309, Part Lots
1654-1659 & 1695, 16R-
1810 Pt Part Lot 1, and
16R-3593 Part 1, being
408 Ridge Road, in the
geographic Town of
Meaford, now in the
Municipality of
Meaford

Contacts:
To file a Notice of
Appeal to By-law
2021-06 [Not Later
than February 3rd,
2021]
Please Contact:

Municipal Clerk
21 Trowbridge St. W.
Meaford, ON, N4L 1A1



For questions or to
discuss the
amendment
application,
please contact
Planner I,
Keirsten Morris at
kmorris@meaford.ca
519-538-1060 X1119

The complete Amending
Zoning By-law is available
for inspection at the
Clerk's office during
regular business hours.

Zoning Amendment

On January 11th, 2021, the Council of the Corporation of the Municipality of Meaford **approved** a request for an amendment to Zoning By-law 60-2009 via the passing of By-law 2021-06 under Section 34 of the Planning Act, R.S.O. 1990, as amended. Written and/or oral comments were received from internal departments, external agencies and members of the public regarding the re-zoning application and were considered by Council in advance of a decision on the application. Council considered the comments raised and found the application to be consistent with the Provincial Policy Statement; the objectives and intent of the County and Local Official Plans and, to represent good planning. The amendment was approved.

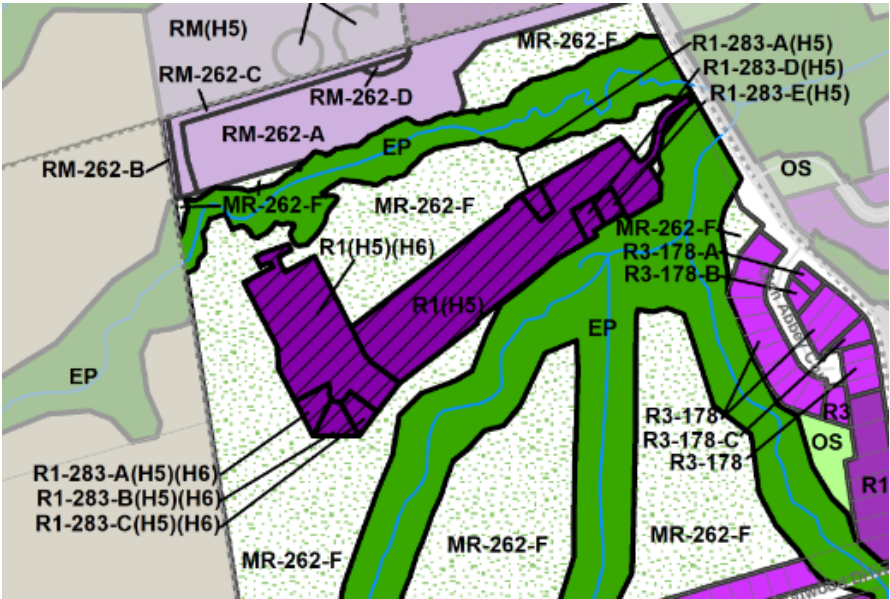
AND TAKE NOTICE that a person or agency may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the decision by filing with the Clerk of the Corporation of the Municipality of Meaford not later than the **3rd day of February, 2021** a notice of appeal, setting out the reasons for the appeal, and a cheque made payable to the Minister of Finance in the amount required by the Local Planning Appeal Tribunal.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Explanatory Note (Purpose & Effect)

A revised Zoning Amendment application was received to create 51 single detached residential units within a proposed Vacant Land Plan of Condominium on a portion of the Meaford Golf Course. The Zoning By-law Amendment rezones a portion of the lands from the Major Recreation-Exception Zone (MR-262-F) to the to the Residential-Holding (R1 (H5); R1 (H5)(H6)) and Residential-Exception-Holding (R1-283-A (H5); R1-283-A (H5)(H6); R1-283-B (H5)(H6); R1-283-C (H5)(H6); R1-283-D (H5); R1-283-E (H5)) Zones. The site specific exception reduces the required frontage for proposed lots 6, 31, 32 and 33 as well as increases the required rear yard and side yard setbacks for lots 48 and 49 based on GSCA recommendations. The H6 Holding symbol has been placed on a portion of the lands to require an EIS to be completed to the satisfaction of the Municipality and GSCA before any site alteration or development can occur. The H5 holding symbol has been placed on all the subject lands applicable to Phase B to require that a development agreement be entered into before development occurs.





Notice of Passing – Zoning Change

In accordance with Section 34 of the Planning Act

Dated:
December 18th, 2020

Affected Lands:
69 Denmark Street,
being Plan 309 Lot
1179, in the
geographic Town of
Meaford, now in the
Municipality of
Meaford

Contacts:
To file a Notice of
Appeal to By-law
2020-87 [Not Later
than January 6th,
2021]
Please Contact:

Municipal Clerk
21 Trowbridge St. W.
Meaford, ON, N4L 1A1



For questions or to
discuss the
amendment
application,
please contact
Planner I,
Keirsten Morris at
kmorris@meaford.ca
519-538-1060 X1119

The complete Amending
Zoning By-law is available
for inspection at the
Clerk's office during
regular business hours.

Zoning Amendment

On December 14th, 2020, the Council of the Corporation of the Municipality of Meaford **approved** a request for an amendment to Zoning By-law 60-2009 via the passing of By-law 2020-87 under Section 34 of the Planning Act, R.S.O. 1990, as amended. Written and/or oral comments were received from internal departments, external agencies and a member of the public regarding the re-zoning application and were considered by Council in advance of a decision on the application. Council considered the comments raised and found the application to be consistent with the Provincial Policy Statement; the objectives and intent of the County and Local Official Plans and, to represent good planning. The amendment was approved.

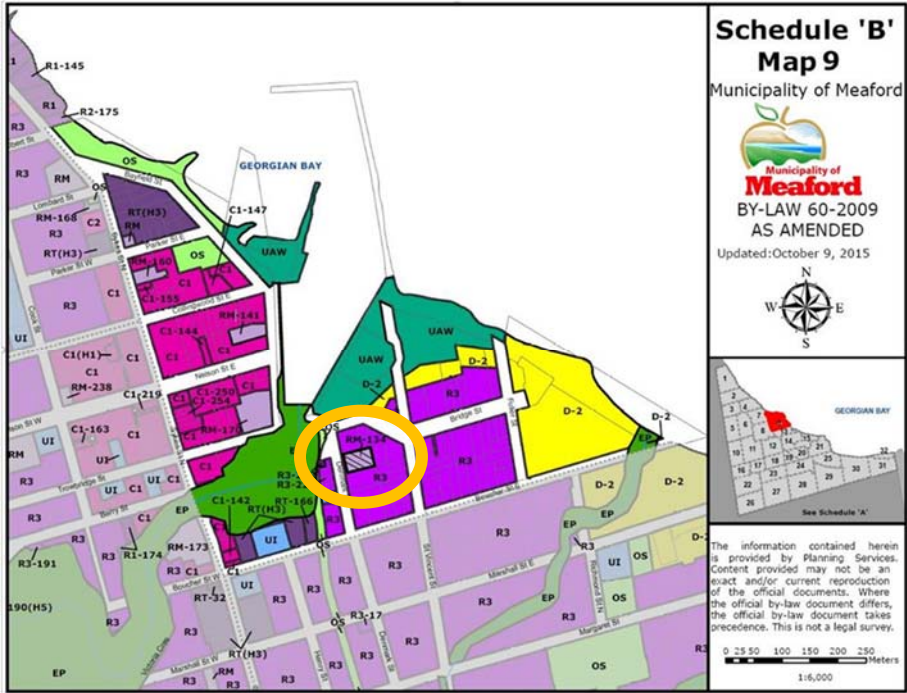
AND TAKE NOTICE that a person or agency may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the decision by filing with the Clerk of the Corporation of the Municipality of Meaford not later than the 6th day of January, 2021 a notice of appeal, setting out the reasons for the appeal, and a cheque made payable to the Minister of Finance in the amount required by the Local Planning Appeal Tribunal.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Explanatory Note (Purpose & Effect)

The property at 69 Denmark Street is currently zoned Residential Multiple with exception (RM-134). The exception, which was modified under By-law No.2020-12, allows for a maximum of 4 residential dwelling units to be permitted on the property within the existing building with a parking requirement of 1.5 spaces per dwelling unit. The current amendment permits the ground floor of the existing building to be utilized as a medical office for a maximum of three doctors in addition to the two apartments on the second storey. The site specific exception has been modified to facilitate the proposed uses.



Applicant: Paul Stewart
Legal Description: HMS Pt Lot 1
Civic Address: 717906 Highway 6
Assessment Roll Number: 4203 540 005 21800



Notice of Complete Application and Public Meeting

Official Plan Amendment 10

January 13, 2021 at 5:00 PM

**Council Chambers
177964 Grey Road 18, Owen Sound, ON
N4K 5N5**

Associated application Z-08-20

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

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

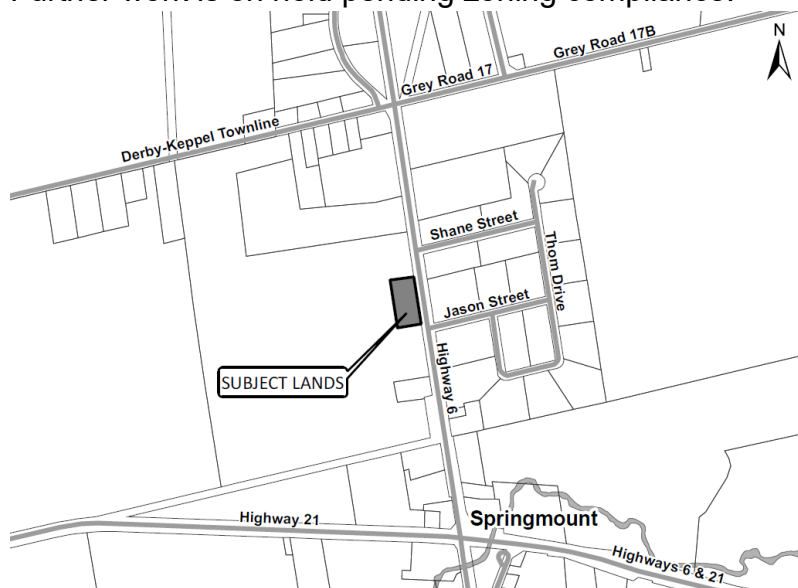
For more information on how to participate, contact Brittany Drury, Clerk:

By telephone: 519-376-2729 ext. 244

By email: bdrury@georgianbluffs.ca

What is being proposed?

Township of Georgian Bluffs Official Plan Amendment 10 proposes to redesignate the subject lands from Space Extensive Commercial to Residential to permit a garage to be converted into two accessory suites. Associated Zoning By-law Amendment Application Z-08-20 proposes to re-zone the portion of land zoned 'C4-1' to 'R1' General Residential with exceptions to permit the existing garage to be converted into two separate dwelling units. The property contains a detached dwelling. Please note: modifications have been made to the garage to begin this conversion. Further work is on hold pending zoning compliance.



Please visit www.georgianbluffs.ca to view the planning report, floodplain delineation report submitted with this application.

Date of this Notice: Dec 11th, 2020

If you wish to be notified of the decision by the Township of Georgian Bluffs in respect to the approval or refusal of Official Plan Amendment 10, or the County of Grey in respect to the approval or refusal of the Township Official Plan Amendment 10, you must make a written request to the County:

County of Grey Planning Department
595 9th Avenue East
Owen Sound, Ontario, N4K 3E3
Planning@grey.ca and you must make a written request to the Township at the address noted below.

If a person or public body would otherwise have an ability to appeal the decision of the County of Grey to the Local Planning Appeal Tribunal but the 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 proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

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 proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

How do I submit my comments?

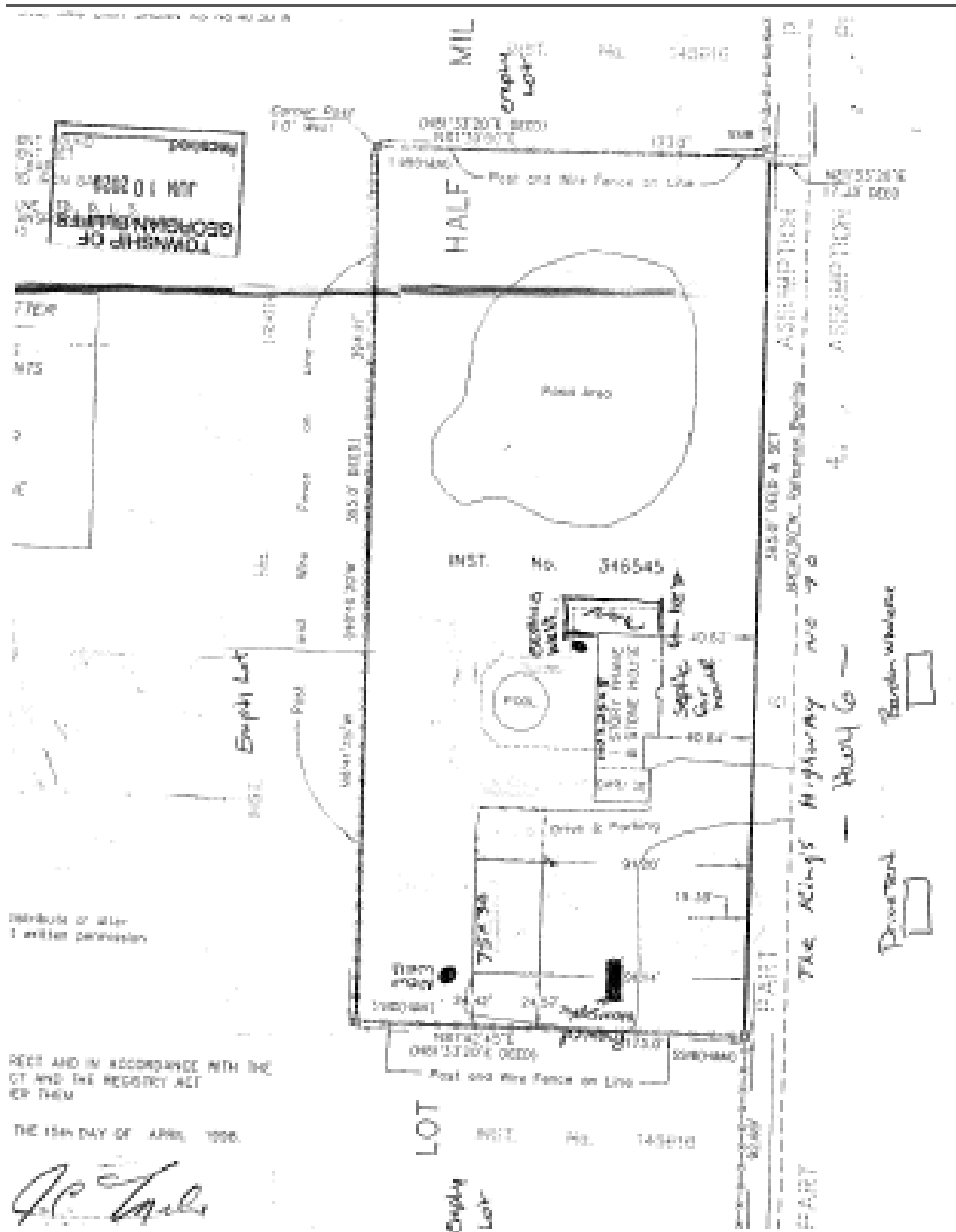
For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to Jenn Burnett, Planner at:

177964 Grey Road 18
Owen Sound, ON
Telephone: 519-376-2729 ext. 242
By email: jburnett@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **January 5, 2021** so that they may be read at the meeting for the benefit of everyone in attendance.

717906 Highway 6
HMS Pt Lot 1
4203 540 005 21800

Site Plan submitted by Applicant:



Questions? Want more information? Ask a Staff Member!

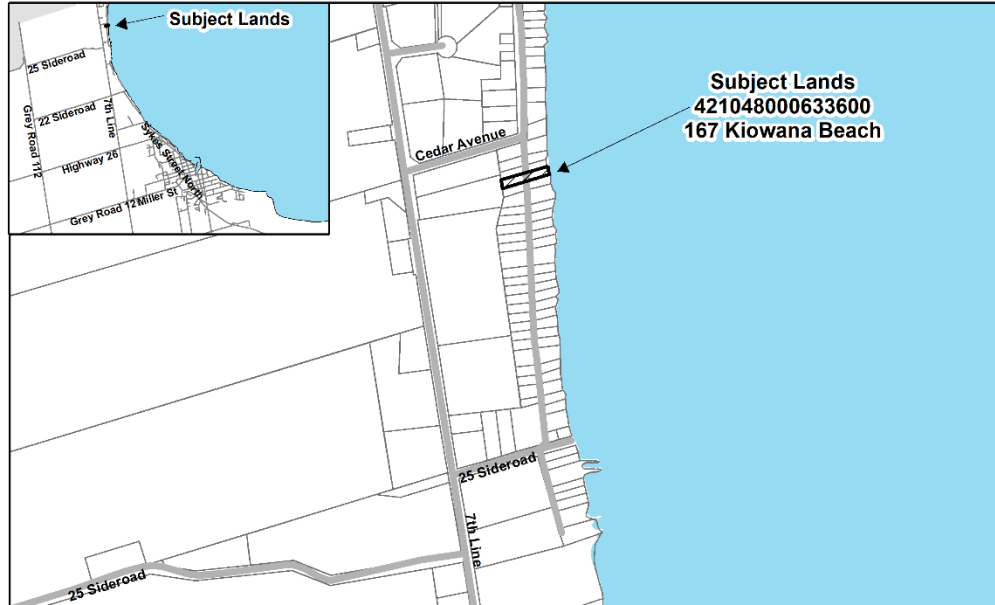
Jenn Burnett, MSc., MCIP RPP 519-376-2729

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

Notice of Intent to Remove Holding Symbol

Location: Plan 1031 Lot 27 & Part Lots 31 & 38; RP16R1861 Parts 24 & 31, known municipally as 167 Kiowana Beach Road, in the former Township of St. Vincent, now in the Municipality of Meaford.



Meeting Date: Monday January 11th, 2021

Meeting Location: 12 Nelson Street E. Meaford, Ontario (Meaford Hall Opera House; please note that masks are required & social distancing procedures will be in place). The meeting will also be streamed live at www.meaford.ca/youtube

Please note that no sooner than January 11th, 2021, the Municipality of Meaford intends to pass an amending by-law under subsection 36 (4) of the Planning Act to remove the holding (H1) suffix from those lands known as Plan 1031 Lot 27 & Part Lots 31 & 38; RP16R1861 Parts 24 & 31, known municipally as 167 Kiowana Beach Road (421048000633600).

On September 21st, 2009 a new Comprehensive Zoning By-law was passed for the Municipality of Meaford. This by-law includes an (H1) Holding Provision which applies to lands that do not have frontage on a year-round municipally maintained street. The holding provision may be removed subject to a Site Plan Agreement being entered into between the landowner and Municipality to address items identified in Section D2.5.2 of the Municipality of Meaford Official Plan.

Following execution of the necessary agreement, Council intends to remove the (H1) Holding provision from these lands by passing a by-law under subsection 36 (4) of the Planning Act.

This notice has been sent to the owner of the subject parcel as well as the relevant commenting agencies for their information.

Additional information and material regarding this application are available at the Municipal Administration Office during regular business hours.

Keirsten Morris, Planner I
kmorris@meaford.ca
519-538-1060 ext. 1119

Matt Smith, Clerk
msmith@meaford.ca
519-538-1060 ext. 1115



Municipality of Meaford
21 Trowbridge Street W
Meaford, ON, N4L 1A1

Application for Site Plan Control and/or Site Plan Approval

Please provide one signed original copy of this application.

1. Date Application Received: _____ Date Application Complete: Dec 21/20
2. Registered Owner's Name: Reginald MacDonald Holdings Inc
Address: 477 Balmby Beach Rd. Owen Sound, ON N4K 5N4
Postal Code: N4K 5N4 Email Address: dealerprincipal@baywesttoyota.ca
Phone Number: (Bus.) 519 372 8105 (Res.) 519 371 7085
3. Authorized Agent's Name: _____
Address: _____
Postal Code: _____ Email Address: _____
Phone Number: (Bus.) _____ (Res.) _____

All Correspondence Should be Sent to: Owner X Agent _____ Both _____

Name and Address of Mortgage holders, and any charges or other encumbrances in respect of the subject lands: Bmo (Todd Chevalier)

4. Legal Description of Subject Property:

Lot 66 Concession _____ Registered Plan 535 Part 65 Reference Plan 16R-
2516 Former Township (Keppel, Derby, Sarawak, Shallow Lake)
Municipal Address 202404 Sunset Strip Hwy 6 & 21 Georgian Bluffs.
Assessment Roll No. 4203 540 005 08602 0000

The following information must be complete and details may be provided in the attached 'Justification Report'.

5. Zoning:
Current Zoning of Subject Property Commercial (CT Cu)
6. Description of Proposed Development (include detail in Justification Report)
Renovations and 600 sq ft Addition
7. Types of Servicing – Please describe how the property will be serviced. Check appropriate box and provide details in Justification Report or a separate report.
- ☐ Publicly Owned and Operated Potable Water System
☒ Private Well/Source, Type _____
☐ Other (e.g. Lake), please specify _____
- ☐ Publicly Owned and Operated Sanitary Sewage System
☒ Septic Tank and Tile Field

☐ Other (e.g. Lake), please specify _____

If the Application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed a servicing options report and a Hydrogeological report are required, these matters must be included in the Justification Report.

☐ A Public Road Owned and Maintained by the Local Municipality

☐ A Public Road Owned and Maintained by the County

☒ A Public Road Owned and Maintained by the Province

☐ Private Road

☐ Water Access Only - Information must be provided on parking/docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road.

☐ Other, please specify _____

Storm Drainage (details should be addressed in the Justification Report and/or sketch)

☒ Existing System

☐ New On-Site System

☐ New Area System

8. The Applicant is required to provide documentation in the form of Survey/Site Plan/Elevation or other drawings which will include the following information (in metric, although imperial may be included). See guide for details.

I hereby submit the attached hardcopy and digital drawings/plans in support of this application:

No. of Copies

Site Plan

Drawing Title/No. AS ATTACHED Date Dec 20/20

Elevations or Other Drawings/Studies

Title/No. _____ Date _____

Title/No. _____ Date _____

Title/No. _____ Date _____

Survey

Surveyor: _____ Date: _____

9. I attach payment of the application fee as established by the Township of Georgian Bluffs By-law and hereby agree to reimburse the Township for any expenses incurred in relation to hearings held by the Ontario Municipal Board or any other legal proceeding and for the cost of any professional review deemed necessary by the Township.

10. Authorization and Affidavit of Owner

I Reginald MacDonald (please print) am the registered owner of the lands subject to this application. I hereby authorize Municipal staff to access my property and conduct a site visit. I understand that an Agreement may be required, at the sole discretion of the Township and I acknowledge that the costs of registration of this agreement shall be borne by me and that no development may proceed until notice of this registration is received by the Township. I agree to compensate the Township for the costs of any third party review of this proposal, legal, engineering or other costs, as applicable, in advance, or for the costs associated with an Ontario Municipal Board hearing resulting from this application.

I also authorize _____ (if applicable) to make this application on my behalf.

I/We Reginald MacDonald of the Township of Georgian Bluffs in the County of Grey

Make oath and say (or solemnly declare) that the information contained in this application is to the best of my knowledge and beliefs, a true representation of the purpose and intent of this application.

Sworn (or declared) before me at the Township of Georgian Bluffs in the County of Grey this 14th day of January, 2021.

K. Rocca
Signature – Commissioner of Oaths

Reginald MacDonald
Signature of Applicant

Kassandra Rocca
Name in Print
KASSANDRA ROCCA, a Commissioner, etc.,
County of Grey, Treasurer of the
Corporation of the Township of Georgian Bluffs

Signature of Applicants

11. Affidavit or Sworn Declaration of Applicant (if different from owner)

I/We _____ of the _____ of _____ in the _____ of _____

Make oath and say (or solemnly declare) that the information contained in this application is to the best of my knowledge and beliefs, a true representation of the purpose and intent of this application.

Sworn (or declared) before me at the _____ of _____ in the _____ of _____ this _____ day of _____, 20__.

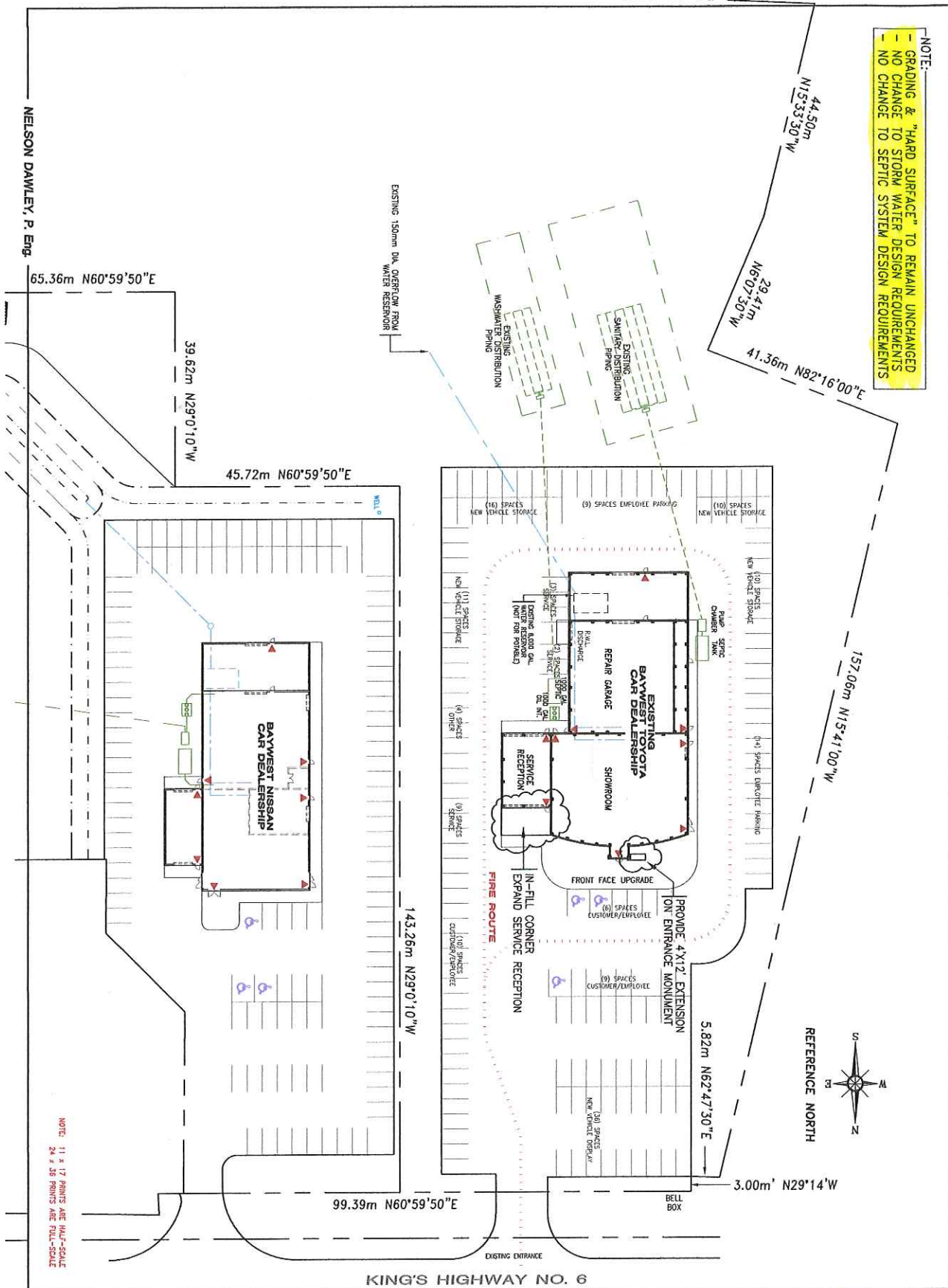
Signature – Commissioner of Oaths

Signature of Applicant

Name in Print

Signature of Applicants

NOTE:
 - GRADING & "HARD SURFACE" TO REMAIN UNCHANGED
 - NO CHANGE TO STORM WATER DESIGN REQUIREMENTS
 - NO CHANGE TO SEPTIC SYSTEM DESIGN REQUIREMENTS



NELSON DAWLEY, P. Eng

NOTE: 11 x 17 PRINTS ARE HALF-SCALE
 24 x 36 PRINTS ARE FULL-SCALE

COUNTY OF GREY
 MUNICIPALITY OF GEORGIN BLUFFS
 FORMERLY TOWNSHIP OF DEBBY
 P.L. 66 and All of L.R. 66
 Registered Plan No. 636

SITE NOTES
 ALL ELEVATIONS TO REMAIN UNCHANGED
 EXISTING LIGHTING TO REMAIN UNCHANGED

TOYOTA
Baywest Motors
FRONT UPGRADE

OTHER SOUND, DRAINAGE
 SITE PLAN
 DATE: 11/20/2020
 SHEET: A-1 OF 0

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NELSON DAWLEY, P. ENG.
 E-mail: dawley@ndawley.com
 427 10th St. - Suite A3, Huron, ON N6A 1R8
 Tel: (519) 384-9237 Fax: (519) 384-7588

NO.	DATE	REVISIONS	BY
0	04/12/20	ISSUED FOR APPROVAL	NDA
1	11/20/20	DESCRIPTION	ND

Nelson Dawley, P. Eng.

427 – 10th Street, Unit 3,
Hanover, Ontario N4N 1P8

Ph. (519) 364-7837
Cell: (226) 668-2617
E-mail: dawleyen@wightman.ca

Dec. 21, 2020

Jenn Burnett, MSc., MCIP RPP, Senior Planner
Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, Ontario
N4K 5N5

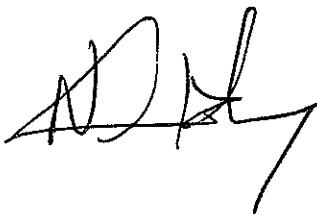
Re: Reginald MacDonald Holdings Inc. (Toyota)
Sunset Strip, Hwy. #21, Owen Sound – Municipality of Georgian Bluffs
Pt. 65 & 66, Plan 535
Assessment Roll (Toyota): 420354000508602
Proposed Addition & Renovation to Toyota Car Dealership

Dear Jenn:

This letter is to confirm the proposed renovation & front image upgrade on the Toyota dealership as shown on attached Site Plan Drawing A-1, will not impact or change storm water flow from the site.

No work is proposed which will increase the storm run-off from the property. The proposed work is limited to interior renovations, signage / entrance monument and small infill addition to extend the service reception. The existing impervious surface will not be increased and direction of storm drainage flow will not be changed.

Should you have any questions or concerns please do not hesitate to contact myself. Thank you for the consideration of Reginald MacDonald Holdings Ltd.'s site plan application.



Nelson R. Dawley, P. Eng.

COUNTY OF GREY
MUNICIPALITY OF GEORGIAN BLUFFS
(formerly TOWNSHIP OF DERBY)
Pt Lot 65 and All of Lot 66
Registered Plan No. 6335

SITE NOTES
ALL ELEVATIONS TO REMAIN UNCHANGED
EXTERIOR LIGHTING TO REMAIN UNCHANGED

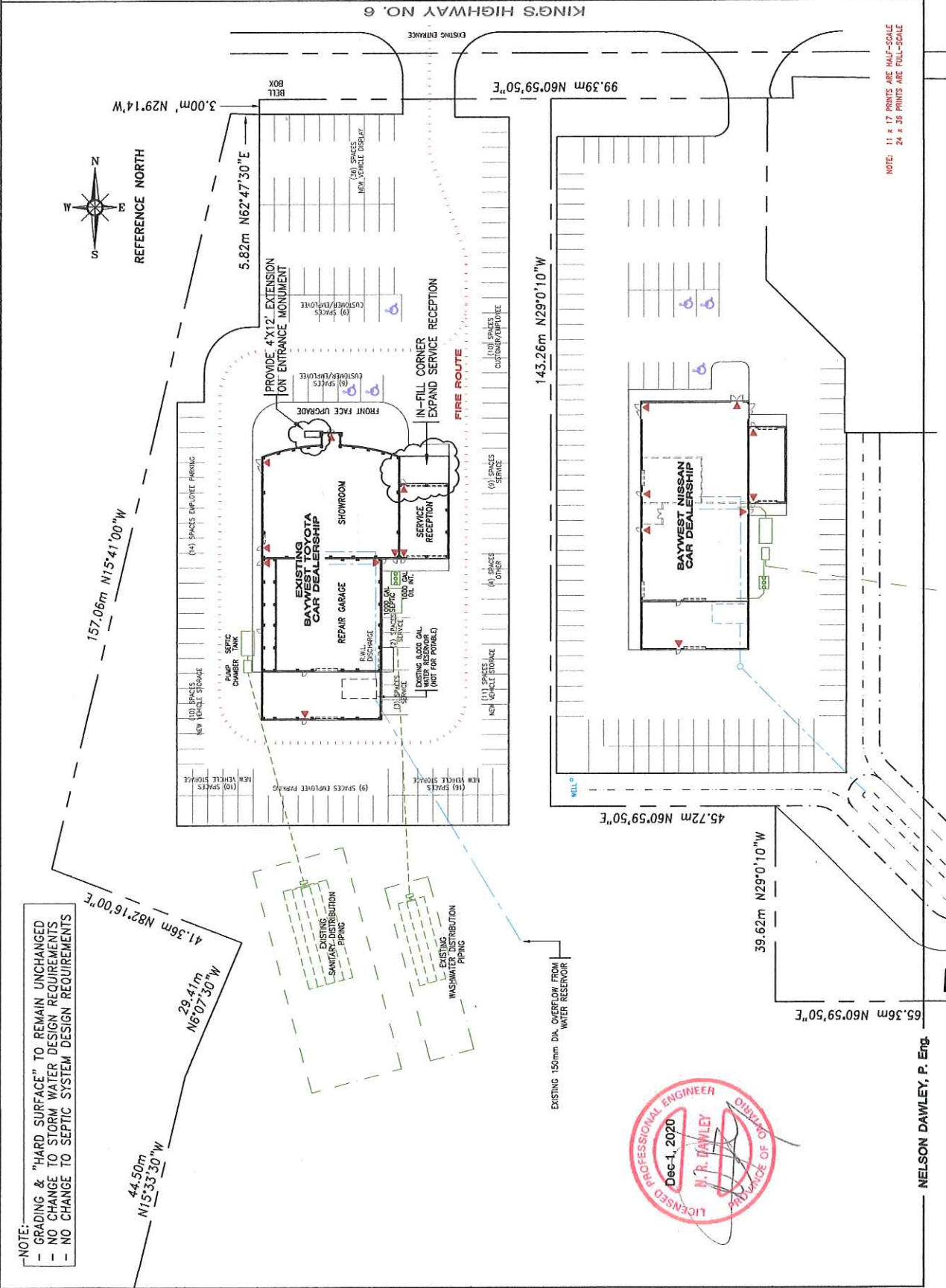
REV	DATE	DESCRIPTION	BY
0	01/17/20	ISSUED FOR APPROVAL	N.D.

NELSON DAWLEY, P. ENG.
E-mail: ndawley@engr.ca
427 10th St. - Suite #3, Humber, ON M3H 1P8
Ph: (519) 354-7837 Fax: (519) 354-7335

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(519) 344-4990
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TOYOTA
Baywest Motors
FRONT UPGRADE

ISSUED FOR APPROVAL	DATE	BY	SCALE
OPEN SOUND, UNCHANGED	DEC 1, 2020	A-1	1" = 30'



NOTE: 1:1 & 1:17 PRINTS ARE HALF-SCALE
24 & 35 PRINTS ARE FULL-SCALE



NELSON DAWLEY, P. Eng.



**NOTICE OF BY-LAW AMENDMENT PASSAGE
AMENDING 2016 DEVELOPMENT CHARGES BY-LAWS**

On January 14, 2021, Grey County passed By-laws 5103-21 and 5104-21 to amend Development Charges By-laws 4949-16 and By-law 4950-16. Development charges are fees on new developments that fund growth-related costs to a municipality. They are used across parts of Ontario and are governed by the Development Charges Act, 1997 as amended. The changes to the Development Charges By-laws encourage more rental housing, non-profit housing and additional dwelling units by exempting these developments from a County development charge as outlined in the amending By-laws. Other changes include alignment with some of the recent changes to the Development Charges Act, supporting incentives related to municipal Community Improvement Plans (CIP) and the County's CIP Program, and considering development charge credits for qualifying redevelopment projects. The development charge rates under the Development Charges By-laws have not changed. The current rates can be found on the County website at the link below. Further details regarding the changes to the Development Charges By-laws can be found on the County website at the following link - <https://www.grey.ca/development-charges>

Key maps have not been included in this notice because development charges are collected from development on all lands in Grey County and therefore the changes to the Development Charges By-laws apply to all lands in Grey County.

The development charges imposed under the By-laws came into effect on January 1, 2017 and the changes to the By-laws came into effect on January 14, 2021. Copies of the by-laws and amending by-laws are available online at <https://www.grey.ca/development-charges>. You can also contact the Clerk's Department to receive a copy of the By-laws and amending By-laws by emailing clerks@grey.ca or by calling 519-376-2205.

Under the *Development Charges Act*, any person or organization may appeal the new by-laws to the Local Planning Appeal Tribunal until 4:30 pm on February 23rd, 2021. The notice of appeal setting out the objection to the amendments to the Development Charges By-laws can be filed with the County Clerk's Department and it must explain the reasons supporting the objection.

Dated January 18, 2021 and to be published in the Owen Sound Sun Times January 22, 2021.

Randy Scherzer, Director of Planning
County of Grey, 595 9th Avenue East
Owen Sound, ON, N4K 3E3