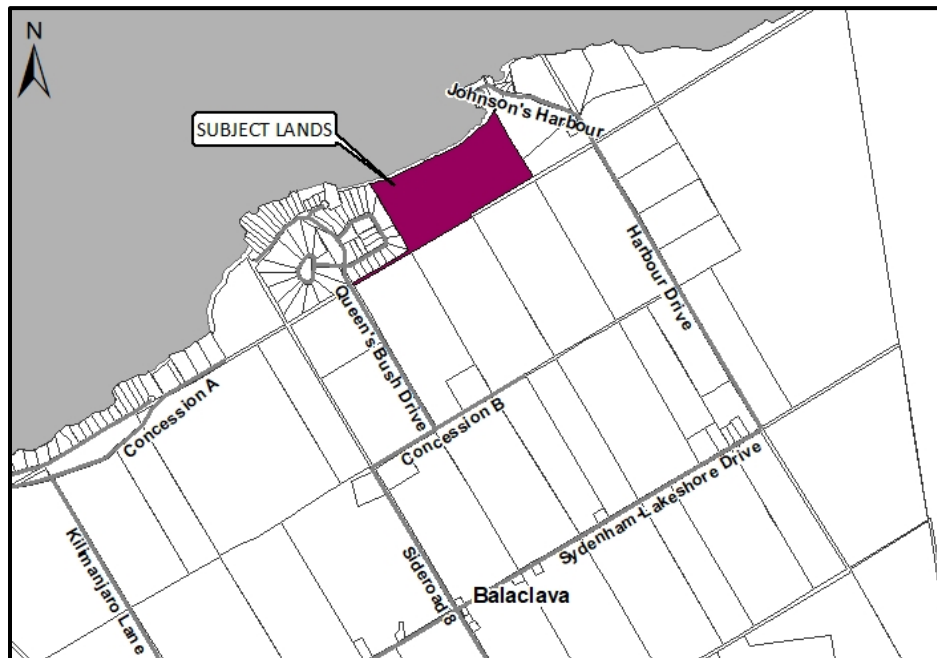




NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING

What: The County and Municipality are seeking input on development applications within 120 metres of your property. The applications to the County and Municipality would consider exceptions to the existing policies to allow for a lot to be created where the retained lot gains access via an unopened municipal road allowance.

Site: Part Lot 5 & Lot 6, Broken Front Concession, being 423020 Harbour Drive, Municipality of Meaford, geographic Township of Sydenham.



Updated Public Meeting Date: July 20th, 2020 at 5:00 p.m.

Public Meeting Location: Electronically, broadcast via Municipality of Meaford YouTube channel. Those wishing to speak at the meeting must register with the Municipality and can speak via telephone or internet. For those wishing to speak please pre-register by noon on **July 20th, 2020** with Meaford Clerk, Matt Smith who can be reached at clerk@meaford.ca or 519-538-1060 ext. 1115. Further details will be provided at the time of registration.







This Public Meeting has been rescheduled to July 20th, 2020 ensure that all property owners living within the 120 metres of the subject lands are given a 20-day notice to review the development applications.

What if I can't attend the Public Meeting? You can learn more about the proposed development by contacting the County or Municipal offices, or by reading the materials on their websites at the below links. Please note County and Municipal Offices are closed to the public at this time, but staff can be reached via phone and email. You may choose to submit comments via letter or email after taking the time to learn about the proposed development. See contact information below:

www.grey.ca/planning-development/planning-applications

www.meaford.ca/developmentstatus



County of Grey Contact Information:	Municipality of Meaford Contact Information:
<p>Hiba Hussain, Planner</p> <p> County of Grey Planning Department 595 9th Avenue East Owen Sound, Ontario, N4K 3E3</p> <p> Phone: 519-372-0219 ext. 1233</p> <p> Email: hiba.hussain@grey.ca</p>	<p>Liz Buckton, Senior Planner</p> <p> Municipality of Meaford 21 Trowbridge Street West Meaford, Ontario, N4L 1A1</p> <p> Phone: 519-538-1060 ext. 1120</p> <p> Email: lbuckton@meaford.ca</p>

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

The public meeting will take place electronically. The moderator will keep the meeting in order and allow the applicant (or their development team), the public (if they have pre-registered), and Council to speak and ask questions. No decisions are made at this meeting, it is an opportunity to learn and provide feedback.

What is being proposed through the applications?

The proposed County Official Plan Amendment would consider exceptions to the Transportation Policies in Move Grey, Agricultural and Rural sections to permit lot creation, where the remnant lot has access via an unopened municipal road allowance. Typically, such lot creation is not permitted without access onto a year-round open and maintained municipal road, or through a plan of condominium.

The Meaford Zoning By-law amendment would amend Section 9 to By-law 60-2009 which will revise the Environmental Protection (EP) zoning on the subject lands and will identify a specified building envelope through a Rural-Exception zone (RU-279). A Consent application has also been submitted to the Municipality of Meaford to sever the lands into two parcels. These lots were originally separate parcels of land and have inadvertently merged into a single piece of land. The severed parcel would gain access off Queens Bush Drive, while the retained parcel would gain access via the unopened municipal road allowance.

The lands are designated as ‘Rural’ and ‘Hazard Lands’ in the County Official Plan and as ‘Rural’ and ‘Environmental Protection’ in the Municipality of Meaford Official Plan.

Why is this Public Meeting being held and what are your rights?

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law a municipality must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is sections 22 and 34 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment or Zoning By-law Amendment.
2. If a person or public body would otherwise have an ability to appeal the decisions of the County of Grey or the Municipality of Meaford 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 County of Grey before the proposed County Official Plan Amendment is adopted, or to the



Municipality of Meaford before the Meaford Zoning By-law Amendment is adopted, the person or public body is not entitled to appeal the decision.

3. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the County of Grey before the proposed County Official Plan Amendment is adopted, or to the Municipality of Meaford before the Meaford Zoning By-law 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.
4. If you wish to be notified of the decision of the County of Grey in respect to the passing of the County Official Plan Amendment, or to the Municipality of Meaford before the Zoning By-law Amendment is adopted, you must make a written request to the County and/or Municipality, at the addresses noted on the previous page. Please note County Official Plan Amendment file number 42-10-510-OPA-4 or refer to the Meaford File Number Z04-2020 in your correspondence.
5. Please note that there is also an associated Consent application filed with the Municipality of Meaford (Meaford File Number B01/20). Although this is a related development application, this file will not be specifically discussed at the public meeting.

If you have any questions please do not hesitate to contact County or Municipal staff, who would be happy to answer any questions on these applications, or the planning process.

Dated this 23rd day of June, 2020, in Owen Sound.

A note about information you may submit to the Municipality or the County: 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 or County websites, and/or made available to the public upon request.

Please be aware that the public meeting will be broadcast online and may be recorded.