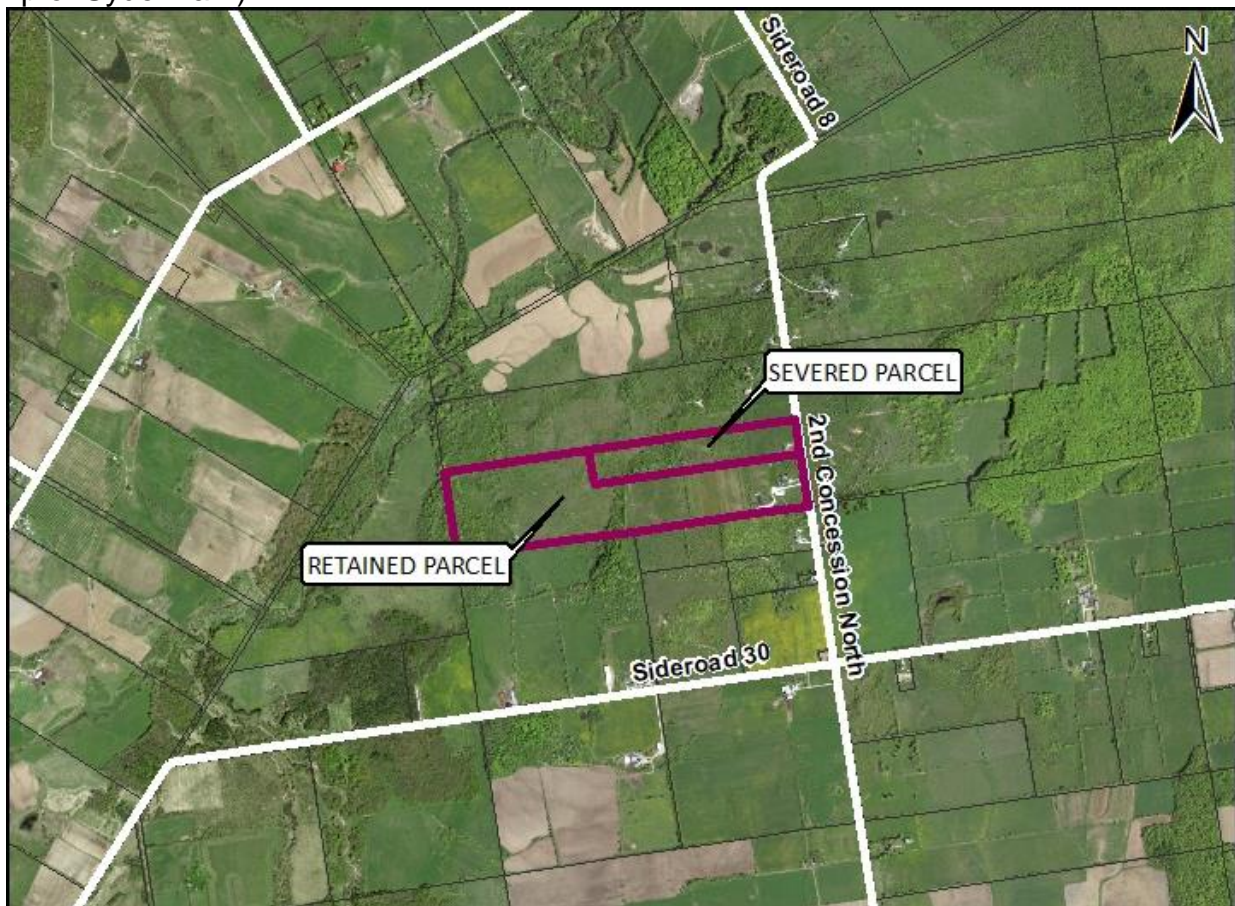




## NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING

**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 exception to the agricultural lot severance policy that requires farm severances to maintain a minimum lot area of approximately 40 hectares. Both the proposed retained and severed parcels would be smaller than 40 hectares. A related consent application has been received and will be considered by the Municipality of Meaford Committee of Adjustment following consideration of the Official Plan Amendments.

**Site:** Concession 3, Part Lot 32 (599448 2<sup>nd</sup> Concession North), Municipality of Meaford (geographic Township of Sydenham)









**Public Meeting:** January 21<sup>st</sup> at 6:00 p.m., Council Chambers, 157859 7<sup>th</sup> Line, Meaford, Ontario

**What if I can't attend the future 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. 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](http://www.grey.ca/planning-development/planning-applications)

[www.meaford.ca/developmentstatus](http://www.meaford.ca/developmentstatus)

County of Grey Contact Information:	Municipality of Meaford Contact Information:
<p>Stephanie Lacey-Avon (Planner)</p> <p> County of Grey Planning Department 595 9th Avenue East Owen Sound, Ontario, N4K 3E3</p> <p> Phone: 519-372-0219 ext. 1296</p> <p> Email: <a href="mailto:Stephanie.Lacey-Avon@grey.ca">Stephanie.Lacey-Avon@grey.ca</a></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: <a href="mailto:lbuckton@meaford.ca">lbuckton@meaford.ca</a></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 at a Council meeting and the moderator will keep the meeting in order and allow the applicant (or their development team), the public, 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 lands are designated as 'Agricultural' and 'Hazard Lands' in the County Official Plan and as 'Agricultural' and 'Environmental Protection' in the Municipality of Meaford Official Plan. The proposed County Official Plan Amendment would consider exception to the agricultural consent policy 2.1.4, where 40 hectares is the minimum lot size requirement. The subject property is 42.26 hectares, and the proposed retained parcel would be 34.78 hectares and the severed parcel would be 10.5 hectares. Both the retained and the severed parcels would be smaller than 40 hectares.

The proposed Municipal Official Plan Amendment would create a site-specific exception to Sections B2.1.4 (Development Policies), B2.1.4.1 (The Creation of New Lots) of the Official Plan to permit two newly created agricultural lots that would be smaller than 40 hectares.

### **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 section 22 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 Amendments and Consent Application.
2. If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Meaford and/or 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 Municipality of Meaford before the Official Plan Amendment is adopted, and/or to the County of Grey before the proposed Official Plan 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 Municipality of Meaford and/or the County of Grey before the proposed Official Plan Amendments are 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 Official Plan Amendments, you must make a written request to the County, at the addresses noted on the previous page. Please note County Official Plan Amendment file number 42-10-510-OPA-145 or refer to Coffin Ridge in your correspondence.

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 2<sup>nd</sup> day of November, 2018, in Owen Sound.