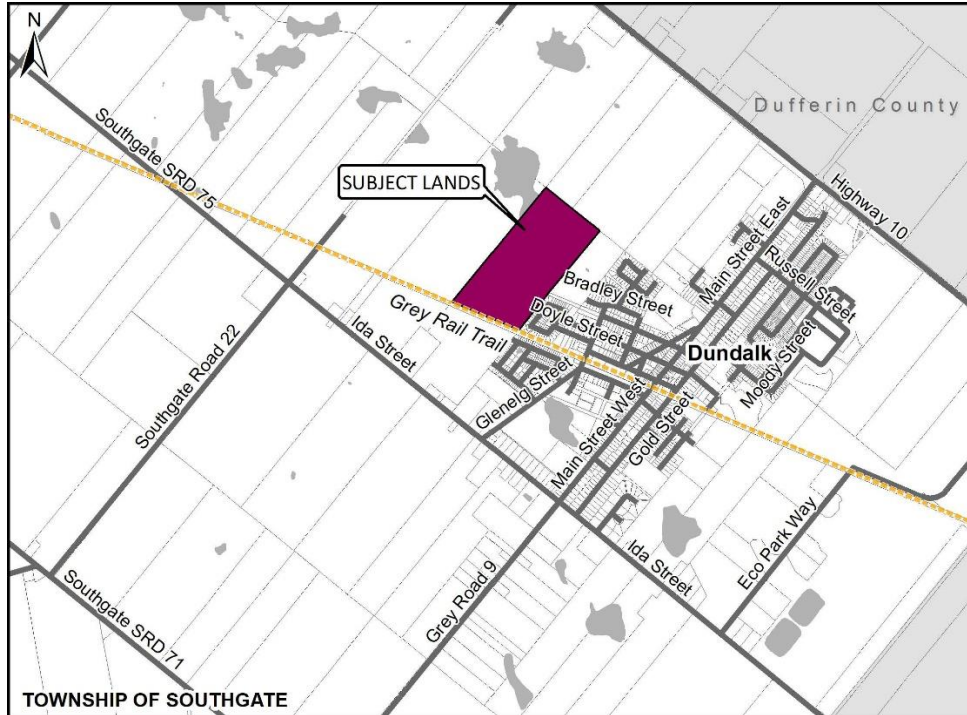


NOTICE OF COMPLETE APPLICATIONS - WE WANT TO HEAR FROM YOU

WHAT: The County and Township of Southgate are seeking input on development applications within 120 metres of your property that would create blocks of land for 459 residential units, comprising of 369 single detached dwellings, 18 semi-detached, and 73 townhouse dwelling units.

SITE: Part of Lots 225 and 226, Concession 2, Southwest of the Toronto and Sydenham Road, Geographic Township of Proton, Township of Southgate, County of Grey



Location and Timing of the Public Meeting? – To be scheduled at a later date.

How can I contribute my opinion?

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

How do I submit comments?

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

Hiba Hussain (Grey County Planner)



County of Grey
595 9th Avenue East
Owen Sound, ON, N4K 3E3



hiba.hussain@grey.ca



519-372-0219 ext. 1296

Clint Stredwick (Township of Southgate Planner)



Township of Southgate
185667 Grey Road 9,
Dundalk, ON, N0C 1B0



cstredwick@southgate.ca

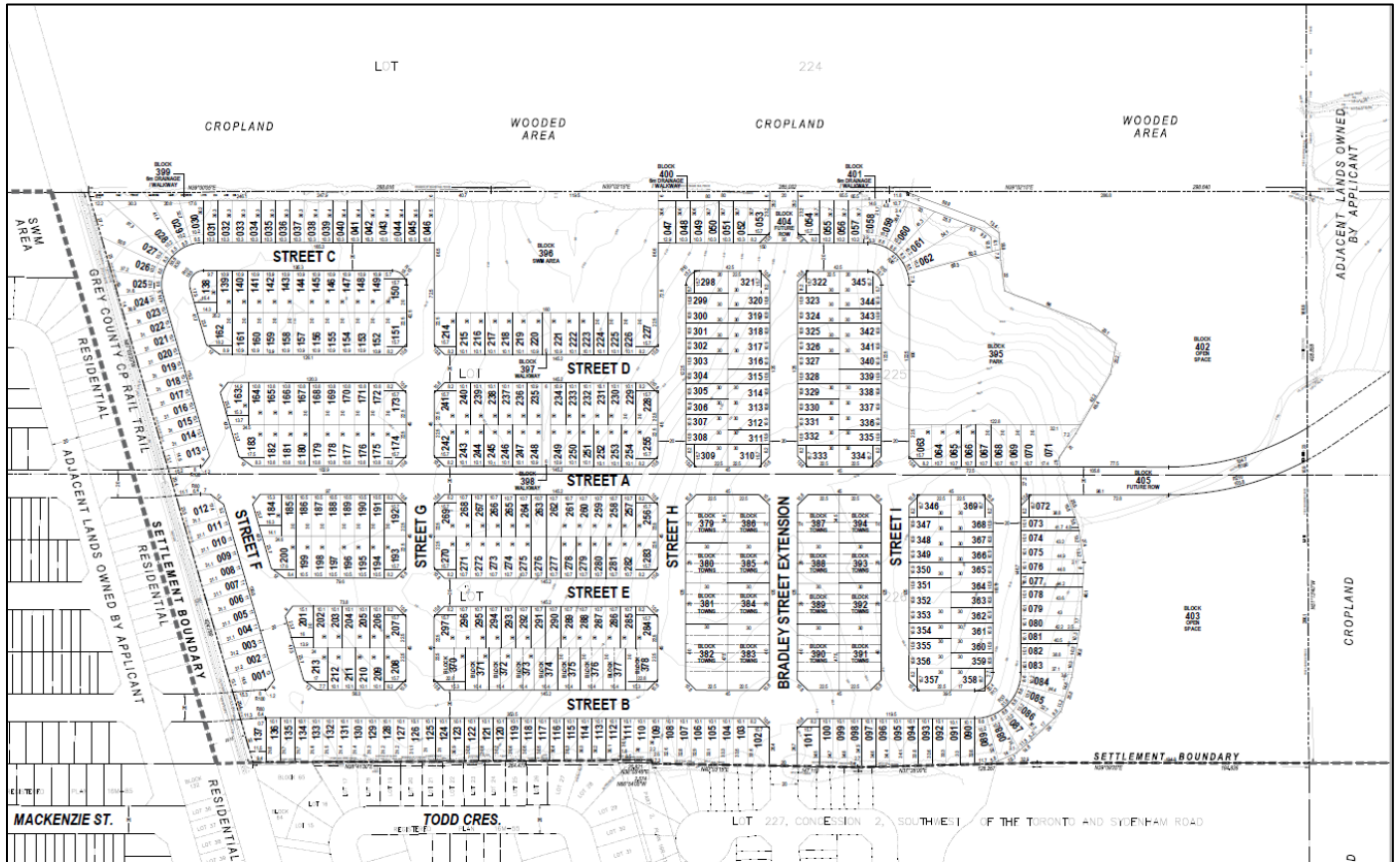


519-923-2110 ext. 235

Request for information

For information on the applications visit <https://www.grey.ca/planning-development/planning-applications>

What is being proposed through the applications?



The County has received a plan of subdivision application, known as Glenelg Phase 3 (County file number 42T-2022-08) to create blocks of land for 459 residential dwellings of which are, 369 single detached dwellings, 18 semi-detached dwellings, and 72 townhouse dwelling units. Access to the site is proposed through two (2) internal connections vis the extension of unnamed municipal roads (Street A and Street B) as well as the extension of Bradley Street to the south. The proposed plan of subdivision will also create a stormwater management block, parkland and associated trail connections.

The plan of subdivision is proposed on lands that are subject to a Minister's Zoning Order (MZO), which zone the lands for residential, commercial, park, open space, environmental protection, and infrastructure uses. The proposed Plan of Subdivision reflect the MZO. The MZO was supported by the Township Council through a resolution and was approved by the Minister of Municipal Affairs and Housing on March 4, 2022.

What can I expect at the future 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 (and their development team), the public, and members of Council to speak and ask questions. Due to current conditions this public meeting may be a virtual public meeting, via an online Council meeting, or an in-person public meeting. No decisions are made at this meeting, it is simply an opportunity to learn and provide feedback.

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

Within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. By law municipalities must hold a public meeting, and this meeting is just one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is sections 34 and 51 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 plan of subdivision.
2. If a *person or public body would otherwise have an ability to appeal the decisions of the County of Grey to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Township of Southgate or to the County of Grey before the plan of subdivision is approved or refused, the person or public body is not entitled to appeal the decisions.
3. If a *person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate or to the County of Grey before the plan of subdivision is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
4. If you wish to be notified of the decision by the Township of Southgate or the County of Grey in respect to the approval or refusal of the plan of subdivision, you must make a written request to the Township or the County, at the addresses noted on the previous page. Please note application number 42T-2022-08 when directing comments to the Town and County regarding plan of subdivision application.
5. If you have any questions please do not hesitate to contact County or Town staff, who would be happy to answer any questions on the matter.

*Notwithstanding the above, only a 'person' listed in subsection 51(48.3) of the Planning Act may appeal the decision of the County of Grey to the Ontario Land Tribunal (OLT) as it relates to the proposed plan of subdivision. Below is the prescribed list of 'persons' eligible to appeal a decision of the County of Grey related to the proposed plan of subdivision as per subsection 51(48.3) of the Planning Act. These are recent changes that have been made to the Planning Act by the province. A link to the revised Planning Act can be found here - <https://www.ontario.ca/laws/statute/90p13>. For more information about these recent changes, please visit the OLT website or contact OLT - <https://olt.gov.on.ca/about-olt/>. The prescribed list of 'persons' eligible to appeal a decision of the County on the proposed plan of subdivision as per subsection 51(48.3) of the Planning Act is as follows:

1. A corporation operating an electric utility in the local municipality or planning area to which the plan of subdivision would apply.
2. Ontario Power Generation Inc.
3. Hydro One Inc.
4. A company operating a natural gas utility in the local municipality or planning area to which the plan of subdivision would apply.
5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the plan of subdivision would apply.
6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the plan of subdivision would apply.
7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the plan of subdivision would apply.
8. A company operating as a telecommunication infrastructure provider in the area to which the plan of subdivision would apply.

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

Dated at the City of Owen Sound 19 day of October, 2022.