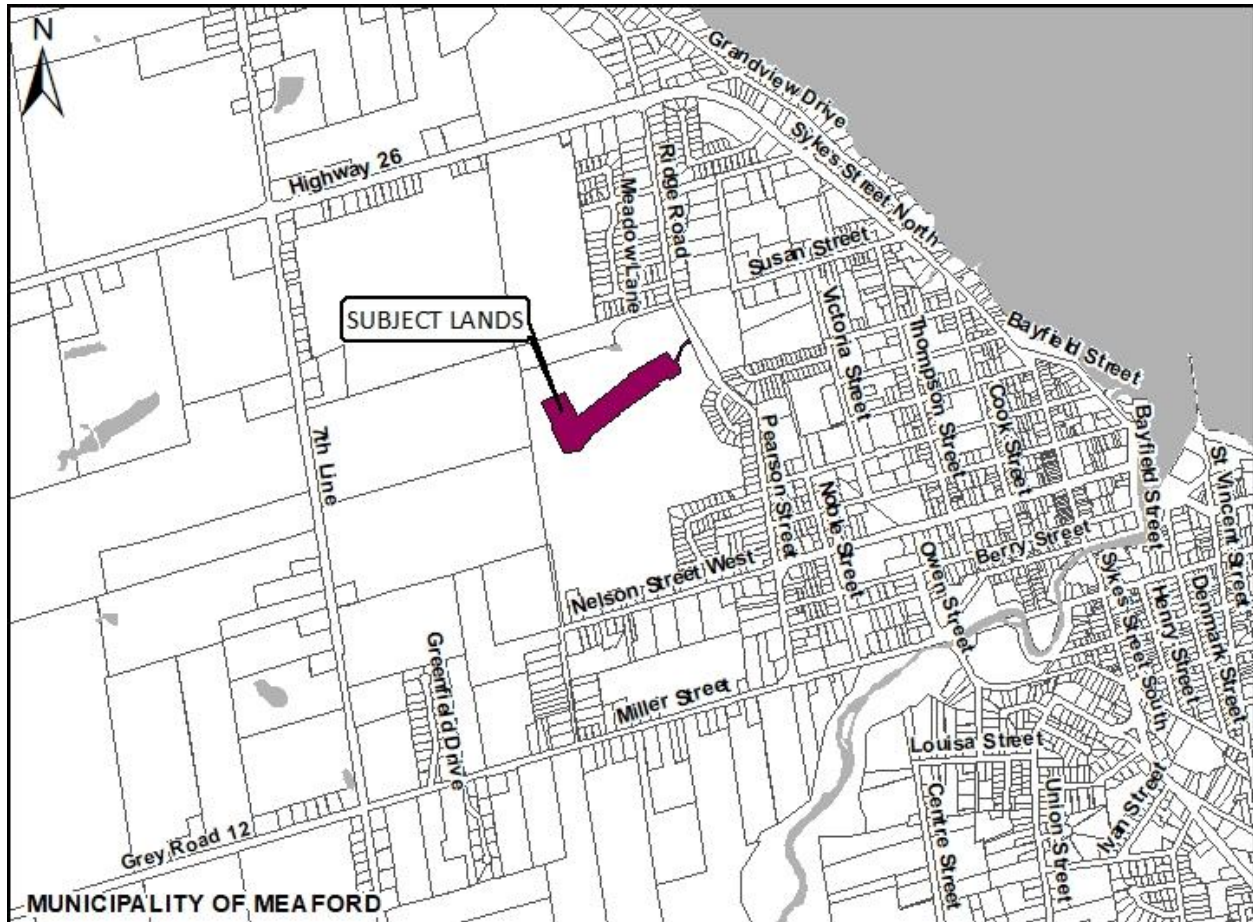


NOTICE OF PUBLIC MEETING - WE WANT TO HEAR FROM YOU

March 15th, 2021 at 5pm

WHAT: The County and Municipality are seeking input on a development application within 120 metres of your property that would create 33 single detached dwelling lots.

SITE: 408 Ridge Road, geographic Town of Meaford, Municipality of Meaford



How can I contribute my opinion?

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

Meeting Location: 12 Nelson Street E. Meaford, Ontario (Meaford Hall Opera House; please note that masks are required & physical 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/current-developments.aspx> which will be updated as further information becomes available in regards to Provincial restrictions.

How do I submit comments?

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

Stephanie Lacey-Avon (Grey County Planner)



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

Rob Armstrong (Municipal CAO/Director of Development Services)

Municipality of Meaford
21 Trowbridge St. W,
Meaford, ON, N4L 1A1

Stephanie Lacey-Avon (Grey County Planner)

Rob Armstrong (Municipal CAO/Director of Development Services)



stephanie.lacey-avon@grey.ca

rarmstrong@meaford.ca



519-372-0219 ext. 1296

519-538-1060 ext. 1121

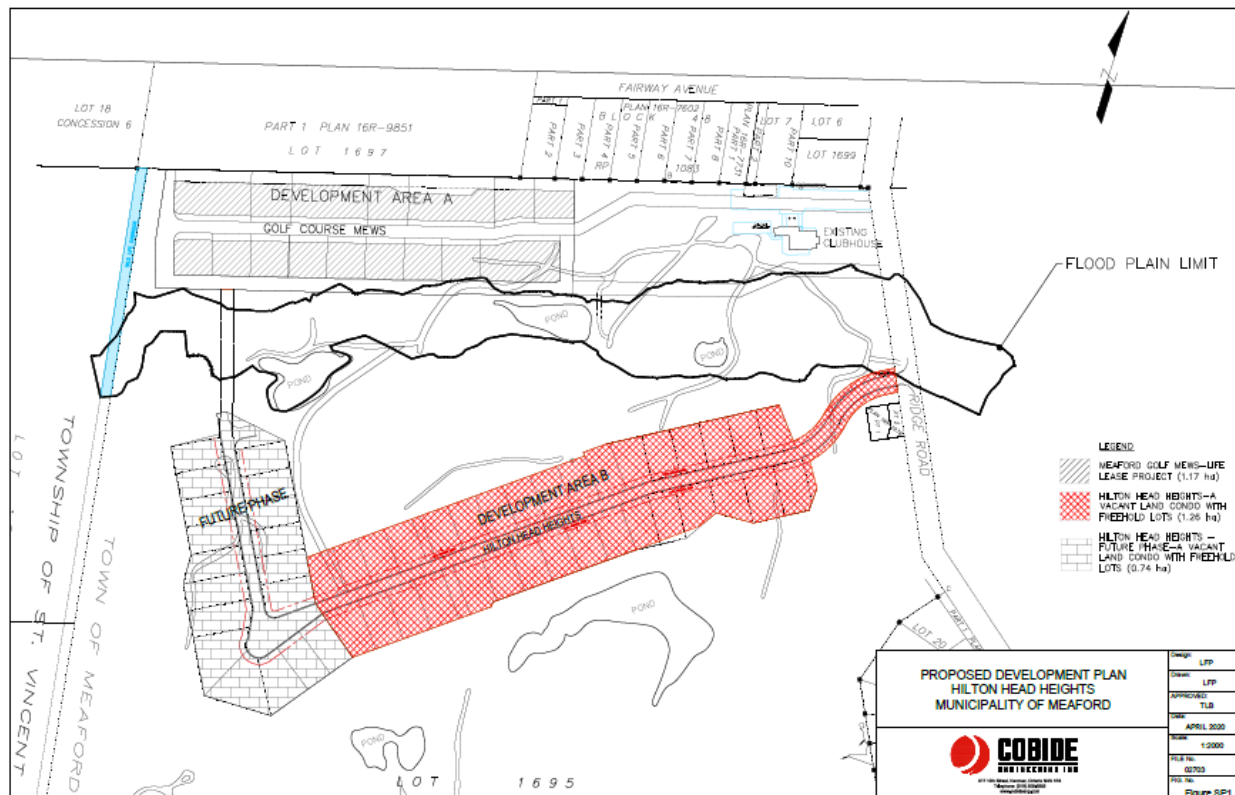
Request for information

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

For all supporting studies, reports for the proposed zoning by-law application visit <https://www.meaford.ca/en/business-development/current-developments.aspx>

What is being proposed through the application?

The County has received a plan of condominium application known as Hilton Head Heights (County file number 42CDM-2020-07), in the geographic Town of Meaford, Municipality of Meaford to create 33 single detached dwelling lots. An additional 18 units are intended to form part of a separate condominium application, extending northwest along the private road. At this time, the County will only be processing the 33 single detached dwelling lot condominium application. New road construction will be required to serve the proposed development, connecting to Ridge Road. Servicing will be via full municipal water and sanitary sewers. Several technical reports have been submitted with the proposed condominium application.



Related Applications:

County of Grey Plan of Condominium Application 42CDM-2020-07 & the Municipality of Meaford Zoning Amendment (Z07.2020). The zoning by-law amendment application has already been approved by the municipality.

Why is this 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 a municipality 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 County plan of condominium.
2. 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 County of Grey before the plan of condominium 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 County of Grey before the County plan of condominium is approved or refused, 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 do so.
4. If you wish to be notified of the decision by the County of Grey in respect to the approval or refusal of the County plan of condominium, you must make a written request to the County, at the addresses noted on the previous page. Please note plan of condominium application 42CDM-2020-07 when directing comments to the County.
5. If you have any questions please do not hesitate to contact County or Municipal 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 Local Planning Appeal Tribunal (LPAT) as it relates to the proposed plan of condominium. Below is the prescribed list of 'persons' eligible to appeal a decision of the County of Grey related to the proposed plan of condominium 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 LPAT website or contact LPAT - <https://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

The prescribed list of 'persons' eligible to appeal a decision of the County on the proposed plan of condominium 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 condominium 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 condominium would apply.
5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the plan of condominium 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 condominium 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 condominium would apply.
8. A company operating as a telecommunication infrastructure provider in the area to which the plan of condominium would apply.

Dated at the City of Owen Sound this 3rd day of **February, 2021**.

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.