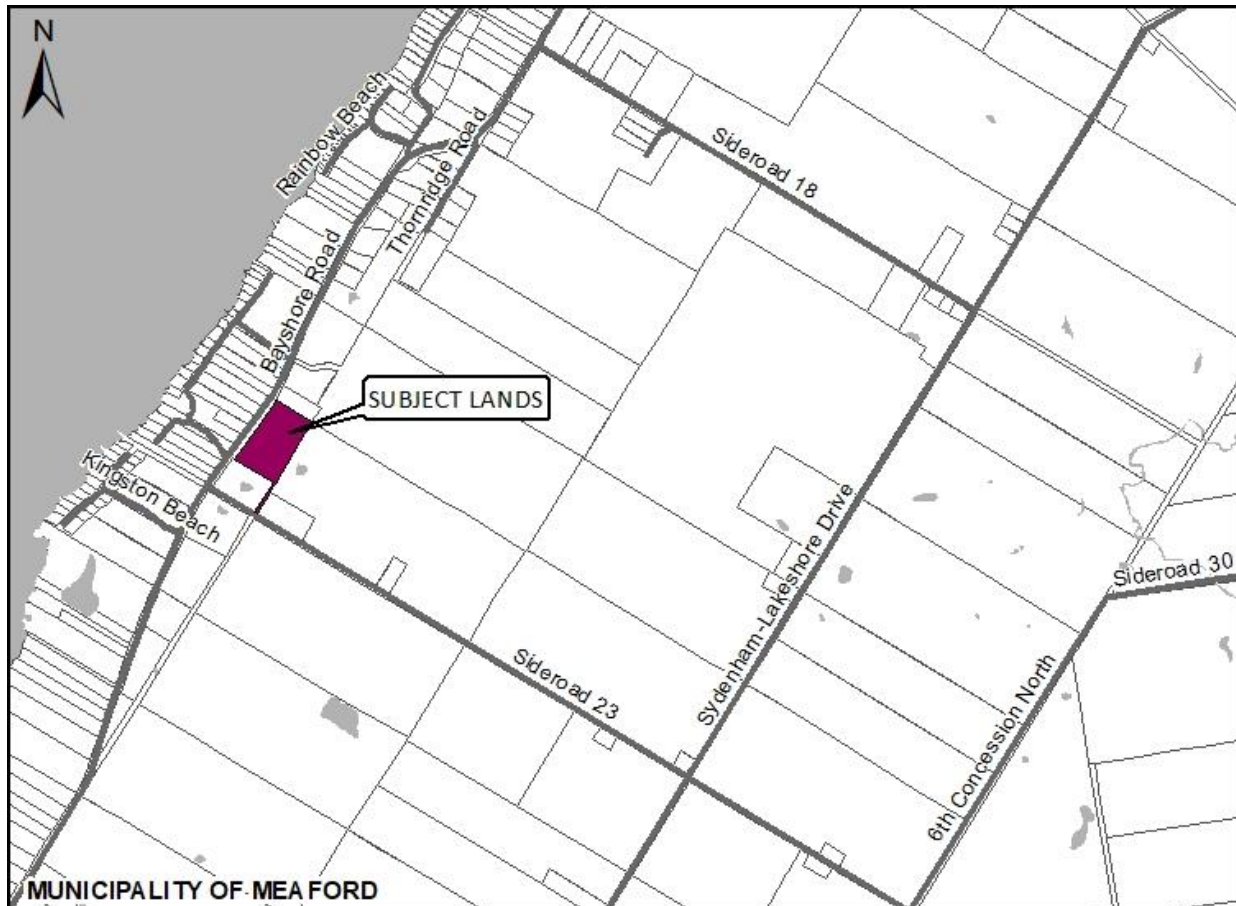


NOTICE OF PUBLIC MEETING - WE WANT TO HEAR FROM YOU

WHAT: The County and Municipality are seeking input on development applications within 120 metres of your property that would create up to a total of 5 residential lots on a new condominium road.

SITE: Part of Lot 23, Broken Front Concession, Municipality of Meaford, geographic Township of Sydenham



Meeting Date and Time: Monday, February 7th, 2022 at 5:00pm

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

Meeting Information: Members of the public are encouraged to provide comments and questions on the application. If a member of the public wishes to provide comment on the application or ask questions, they may do so in writing or remotely via Zoom (phone/internet). Those wishing to speak at the public meeting remotely must register in advance with Development Services by noon on February 7th, 2022 by contacting planning@meaford.ca or 519-538-1060 ext. 1127. An email with access information will be sent to those who register for remote participation.

The public can watch this meeting live via the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

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.

How do I submit comments?

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

Scott Taylor (Grey County Planning Staff)



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



scott.taylor@grey.ca



519-372-0219 ext. 1238

Helena Fascinato (Meaford Planning Staff)



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



hfascinato@meaford.ca



519-538-1060 ext. 1127

Request for information

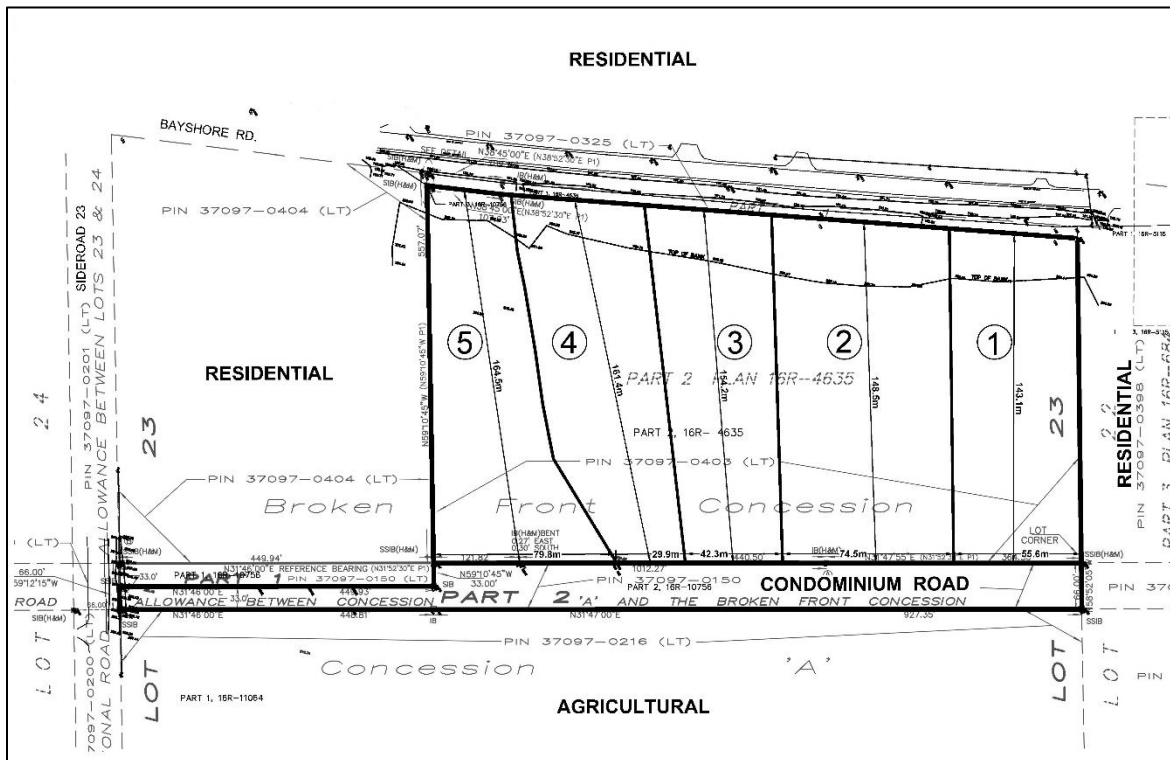
For information on the applications visit <https://www.grey.ca/planning-development/planning-applications> or <https://www.meaford.ca/en/business-development/current-developments.aspx>

Please note that currently both Grey County and Municipality of Meaford Offices are currently closed to the public. Both offices are still receiving mail, and staff can be reached via phone or email.

What is being proposed through the applications?

The County has received a plan of condominium application, known as the McCullough condominium (County file number 42CDM-2020-08) to create a condominium road for 5 new single detached dwellings. This new condominium road would have access off Sideroad 23. Servicing to the proposed dwellings will be via private wells and septic systems. The subject lands are designated as 'Inland Lakes and Shoreline' and 'Hazard Lands' in the County Official Plan. The Inland Lakes and Shoreline designation permits new residential development.

The proposed consent applications (B15-2020 – B19-2020) to be processed and circulated following the applications for zoning by-law amendment and plan of condominium would create 5 new residential lots on the subject lands with a remaining parcel for private condominium access. The purpose and effect of the zoning by-law amendment application is to address the plan of condominium and related consent applications by rezoning the subject lands from Rural (RU) and Environmental Protection (EP) to Residential Limited Service (RLS) with appropriate site-specific exception (Exception #) and Holding (H) provisions and refined Environmental Protection (EP).



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 virtual 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 maybe a virtual public meeting, via an online Council meeting. No decisions are made at this meeting, it is simply an opportunity to learn and provide feedback.

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 zoning by-law amendment or plan of condominium. Please note the consent applications will be discussed at a separate meeting of the Committee of Adjustment to be scheduled at a later date.
2. If a **person* or public body would otherwise have an ability to appeal the decisions of the Municipality of Meaford or 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 Municipality of Meaford before the zoning by-law amendment is approved or refused, or 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 Municipality of Meaford before the zoning by-

law amendment is approved or refused, or to the County of Grey before the 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 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 Municipality of Meaford in respect to the approval or refusal of the zoning by-law amendment, or the County of Grey in respect to the approval or refusal of the plan of condominium, you must make a written request to the Municipality or the County, at the addresses noted on the previous page. Please note application Z10-2020 for the zoning by-law amendment when directing comments to the Municipality and plan of condominium application 42CDM-2020-08 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 Ontario Land Tribunal (OLT) 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 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 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.

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 Municipality or County websites, and/or made available to the public upon request.

Dated at the County of Grey this 10th day of January, 2022.