



Notice of Complete Applications & Public Meeting

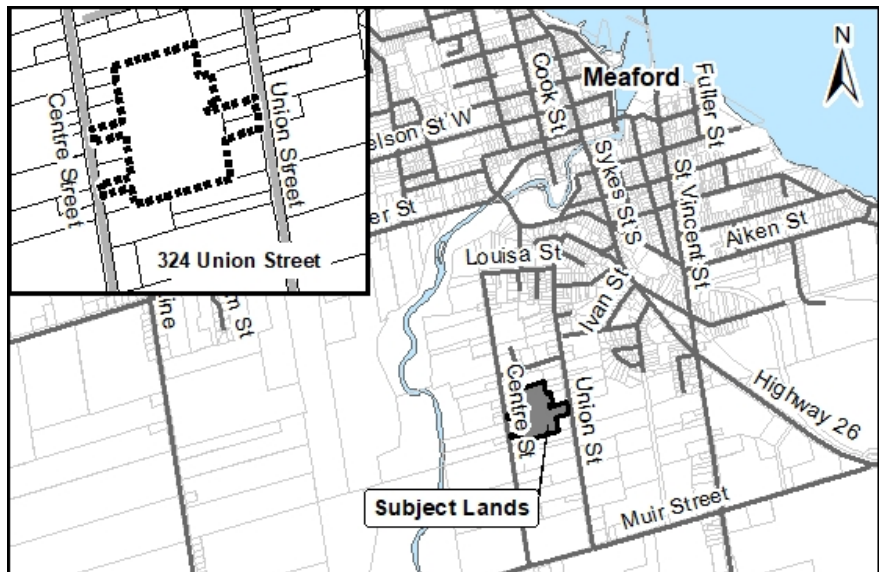
Meeting Date and Time: Monday, October 4th, 2021 at 5:00 pm

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 either in-person at Meaford Hall (12 Nelson Street East in the Opera House) or remotely via Zoom (phone/internet). Those wishing to speak at the public meeting in-person or remotely must register in advance with Legislative Services by noon on October 4th, 2021 by contacting deputyclerk@meaford.ca or 519-538-1060 ext. 1100. 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.

Purpose and Effect: A Zoning Amendment application (Z07-2021), along with a Plan of Subdivision application (County of Grey file 42T-2021-05) have been submitted to create 86 residential units on the subject lands, consisting of 48 single detached and 38 semi-detached dwellings. Access to the site would be via both Union and Centre Street and the subdivision will be on full municipal services.



The Zoning By-law Amendment is to implement the Draft Plan of Subdivision and proposes to apply residential zoning to the lands by amending the zoning from the Development (D) zone which permits existing uses and single detached dwellings on private or partial services to the R4 zone with a site specific exception which would facilitate and limit the use of the property to single detached and semi-detached units as well as specify a minimum frontage of 7.5m for a semi-detached dwelling and a maximum lot coverage of 40%. The Zoning Amendment will also establish provisions to permit and regulate a proposed Storm Water Management feature to service the development.

The applications have been supported with submission of a variety of studies, investigations and reports. These studies, related plans, and a copy of this notice are available on the municipal and County websites for review:

- www.meaford.ca/developmentstatus
- <https://www.grey.ca/planning-development/planning-applications>

How do I submit my written comments?

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

Municipality of Meaford:



Matt Smith, Clerk
Municipality of Meaford
21 Trowbridge St W
Meaford, ON, N4L 1A1



msmith@meaford.ca

County of Grey:



Stephanie Lacey-Avon
County of Grey
Planning & Development Dept.
595 9th Avenue East
Owen Sound, ON, N4K 3E3
519-372-0219 ext. 1296



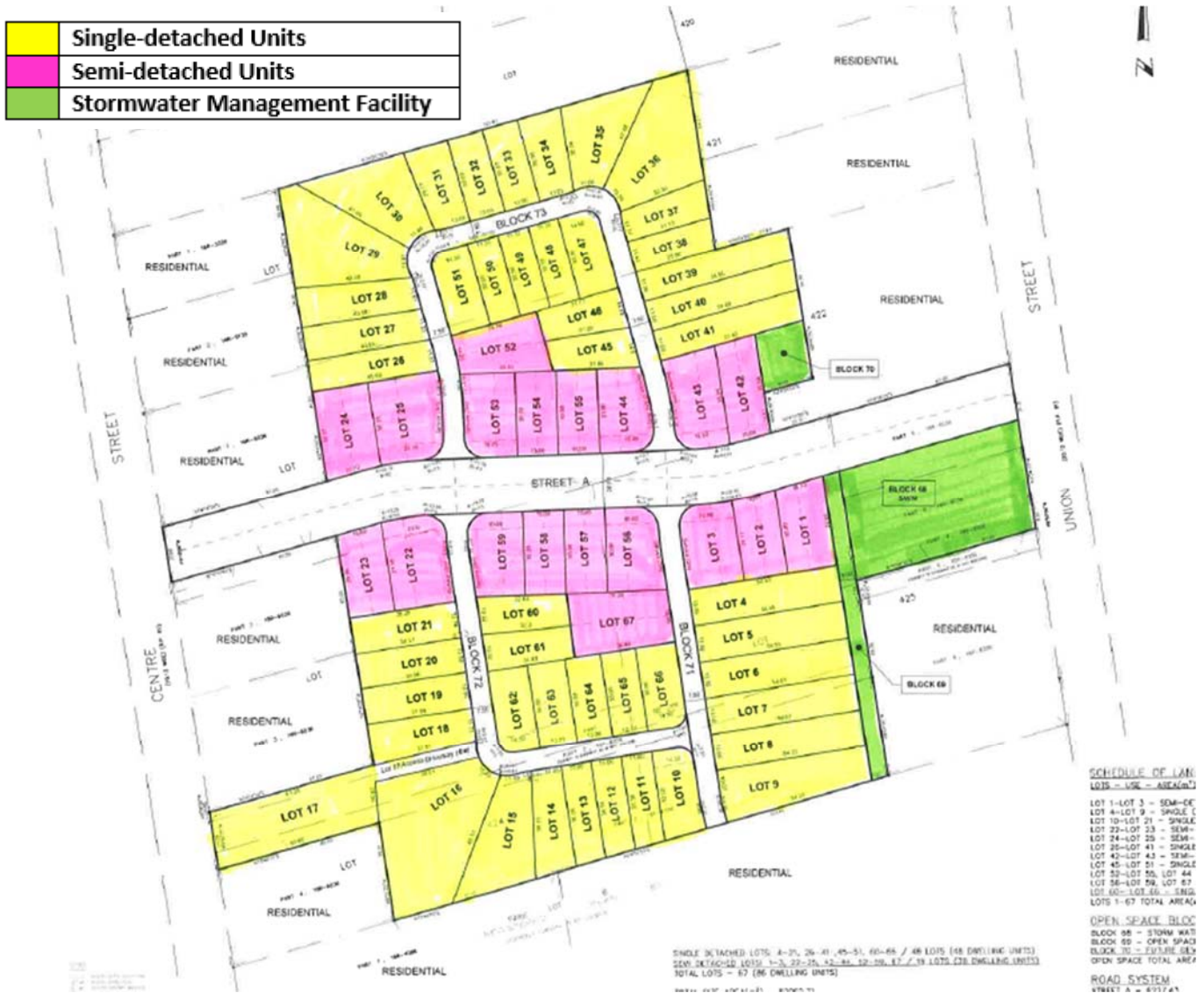
stephanie.lacey-avon@grey.ca

If your property contains 7 or more residential units, please post all pages of this notice in a location that is visible to all residents.

Related Applications: County of Grey Plan of Subdivision Application 42T-2021-05

Property Location: Part of Lots 421, 422, 423, 424 and 425, Plan 309, fronting on Union and Centre Streets, in the geographic Town of Meaford, now in the Municipality of Meaford.

Proposed Draft Plan



Why this Public Meeting is 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 subdivision.
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 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 Municipality of Meaford before the zoning by-law amendment is approved or refused, 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 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 subdivision, you must make a written request to the Municipality or the County, at the addresses noted below. Please note application Z07-2021 for the zoning by-law amendment, when directing comments to the Municipality and plan of subdivision application 42T-2021-05, when directing comments to the County.
5. If you have any questions please do not hesitate to contact County or Municipality staff, who would be happy to answer any questions on the matter.

*Notwithstanding the foregoing, 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/>

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.

For more information about this application, including information about preserving your appeal rights, contact:

 Rob Armstrong
CAO/Director of Development Services
rarmstrong@meaford.ca

 Keirsten Morris
Planner I
kmorris@meaford.ca

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.