

February 2, 2023

## Notice of Complete Application & Public Meeting

**Meeting Date and Time:** Monday March 6, 2023 at 5:00 PM

**Meeting Location:** In-person at 157859 7th Line, Meaford, Ontario (Council Chambers) **OR** the option to participate remotely via Zoom.

**Meeting Information:** Members of the public are encouraged to provide comments and questions on the application.

If a member of the public wishes to speak at the public meeting, they may do so either in-person at Council Chambers or remotely via Zoom (phone/internet). **Those wishing to speak at the public meeting in-person or remotely MUST register in advance with Development Services by noon on March 6, 2023 by contacting [planning@meaford.ca](mailto:planning@meaford.ca) or 519-538-1060 ext. 1120.** An email with access information will be sent to those who register for remote participation.

If you do not wish to speak at the public meeting, we encourage you to watch the meeting live via the Municipality of Meaford's YouTube channel at [www.meaford.ca/youtube](http://www.meaford.ca/youtube) or provide your written comments to the County and Municipal contacts provided on below.

**Purpose and Effect of the Applications:** Applications have been received to develop an 'eco-retreat' cabin rental tourist establishment with central clubhouse and five (5) recreational resource based freehold residential lots proposed via a plan of condominium which would share certain common elements and amenities with the tourist establishment.

The subject lands are currently designated as Rural and Hazard Lands by the County of Grey Official Plan and as Rural and Environmental Protection by the Municipality of Meaford Official Plan. The properties are zoned Shoreline Residential and Environmental Protection by the Municipality of Meaford comprehensive Zoning By-law. The majority of the lands have been mapped as Significant Woodlands under the County and Local Official Plans. The lands are also adjacent to Georgian Bay and subject to a 30 m setback for new development based on the policies of the Official Plans.

The development of an eco-retreat on its own would not require County or Local Official Plan Amendments. However, the development of the additional five (5) residential lots/units triggers the Official Plan amendment applications. See the last page of this notice for a sketch of the proposal.

The specific applications being considered at this time include:

### **County of Grey Official Plan Amendment (File No. 42-10-510-OPA-15)**

Resource based recreational uses are permitted by the County of Grey Official Plan for lands designated Rural subject to the policies therein. Residential lot creation associated with resource based recreational uses which exceeds the Rural lot density provisions shall require an Official Plan Amendment in accordance with section 5.4.2(11) of the Official Plan. An application to amend the County of Grey Official Plan has been submitted as the creation of the five (5) lots exceed the permitted density of the rural designation.

### **Municipality of Meaford Official Plan Amendment (File No. OPA 32)**

Accommodation uses such as rental cabin establishments, open air recreational uses, and passive recreational uses are permitted by the Municipality of Meaford Official Plan subject to the policies therein. Accommodation uses are subject to Section B2.3.4.6 which requires a Zoning By-law Amendment and Site Plan Control for any resource-

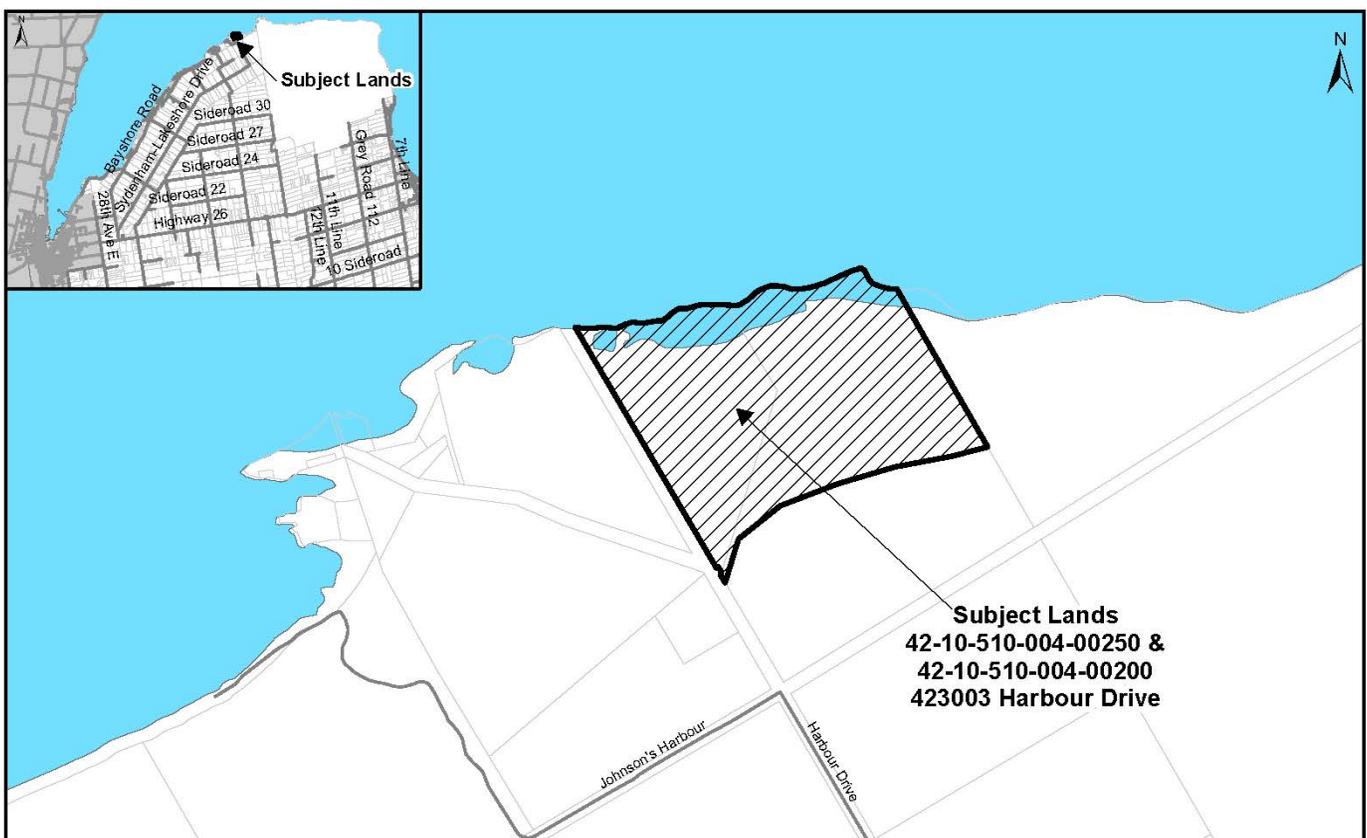
based recreational uses and an Official Plan Amendment and plan of subdivision/condominium for any associated residential development. An application to amend the Municipality of Meaford Official Plan has been submitted for the creation of the proposed residential development.

### Draft Plan of Condominium to County of Grey (File No. 42CDM-2022-03)

An application has been received for a Vacant Land Plan of Condominium. The condominium plan contains a number of units together representing the 'eco-retreat' and the five (5) proposed residential lots which would share the common elements proposed to include the vehicular access to Harbour Drive, clubhouse and parking, trails and shoreline amenity areas.

**Related Applications:** A Zoning By-law Amendment Application is required but is incomplete until the Official Plan Amendments are considered. A Site Plan Approval Application is anticipated for the 'eco-retreat' in future.

**Site Location:** 42303 Harbour Drive and adjacent property, being Part of Lot 3 Broken Front Concession, Part 1 & 2 Plan 16R-9207 in the geographic Township of Sydenham, now in the Municipality of Meaford.



### Where Can I Find More Information?

For more information and to view items submitted with the applications, please visit:



<https://www.meaford.ca/en/business-development/current-developments.aspx>

(see Eco-Retreat)

OR



<https://www.grey.ca/government/land-use-planning/planning-and-development-projects/eco-retreat>

### How can I contribute my opinion?

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

## How do I submit written comments or questions?

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

**Municipality of Meaford:**  
**Denise McCarl**  
**(Meaford Planner)**  
 Municipality of Meaford  
21 Trowbridge Street West  
Meaford, ON, N4L 1A1  
 [planning@meaford.ca](mailto:planning@meaford.ca)  
 519-538-1060 extension 1120

**County of Grey:**  
**Scott Taylor (Grey County Planner)**  
 County of Grey  
Planning & Development Dept.  
595 9th Avenue East  
Owen Sound, ON, N4K 3E3  
 [Scott.taylor@grey.ca](mailto:Scott.taylor@grey.ca)  
 519-372-0219 extension 1238

## 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 (and their development team), the public, and members of Council to speak and ask questions. No decisions are made at this meeting, it is simply an opportunity for you to learn and provide feedback.

## Why is this Public Meeting being to be held & 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 22, 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 Condominium or Official Plan Amendments.
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 Municipal Official Plan Amendment is approved or refused, or to the County of Grey before the County Official Plan Amendment or 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 Municipal Official Plan Amendment is approved or refused, or to the County of Grey before the County Official Plan Amendment or 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 Municipal Official Plan Amendment (File # OPA 32) or the County of Grey in respect to the approval or refusal of the Plan of

Condominium (File # 42CDM-2022-03) and County Official Plan Amendment (42-10-510-OPA-15), you must make a written request to the Municipality or the County, at the addresses noted on the previous page. Please note the file numbers noted above when directing correspondence to the Municipality or 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 or public body' listed in subsection 21(7) and 51(48.3) of the Planning Act may appeal the decisions of the County of Grey or Municipality of Meaford as the case may be to the Ontario Land Tribunal as it relates to the proposed Official Plan Amendments or proposed plan of condominium. Please refer to the Planning Act for the prescribed lists.

\*\* Furthermore, while recent changes to the Planning Act have changed the requirements for a public meeting respecting draft plan of subdivision or condominium section 51 (19.4) of the Planning Act still requires prescribed persons and public bodies receive notice of the application and information provided. The wording noted above is as prescribed by the applicable Ontario Regulation 544/06.

**A note about information you may submit to the County or the Municipality:**

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.

**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.**

# Excerpts of Draft Plan of Condominium & Site Plan Overlay

## AQORPIONS Eco Retreat



### Schedule of Land Use

PROPOSED LAND USE Legend	YIELD		AREA		
	Elements	Units	ha	[Ac.]	%
COMMON ELEMENTS (Private Road/Shoreline Lands)	1		2.530	[6.23]	21.3
UNITS 1-4 (Eco Retreat)	.	4	8.802	[21.76]	74.3
UNITS 5-9 (Residential)	.	5	0.523	[1.30]	4.4
<b>TOTALS</b>	<b>1</b>	<b>9</b>	<b>11.855</b>	<b>[29.29]</b>	<b>100</b>