



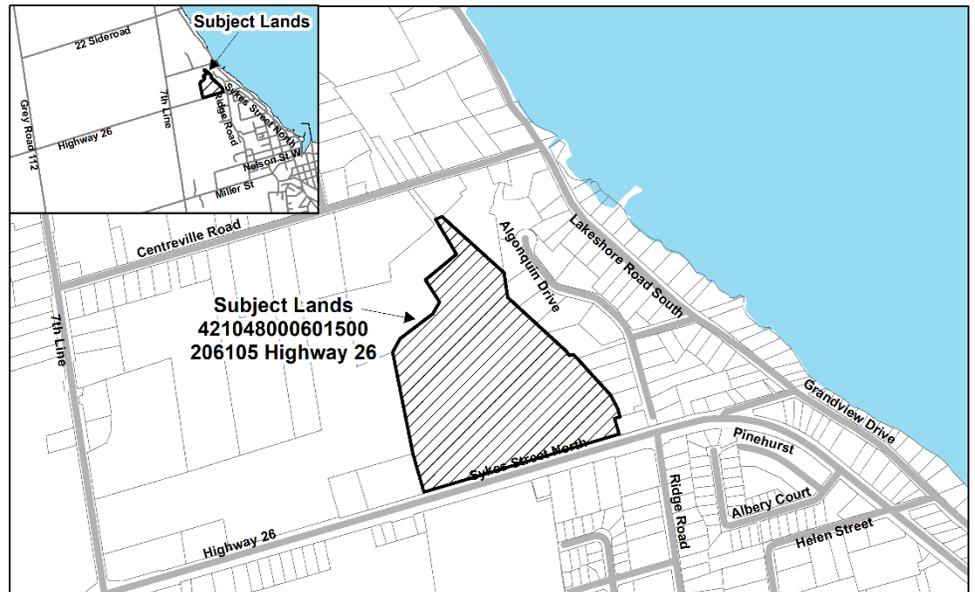
# Notice of Complete Application & Public Meeting

**Meeting Date and Time:** Monday, October 26<sup>th</sup>, 2020 at 5:00 p.m.

**Meeting Location:** 12 Nelson Street E. Meaford, Ontario (Meaford Hall Opera House; please note that masks are required & social distancing procedures will be in place)

**Purpose and Effect:**

Official Plan & Zoning Amendment applications, along with a Plan of Subdivision application (County of Grey file 42T-2020-06) have been submitted by M1 Development Inc. (a member of the Loon Call Development Group) to create up to 249 residential units on the subject lands, consisting of a mix of single detached dwellings and townhomes.



While the majority of the lands are already designated 'Urban Living Area' by the Municipality of Meaford Official Plan (OP), the OP Amendment application proposes to bring an 1.7ha portion of the lands currently designated as 'Urban Highway Commercial' into the Urban Living Area designation to facilitate their residential use, together with the remainder of the lands.

The related Zoning By-law Amendment proposes to apply residential zoning to the lands – the Residential (R4) zone to facilitate single detached units; the Multiple Residential (RM) zone to facilitate townhome units; and, a site-specific residential 'flex' zone which would apply both R4 & RM permissions to later phases of the proposed development to facilitate flexibility in unit type, in order to accommodate future market demand/ changes. The Zoning Amendment will also refine the Environmental Protection zoning on the lands to reflect natural hazard and heritage features, and will 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](http://www.meaford.ca/developmentstatus)
- <https://www.grey.ca/planning-development/planning-applications>

**Information Session Planned:** Prior to this Public Meeting, the applicant intends to host a by-invitation information session for adjacent residents. An invitation for this meeting will be distributed by the applicant, once details are confirmed.

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

Liz Buckton  
Manager, Development Services

 [lbuckton@meaford.ca](mailto:lbuckton@meaford.ca)

 519-538-1060 X1120

Keirsten Morris  
Planner I

 [kmorris@meaford.ca](mailto:kmorris@meaford.ca)

 519-538-1060 X1119

**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-2020-06; Municipality of Meaford Official Plan Amendment (OPA#26) & related Zoning Amendment (Z08-20).

**Property Location:**

#206105 Highway 26, being Part of Lots 4 & 14, Judge's Plan 541 in the geographic Township of St. Vincent, now in the Municipality of Meaford.

**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 22, 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 official plan amendment, 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 Local Planning Appeal 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 official plan or 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 official plan amendment or 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 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 Municipality of Meaford in respect to the adoption of the official plan amendment and/or the approval or refusal of the zoning by-law amendment, or the County of Grey in respect to the approval or refusal of the official plan amendment (as approval authority) and/or plan of subdivision, you must make a written request to the Municipality or the County, at the addresses noted below. Please note application OPA 26 for the official plan amendment and Z08-2020 for the zoning by-law amendment, when directing comments to the Municipality and plan of subdivision application 42T-2020-01, 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 Local Planning Appeal Tribunal (LPAT) 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 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 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.

### How do I submit my 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](mailto:msmith@meaford.ca)

#### County of Grey:



County of Grey  
Planning & Development Dept.  
595 9<sup>th</sup> Avenue East  
Owen Sound, ON, N4K 3E3



[Scott.taylor@grey.ca](mailto:Scott.taylor@grey.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.