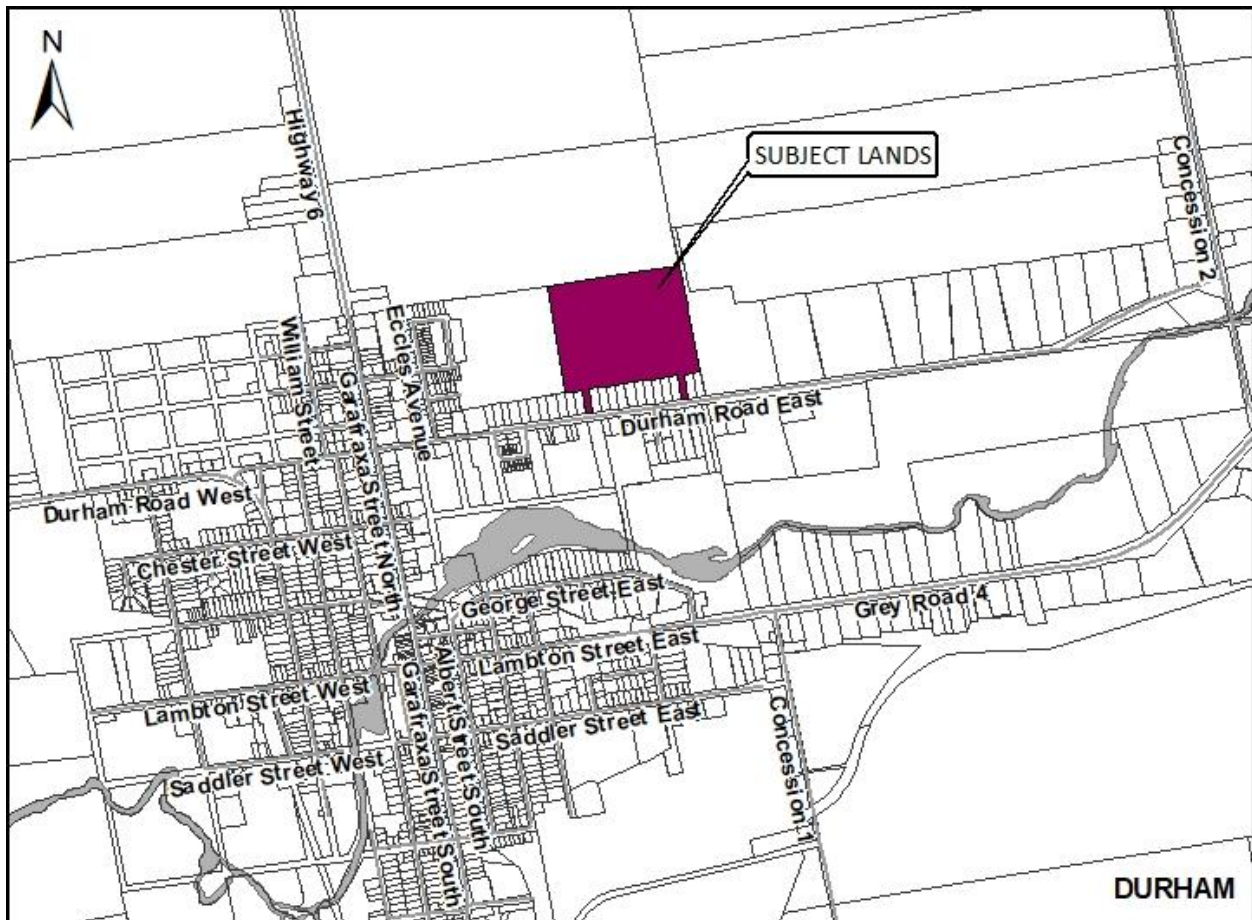


## REVISED NOTICE OF PUBLIC MEETING - WE WANT TO HEAR FROM YOU

**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 **207** residential lots, including a mixture of single detached and townhouse dwellings.

**SITE:** Part of Divisions 2 and 3 of Lot 24, Concession 1 EGR, Municipality of West Grey, geographic Township of Glenelg



**The Public Meeting will be hosted electronically via ZOOM (audio only) at the Municipality of West Grey Municipal Office on December 1<sup>st</sup>, 2020 @ 10:00 am. To participate see the following:**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/83544567371>**

**Meeting ID: 835 4456 7371**

**Dial by your location**

**+1 647 374 4685 Canada**

**+1 647 558 0588 Canada**

### **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 Planner)



County of Grey  
595 9<sup>th</sup> Avenue East  
Owen Sound, ON, N4K 3E3



[scott.taylor@grey.ca](mailto:scott.taylor@grey.ca)



519-372-0219 ext. 1238

### Lorelie Spencer (West Grey Planner)



Municipality of West Grey  
402813 Grey Road 4, RR # 2  
Durham, ON, N0G 1R0



[lspencer@westgrey.com](mailto:lspencer@westgrey.com)



519-369-2200 ext. 236

## Request for information

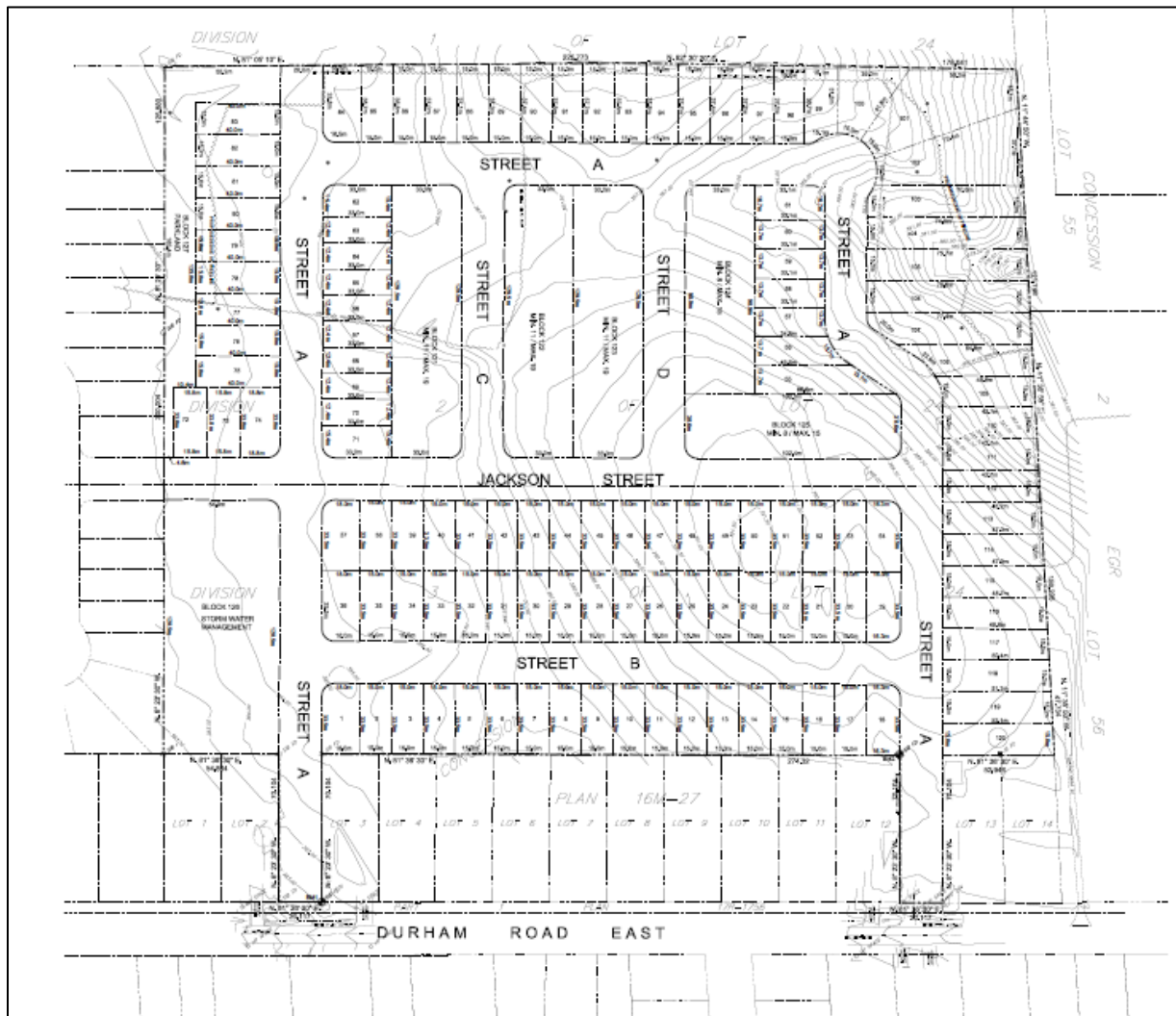
For information on the applications visit <https://www.grey.ca/planning-development/planning-applications>

**Please note that currently the Grey County Office is open to the public by appointment only. The West Grey Office is open from 10:00 am – 4:30 pm Monday to Friday. You are encouraged to book an appointment to ensure reduced wait times and limit members of the Public in the building at one time. 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 subdivision application, known as the Broos subdivision (County file number 42T-2020-01) to create up to **207** residential units, consisting of **120** single detached dwellings and up to 5 blocks for up to 87 townhouse dwellings. Access to the lots would be via internal streets that would connect to an extension of Jackson Street and via two entrances off Durham Road East. Servicing to the proposed subdivision will be via municipal water and sewer services. The subject lands are designated as 'Primary Settlement Area' in the County Official Plan, which permits new residential development.

The purpose and effect of the zoning by-law amendment application is to implement the plan of subdivision by rezoning the subject lands from Future Development 'FD' to Residential 2 'R2' and Residential 3 'R3' with exceptions. The exceptions will provide relief from the provisions of the R2 and R3 zones.



### 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 hosted electronically via ZOOM 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 will be 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 subdivision.
2. If a \*person or public body would otherwise have an ability to appeal the decisions of the Municipality of West Grey 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 West Grey 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 West Grey 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 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 West Grey 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 on the previous page. Please note application Z06.2020 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 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 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.

**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 City of Owen Sound this 9<sup>th</sup> day of November, 2020. Revised November 18, 2020