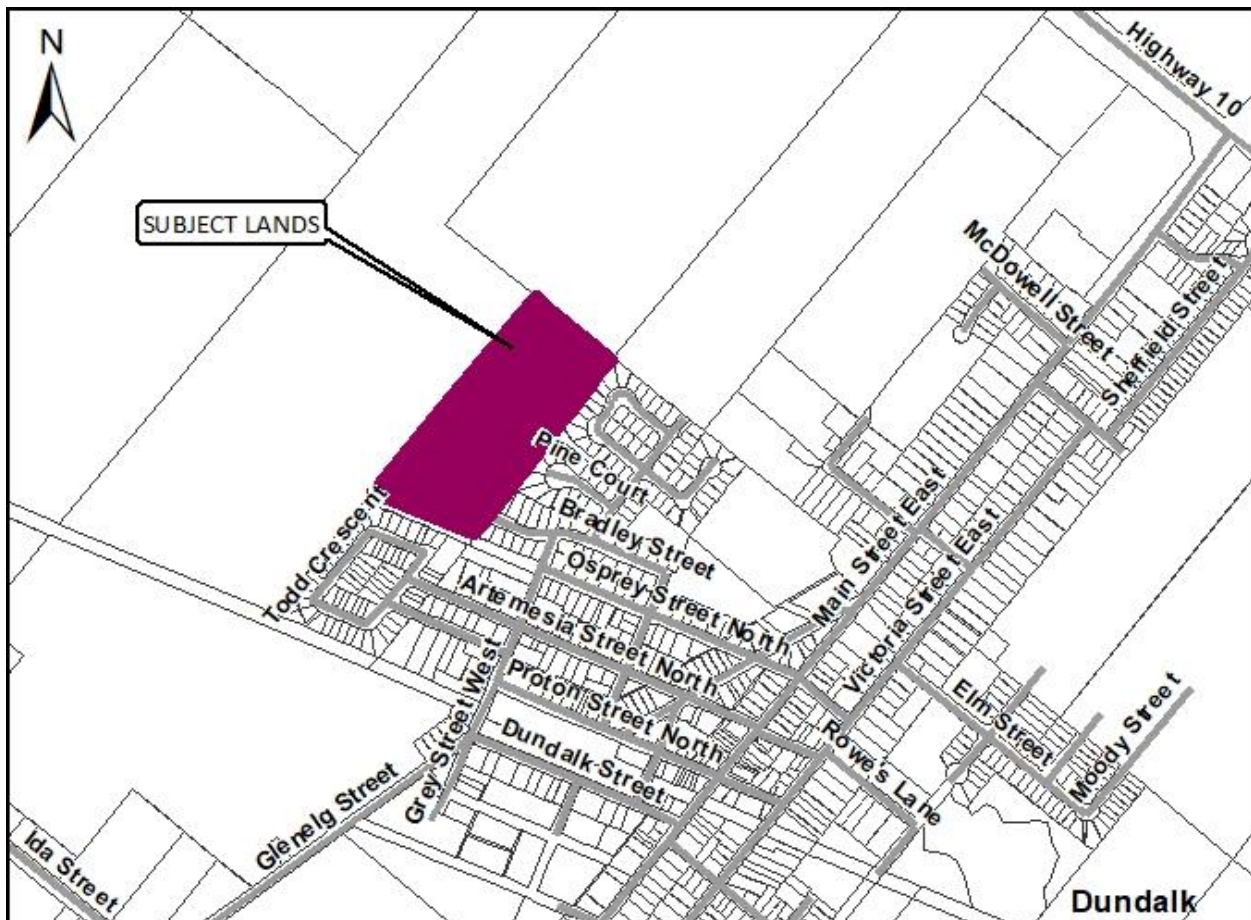


NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING - WE WANT TO HEAR FROM YOU

September 23rd, 2020 at 1pm via Electronic Meeting

WHAT: The County and Township are seeking input on development applications within 120 metres of your property that would consider allowing an eighty-six to eighty-eight (86-88) unit plan of subdivision and zoning by-law amendment.

SITE: Part Lot 227, Concession 2, SWTSR, Township of Southgate (former geographic Township of Proton)



Electronic Access Information for Public Meeting:

Please join the meeting from your computer, tablet or smartphone

<https://global.gotomeeting.com/join/442563645>

You can also dial in using your phone.

Canada: +1 (647) 497-9373 **Access Code:** 442-563-645 #

NOTE: If you wish to speak at the meeting, please register in advance by contacting the Acting Clerk, Lindsey Green using the contact information below:

lgreen@southgate.ca or 519-923-2110 ext. 230

The meeting will be recorded and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship> and linked on the County website.

How can I contribute my opinion?

Any person or agency may connect to the Public Meeting and/or make verbal or written comments regarding this proposal. **Please note that if you have already submitted comments regarding these proposed applications that these comments are already on record and therefore you do not need to submit them again.**

How do I submit comments?

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

Stephanie Lacey-Avon (Grey County Planner)

Clinton Stredwick (Township Planner)



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

Township of Southgate
185667 Grey Road 9,
Dundalk, ON, N0C 1B0



Stephanie.Lacey-Avon@grey.ca

cstredwick@southgate.ca



519-519-372-0219 ext. 1296

519-923-2110 ext. 235

It is encouraged that written comments be submitted via email.

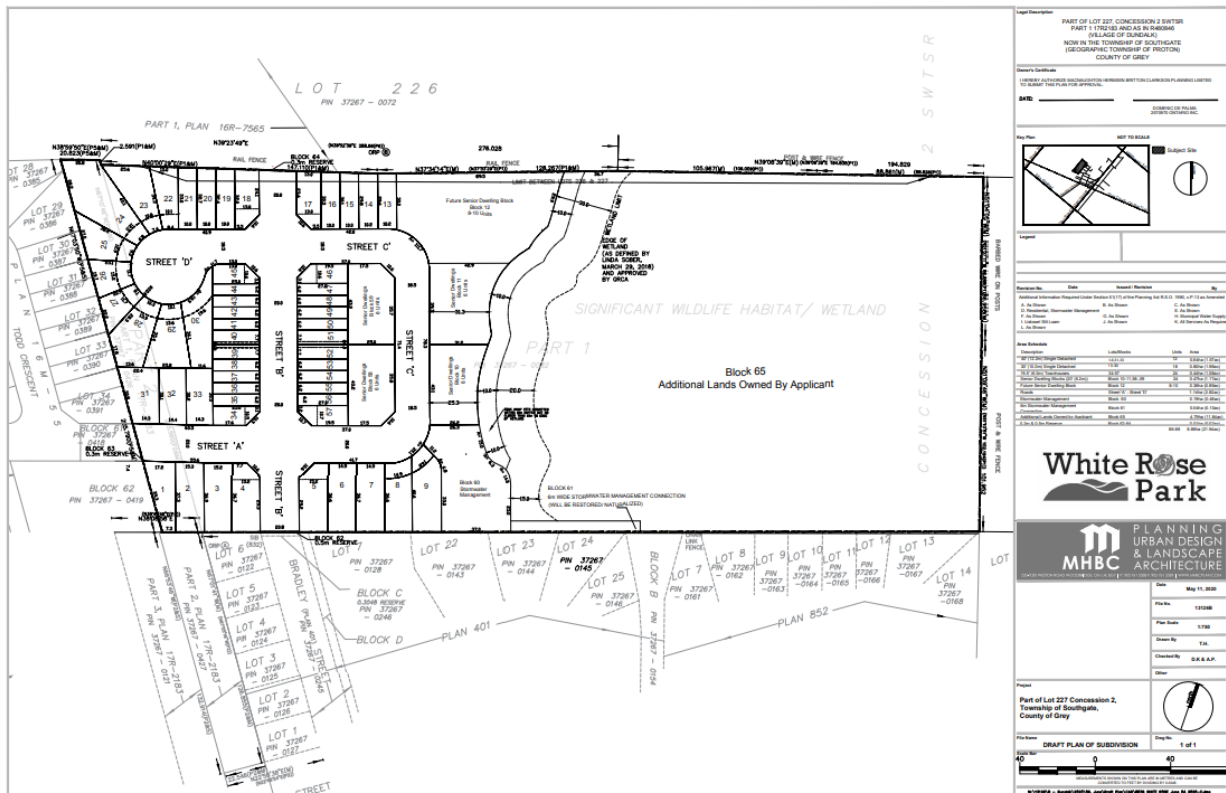
Request for information

For information on the plan of subdivision application visit www.grey.ca/planning-development/planning-applications (A Traffic Impact Study and snow storage plan have yet to be completed and submitted for review).

For all supporting studies, reports for the proposed zoning by-law application visit <https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#C27-18-257097-Ontario-Inc->

What is being proposed through these applications?

Below is a map showing the proposed plan of subdivision. A full version of this map is available on the County website, or at the County office in Owen Sound, or Municipal office in Dundalk.



The purpose and effect of the plan of subdivision is to create an eighty-six to eighty-eight (86-88) unit plan of subdivision, consisting of thirty (30) single-detached lots, twenty-four (24) townhouse blocks and senior dwelling blocks consisting of six to ten (6-10) units, a piece.

The purpose of the zoning by-law amendment is to amend the Township of Southgate Comprehensive Zoning By-law No. 6-2009 as amended to rezone the subject lands to implement the 86-88-unit plan of subdivision. The effect of the zoning by-law amendment is to change the zone symbol on the subject



lands from A2 Restricted Agriculture to Open Space exception (OS-XXX) to recognize a stormwater management pond, Residential type one exception (R1-XXX) and Residential type three exception (R3-XXX). The Environmental Protection (EP) boundary may be adjusted based on the submitted studies and the recommendations of the GRCA. The provisions for the R1 and R3 zones proposed to be modified include: lot frontage, lot area, lot coverage, front yard setback, interior side yard, exterior side yard, and rear yard.

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. For those that connect, you will have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements (if pre-registered with the Township Clerk) either in favour of, or in opposition to the development. 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?

Under the legislation governing this development process, which is sections 34, and 22 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting (either in person or electronically) and/or make written or verbal representation either in support of or in opposition to the proposed plan of subdivision or zoning by-law amendment.
2. If a person or public body would otherwise have an ability to appeal the decision of County of Grey in reference to the plan of subdivision, or the Township of Southgate in reference to the zoning by-law amendment 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 Grey County and the Township of Southgate before the subdivision and zoning by-law are passed, the person or public body is not entitled to appeal the decision.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to County of Grey in reference to the plan of subdivision, or Southgate in reference to the zoning by-law amendment before the subdivision and zoning are passed, 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 of the Township of Southgate in respect to the approval 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 Township or the County, at the addresses noted on the previous page. Please note the project name 'White Rose Park' for the zoning by-law amendment when directing correspondence to the Township, and/or the County plan of subdivision file #42T-2018-08.

If you have any questions please do not hesitate to contact County or Township staff, who would be happy to answer any questions on these applications, or the planning process.

Dated this 21st day of July, 2020, in Owen Sound.

*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.

Dated at the City of Owen Sound this **21st** day of **July, 2020**.

A note about information you may submit to the Township 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 Township or County websites, and/or made available to the public upon request. Please note that the public meeting will be recorded and posted on the Township and/or County website.