

NOTICE OF COMPLETE APPLICATIONS AND 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 consider allowing a 247 lot plan of subdivision and a zoning by-law amendment.

SITE: Part Lot 24, Division 2 and 3, Concession 1 East of the Garafraxa Road (EGR), Municipality of West Grey, Geographic Township of Glenelg



**Location of Public Meeting – Municipality of West Grey Council Chambers
402813 Grey Road 4, Durham, Ontario**

Timing of Public Meeting – Tuesday, June 5th, 2018 at 2:00 p.m.

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.

Request for information:

For information on the County Plan of Subdivision visit:
www.grey.ca/planning-development/planning-applications

For all supporting studies and reports for the proposed Municipality of West Grey Zoning By-law Amendment please contact the Municipality at the below address.

How do I submit comments?

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



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



Mark Turner, Clerk
Municipality of West Grey
402813 Grey Road 4, R R # 2
Durham, ON, N0G 1R0



scott.taylor@grey.ca



mturner@westgrey.com



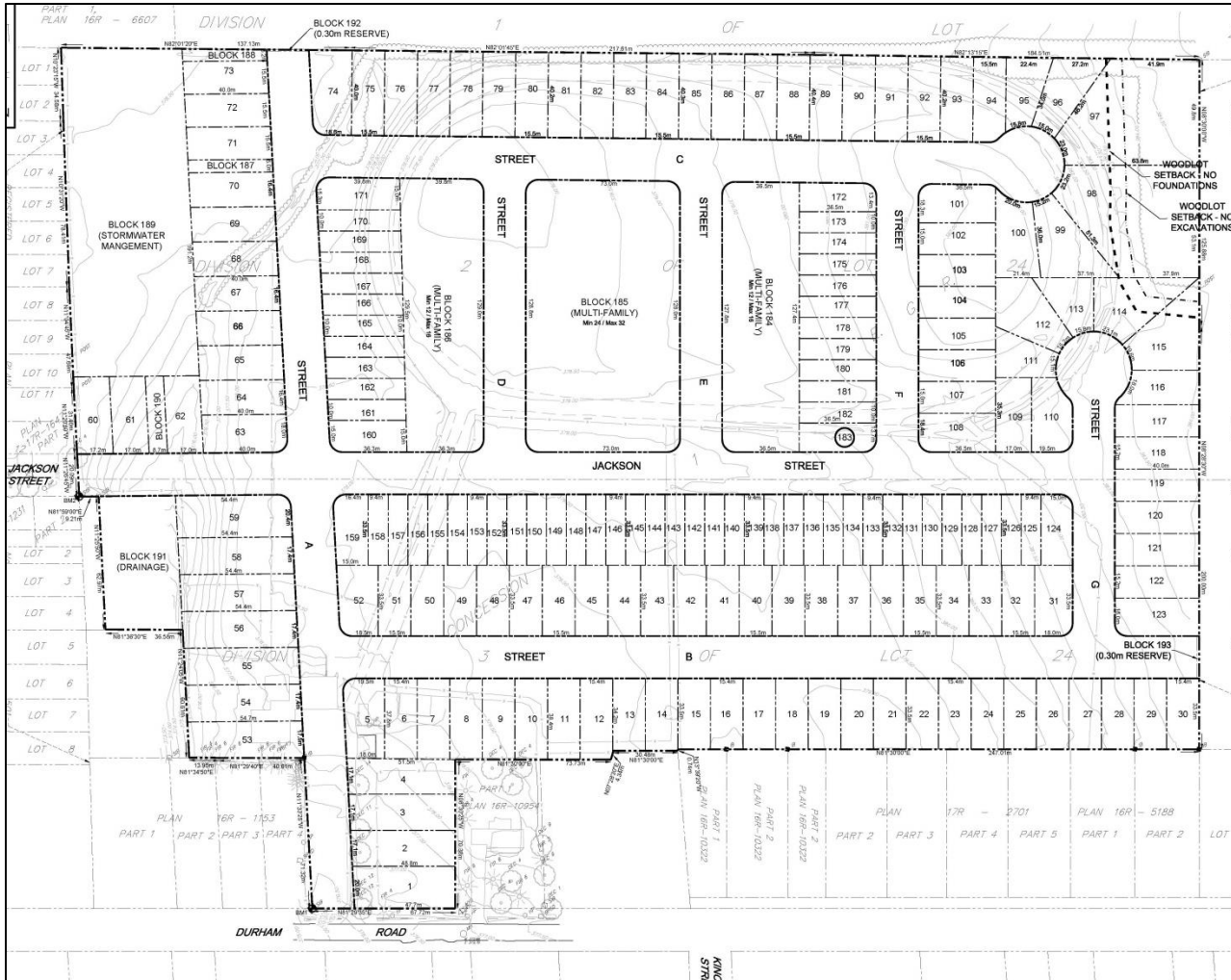
519-372-0219 ext. 1238



519-369-2200 ext. 229

What is being proposed through the 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 offices in Owen Sound, or Municipal offices in Durham.



The purpose and effect of the plan of subdivision is to create a two hundred and forty-seven (247) lot plan of subdivision comprised of one hundred and twenty-three (123) detached dwellings, sixty (60) semi-detached dwellings, sixty-four (64) townhouses, roads, stormwater management, and open space.

The purpose of the zoning by-law amendment is to amend the Municipality of West Grey Comprehensive Zoning By-law No. 37-2006 to rezone the subject lands to implement the 247 lot plan of subdivision. The effect of the zoning by-law amendment is to change the zoning from Future Development (FD) and Open Space (OS) to Residential (R2-383) as shown on Schedule 'A' attached hereto. The R2 Exceptions are site specific and relate to the following requests:

- Minimum front yard setback of 4.5 metres for single and semi-detached residential dwellings,
- Minimum exterior side yard setback of 4.5 metres for single and semi-detached residential dwellings,
- Minimum interior side yard setback of 1.2 metres for one-storey and more than one-storey for single and semi-detached residential dwellings,
- Minimum rear yard setback of 6.0 metres for single and semi-detached residential dwellings, and
- Total lot coverage of 45% for single-detached residential dwellings.

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. At the meeting members of the public will also hear a summary of any comments received about the proposed development prior to the public meeting.

The public meeting will take place at a meeting of the Planning Advisory Committee and the Mayor or Chair will act as the moderator for the meeting. 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.

This meeting is an opportunity to learn about the proposed development application and provide feedback.

Why is this Public Meeting being held and what are your rights?

The zoning and subdivision applications have been received as complete applications, so now it's time to receive comments on these applications. 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, which is Sections 51 and 34 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 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 Municipality of West Grey 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 West Grey 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 the Municipality of West Grey in reference to the zoning by-law amendment, before the subdivision and zoning by-law 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 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 the zoning by-law amendment file # ZA-04-18 when directing correspondence to the Municipality, and the County plan of subdivision file # 42T-2018-05 for correspondence directed to the County.

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.

Dated at Owen Sound this 23rd day of April, 2018.