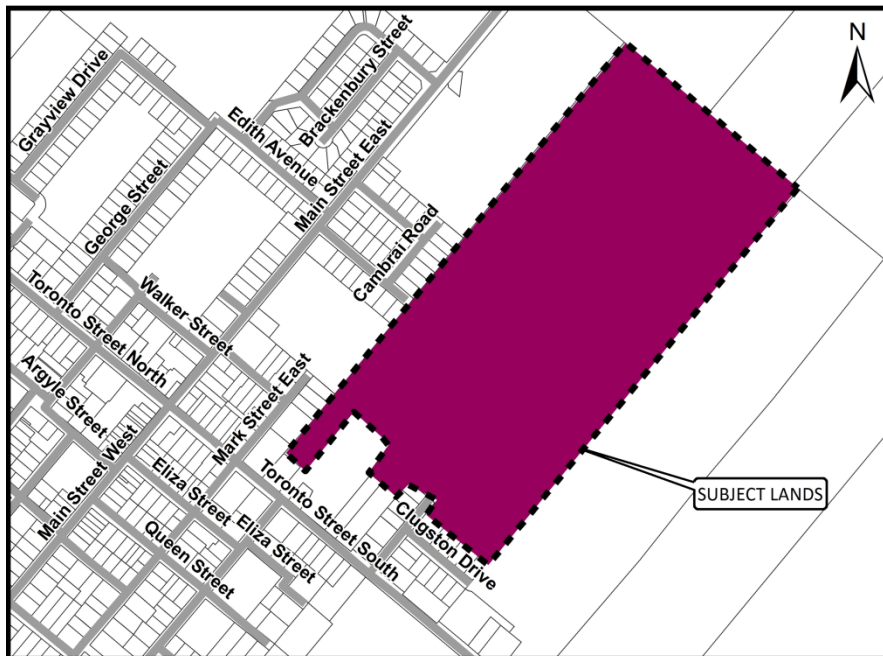


**NOTICE OF COMPLETE APPLICATIONS
WE WANT TO HEAR FROM YOU**

WHAT: The County and Municipality are seeking input on development applications **within 120 metres of your property** that would consider allowing a 393 lot plan of subdivision and a zoning by-law amendment.

SITE: Part Lots 102 & 103, Concession 1, Municipality of Grey Highlands
Geographic Village of Markdale



Location of and Timing of Public Meeting – To be determined at a future date

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



Cassandra Dillman
Municipality of Grey Highlands
206 Toronto Street, PO Box 409,
Markdale, ON, N0C 1H0



scott.taylor@grey.ca



planning@greyhighlands.ca



519-372-0219 ext. 1238



519-986-1216 ext. 241

What is being proposed through the applications?

The purpose and effect of the plan of subdivision is to create a three hundred and ninety-three (393) lot plan of subdivision for detached residential dwellings, townhouses, roads, parks, and open space.

The purpose of the zoning by-law amendment is to amend the Municipality of Grey Highlands Comprehensive Zoning By-law No. 2004-50 to rezone the subject lands to implement the 393 lot plan of subdivision. The subdivision would include 293 single detached residential lots and 100 townhomes. The draft plan includes a public road allowances, municipal parkland, open space, hazard blocks and storm water management.

The purpose of the zoning by-law amendment is to change the zone symbol on Schedule 'B1X' from Residential (R), Residential Multiple (RM), Hazard (H), Development (D) and Open Space (OS) to Residential (R-315), Residential (R-316), (Residential Multiple) (RM-317), Hazard (H), Development (D) and Open Space (OS-318) as shown on Schedule 'A' attached hereto. Exceptions 315, 316 and 317 are site specific and relate to the following requests:

315. for single detached lots an increased lot coverage (30% to 55%), reduced front yard setback (7.5 m to 6 m), reduced interior side yard setback (1.5 m to 1.2 m);
316. for specific single detached lots an increased lot coverage (30% to 55%), reduced front yard setback (7.5 m to 6 m), reduced interior side yard setback (1.5 m to 1.2 m), reduced lot frontage (15 m to 12.2 m) and reduced lot area (500 m² to 414 m²);
317. for townhouse units an increased lot coverage (35% to 55%), reduced front yard setback (7.5 m to 6 m) and reduced interior side yard setback (1.5 m to 1.2). Exception 318 will permit storm water management within the Open Space (OS) zone.

Exception 318 will permit storm water management within the Open Space (OS) Zone.

What can I expect at the future 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 often 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 to learn and provide feedback.

Why is this future 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. For these applications, this meeting will be scheduled at a later date. Under the legislation governing this development process, 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 does not make oral submissions at a public meeting or make written submissions to the Municipality of Grey Highlands 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 of the Municipality of Grey Highlands or the County of Grey to the Ontario Municipal Board.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Grey Highlands 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 Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.
4. If you wish to be notified of the decision by the Municipality of Grey Highlands 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 project name "Centre Point South" for the zoning by-law amendment when directing correspondence to the Municipality, and/or the County plan of subdivision file # 42T-2017-06.

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.

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