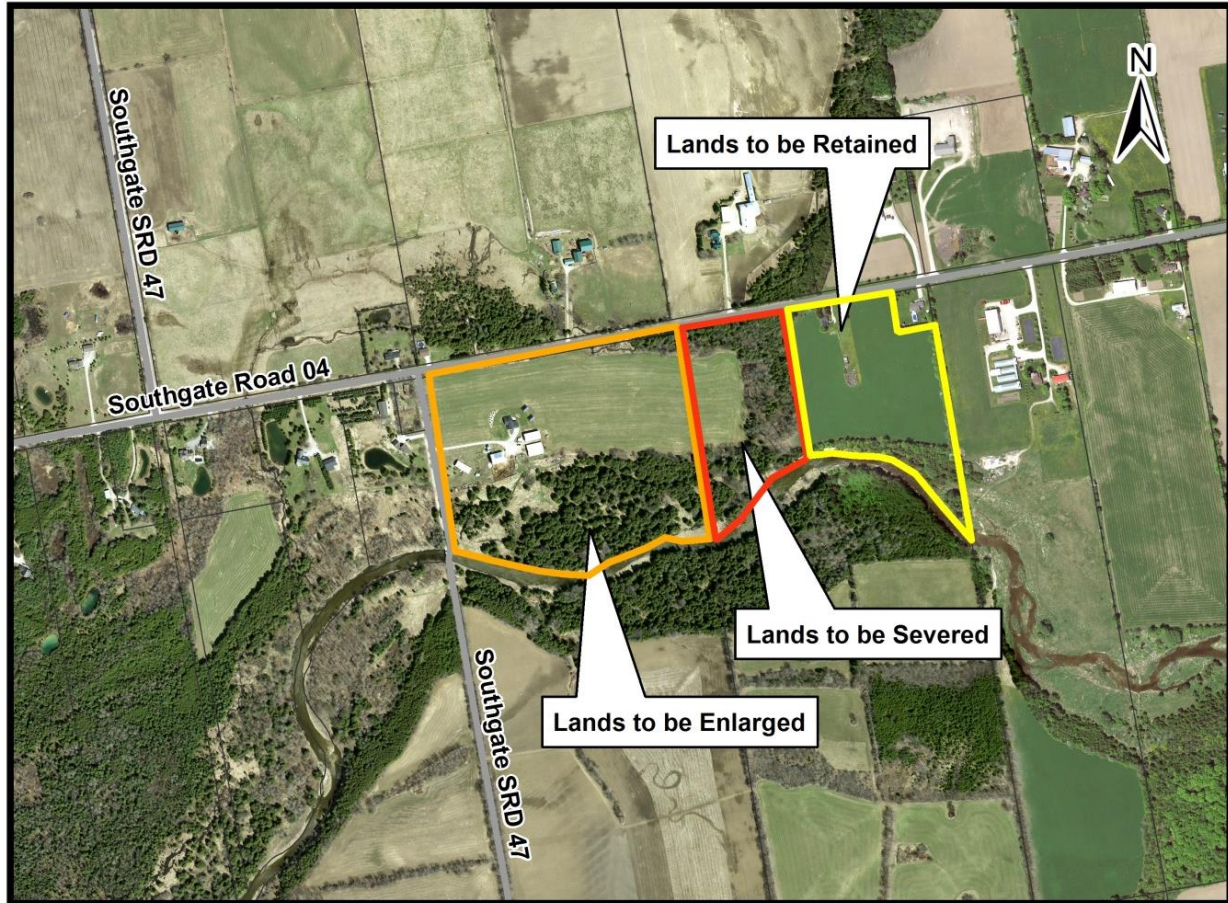




NOTICE OF COMPLETE APPLICATIONS

What: The County and Township are seeking input on development applications within 120 metres of your property. The applications would consider separating a 4.8 hectare piece of land from a 10.9 hectare property in order to add the 4.8 hectares to the abutting 13 hectare property to the west. The subject property currently comprises 10.9 hectares of land and will be reduced to 6.1 hectares, should the lot addition to the neighbouring lands be approved.

Site: 043836 Southgate Road 4, Township of Southgate (legal description: Part Lot 8, Concession 5, geographic Township of Egremont)



Public Meeting? At this point a public meeting has not been scheduled. Once a public meeting has been scheduled you will be notified of the date, time, and location.

What if I can't attend the future Public Meeting? You can learn more about the proposed development by contacting the County or Township offices, or by reading the materials on their websites at the below links. You may choose to submit comments via letter or email after taking the time to learn about the proposed development. See contact information below:

www.grey.ca/planning-development/planning-applications

<https://southgate.civicweb.net/filepro/documents/70128>

County of Grey Contact Information:	Township of Southgate Contact Information:
<p>Stephanie Lacey-Avon (Planner)</p> <p>✉ County of Grey Planning Department 595 9th Avenue East Owen Sound, Ontario, N4K 3E3</p> <p>☎ Phone: 519-372-0219 ext. 1296</p> <p>@ Email: Stephanie.Lacey-Avon@grey.ca</p>	<p>Clinton Stredwick (Planner)</p> <p>✉ Township of Southgate 185667 Grey County Road 9, RR 1 Dundalk, Ontario, N0C 1B0</p> <p>☎ Phone: 519-923-2110 ext. 228</p> <p>@ Email: cstredwick@southgate.ca</p>



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 and the moderator will keep the meeting in order and allow the applicant (or their development team), the public, and Council to speak and ask questions. No decisions are made at this meeting, it is an opportunity to learn and provide feedback.

What is being proposed through the applications?

The lands are designated as 'Agricultural', 'Rural' and 'Hazard Lands' in the County Official Plan and as 'Agriculture', 'Rural' and 'Hazard Lands' in the Township of Southgate Official Plan. The proposed County and Township Official Plan Amendments would consider exceptions to the minimum lot area and lot creation policies to allow the lot addition.

The proposed Zoning By-law Amendment will reduce the 'minimum lot area' requirement of the 'A1' Agricultural zone to 6.1 hectares and also lower the 'minimum lot frontage' requirement to 176.9 meters. The effect of the proposed Consent application would be to retain a 6.1 hectare parcel and sever a 4.8 hectare parcel to add to the abutting 13 hectare property. Both parcels will continue to be used for cash-crop purposes.

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

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law municipalities must hold a public meeting. This meeting is 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 22 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 Amendments, Zoning By-law Amendment, or consent application.
2. If a person or public body does not make oral submissions at a public meeting or make written submissions to Southgate before the Township Official Plan Amendment, Zoning By-law Amendment, and Consent applications are approved or refused, or to the County of Grey before the Official Plan Amendment is approved or refused;
 - a. the person or public body is not entitled to appeal the decisions of the Township of Southgate or the County of Grey to the Ontario Municipal Board.
 - b. 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.
3. If you wish to be notified of the decision of the Township of Southgate in respect to the approval of the Official Plan Amendment, Zoning By-law Amendment or Consent applications, or the County of Grey in respect to the passing of the Official Plan Amendments, you must make a written request to the Township or the County, at the addresses noted on the previous page. Please note file numbers OPA 1-17 and ZBA C29-17 or Consent file B9-17 (for the Township applications) when directing correspondence to the Township, and/or the County Official Plan Amendment file number 42-07-060-OPA-141.

The Consent application (B9-17) is not being directly discussed at the public meeting. It will be placed on a later Committee of Adjustment agenda at the Township. The Committee of Adjustment meeting is also open to the public, and you can request notice of this meeting time and date.

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 December, 2017, in Owen Sound.

(Official Plan Amendment #42-07-060-OPA-141 & Township OPA #1-17 and Zoning By-law Amendment #C29-17)