

WE'VE RECEIVED SOME DEVELOPMENT APPLICATIONS AND WE WANT YOUR INPUT

The County of Grey and Municipality of West Grey want your feedback on a new development proposal.

Why did I get this notice?

You received this meeting notice as you live or own property within 120 metres of the proposed development location.

Description of the Proposed Development

The County and the Municipality are seeking input on development applications (referred to as the John Spaleta applications) to consider allowing for a seasonal dwelling on a road which does not have year round maintenance. An Official Plan Amendment application has been submitted to the County, while the applicant has also applied for a corresponding Zoning By-law Amendment with the Municipality of West Grey, on the lands shown below.

Location of the Proposed Development

The subject lands are located in the Municipality of West Grey. The legal description of the property is Part of Lot 29, Concession 2, West of the Garafraxa Road (WGR) in the geographic Township of Bentinck, now in the Municipality of West Grey. The civic address for the property is 442830 12th Sideroad WGR. See key map below.



Location and Timing of the Public Meeting

The County of Grey and the Municipality of West Grey will be hosting a public meeting for these applications on **Monday January 16th, 2017 at 1:30 p.m.** The meeting will be held at the Municipality of West Grey Council chambers at 402813 Grey County Road 4, Durham, Ontario, N0G 1R0.

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 Council meeting and the Mayor (or designated 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.

No decisions are made at this meeting. It is simply an opportunity to learn and provide feedback.

If I can't attend the Public Meeting, can I still participate?

Yes you can still participate. You can learn more about the proposed development by contacting the County or Municipal offices, or by reading the materials on the County website at the below link. You may also choose to submit comments via letter or email, after taking the time to learn about the proposed development. All of the contact information for both the Municipality and County has been provided below:

<https://www.grey.ca/planning-development/planning-applications>

County of Grey Contact Information:	Municipality of West Grey Contact Information:
Scott Taylor County of Grey Planning Department 595 9th Avenue East Owen Sound, Ontario, N4K 3E3 Phone: 519-372-0219 ext. 1238 Email: scott.taylor@grey.ca	Mark Turner Municipality of West Grey 402813 Grey County Road 4, R R # 2 Durham, Ontario, N0G 1R0 Phone: 519-369-2200 ext. 229 Email: mturner@westgrey.com

What is being proposed through the applications?

This development requires two applications, a County of Grey Official Plan Amendment application, as well as a Municipality of West Grey Zoning By-law Amendment application. In order for the development to move forward, approvals are needed on both of these applications. The County makes the decision on the County Official Plan Amendment application and the Municipality makes the decision on the Zoning By-law Amendment application.

The proposed County Official Plan Amendment would consider an exception to the policies of the 'Rural' designation to allow for a seasonal dwelling on the subject lands. The seasonal dwelling would be located on 12th Sideroad WGR, which does not have year-round maintenance. The County Official Plan normally requires new development to be located on roads which are maintained year-round.

The proposed West Grey Zoning By-law Amendment would implement the Official Plan Amendment by considering an exception to the existing Rural 'A2' zone to allow for the proposed seasonal dwelling. Similar to the County Plan, the West Grey Zoning By-law does not currently permit new development on roads which do not have year-round maintenance.

The applications have been deemed complete, under the *Planning Act*, which means that it is now time to receive public feedback on the proposals. In deeming the applications complete, the County and the Municipality have enough information to seek public input on the development. No decisions have been made on the applications, and no decisions will be made until the public process has been completed.

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 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 Amendment, 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 West Grey before the Zoning By-law Amendment is approved or refused, or to the County of Grey before the Official Plan Amendment is approved or refused, the person or public body is not entitled to appeal the decisions of the Municipality of West Grey or the County of Grey to the Ontario Municipal Board.
3. If a person or public body does not make oral submission 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 Official Plan Amendment 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 of 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 Official Plan Amendment, you must make a written request to the Municipality or the County, at the addresses noted on the previous page. Please note the John Spaleta Development file # ZA-14-16 (for the Zoning By-law Amendment) when directing correspondence to the Municipality. The County Official Plan Amendment file number is 42-05-280-OPA-137.

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 21st day of November, 2016