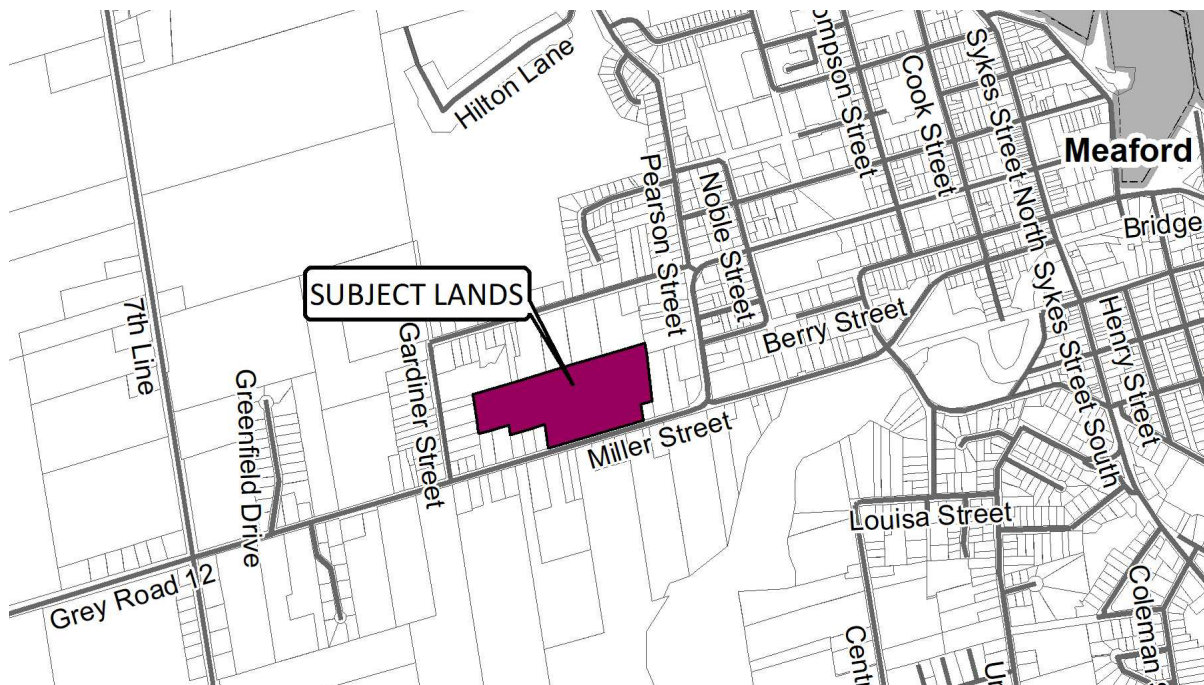


NOTICE OF PUBLIC MEETING & COMPLETE APPLICATION - WE WANT TO HEAR FROM YOU

WHAT: The County and Municipality of Meaford are seeking input on development applications within 120 metres of your property that would create blocks of land for 163 dwelling units, comprising 18 single detached units, 46-semi-detached units, 26 street-oriented townhomes, and a medium density residential condominium block having a maximum unit yield of 73 units.

SITE: 412 Miller Street, on lands legally described as Plan 309, Lot 1690, Part Lots 1687 – 1689 and 1691, in the Municipality of Meaford, County of Grey



Public Meeting Location – Municipality of Meaford Council Chambers, 157859 7th Line, Meaford

Timing of Public Meeting: March 4th, 2024, at 5:00 PM

How can I contribute my opinion?

If you wish to speak at the public meeting, you may do so either in-person or remotely via Zoom (phone/internet). Those wishing to speak at the public meeting in-person or remotely **MUST** register in advance with Development Services by noon on March 4, 2024 by contacting planning@meaford.ca or 519-538-1060 ext. 1152.

You can also watch the meeting live via the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

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)

Meredith Gillespie (Municipality of Meaford Planner)



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



Municipality of Meaford
15 Trowbridge Street West
Meaford, ON, N4L 1N2



stephanie.lacey-avon@grey.ca



mgillespie@meaford.ca



548-877-0853

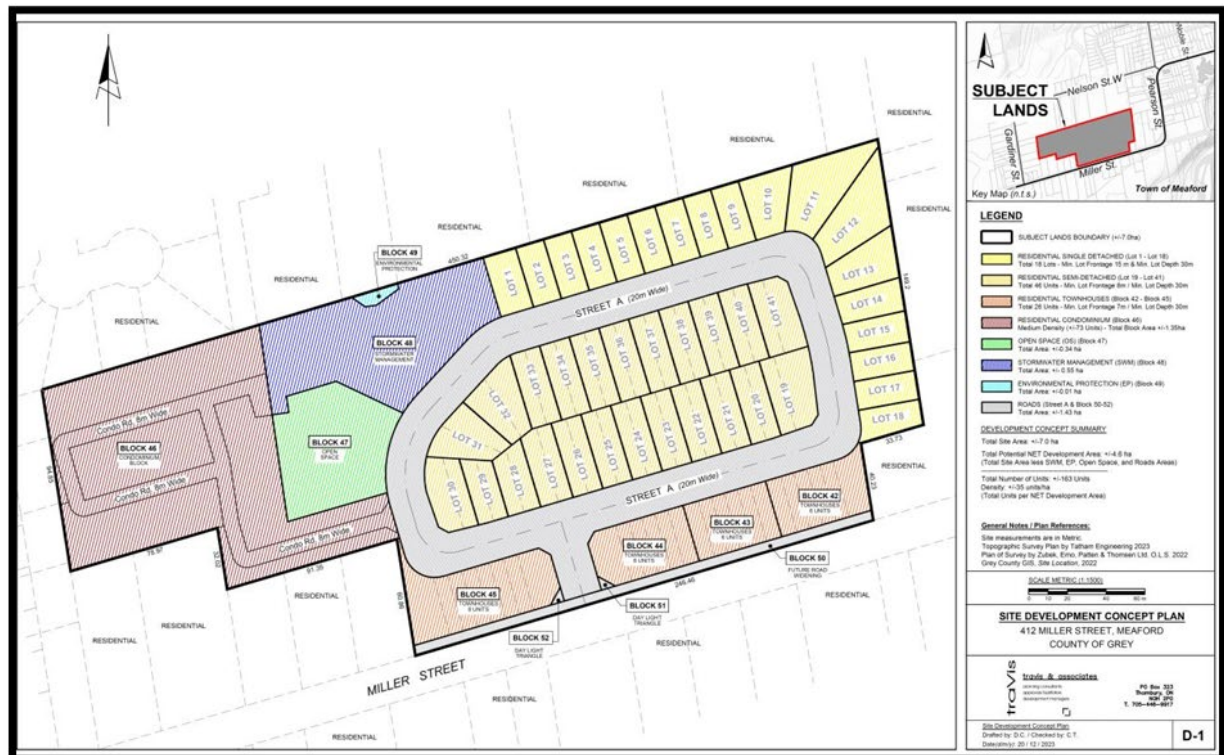


519-538-1060 ext. 1152

Request for information

For information on the applications visit <https://www.grey.ca/planning-development/planning-applications>

What is being proposed through the applications?



The County received an application for a plan of subdivision (County file number 42T-2024-01), known as 412 Miller Street. The proposed development consists of 163 dwelling units, comprising 18 single detached units, 46 semi-detached units, 26 street-oriented townhomes, and a medium density residential condominium block having a maximum unit yield of 73 units. Access to the site will be via Miller Street, with the main internal road (Street A) proposed as being a municipal road, engineered and constructed to urban standards (incl. full municipal services, streetlights, and sidewalks). Access to the condo block (block 46) will be off Street A via a private condo road. Full municipal water and sewer services are proposed for this development.

A concurrent zoning by-law amendment has also been submitted to the Municipality of Meaford for this proposed development.

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 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.

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 municipalities 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 51 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.
2. If a **person* or public body would otherwise have an ability to appeal the decisions of the County of Grey to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Meaford 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.
3. If a **person* or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Meaford 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 Land 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 Meaford 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 application number 42T-2024-01 when directing comments to the Municipality and County regarding the plan of subdivision application.
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.

*Notwithstanding the above, only a 'person' listed in subsection 51(43)(2.1) of the Planning Act may appeal the decision of the County of Grey to the Ontario Land Tribunal (OLT) 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(43)(2.1) 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 OLT website or contact OLT - <https://olt.gov.on.ca/about-olt/>

The prescribed list of 'persons' eligible to appeal a decision of the County on the proposed plan of subdivision as per subsection 51(43)(2.1) 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.

A note about information you may submit to the Municipality 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 Municipal or County websites, and/or made available to the public upon request.

Dated at the City of Owen Sound this 9th day of February 2024.