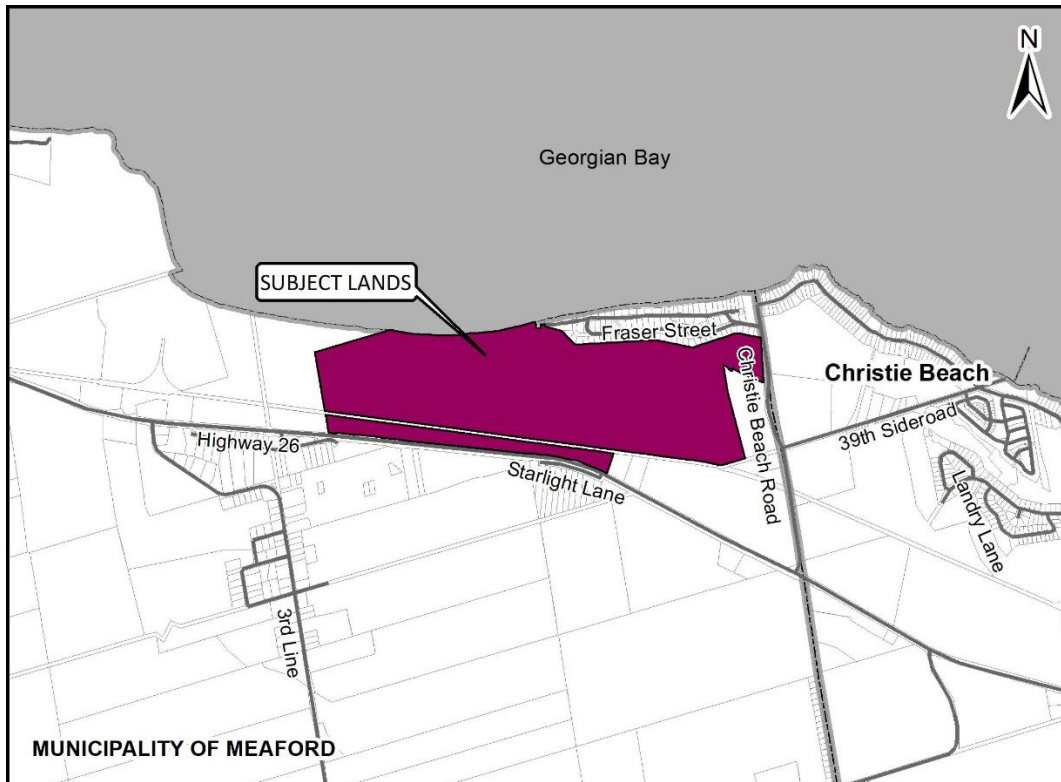


NOTICE OF COMPLETE APPLICATIONS – WE WANT TO HEAR FROM YOU

WHAT: The County of Grey and Municipality of Meaford are seeking input on development applications within 120 metres of your property that would expand the Recreational Resort Settlement Area for new residential, commercial, and recreational development.

SITE: Part of Lots 10 & 11, Concession 1, and Part of Lots 10 & 11, Concession 2, geographic Township of St. Vincent, now in the Municipality of Meaford. Municipally known as 207145 Highway 26.



Location and Timing of the Public Meeting: To be determined, a public meeting has not yet been scheduled.

How can I contribute my opinion and how do I submit my comments?

Any person or agency may attend the future Public Meeting and/or make verbal or written comments regarding this proposal. Anyone can submit written comments or sign-up to be notified of a decision by mailing or contacting:

Scott Taylor



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



scott.taylor@grey.ca



548-877-0856

Denise McCarl



Municipality of Meaford
21 Trowbridge Street West
Meaford, ON, N4L 1A1



planning@meaford.ca



519-538-1060 ext. 1120

Request for information

For information on the applications visit: <https://www.grey.ca/government/land-use-planning/planning-and-development-projects/parkbridge-lifestyle-communities> or <https://www.meaford.ca/en/business-development/current-developments.aspx>

What is being proposed through the applications?

The County official plan amendment application proposes to re-designate the subject lands from the ‘Rural’ and ‘Hazard Lands’ designations to the ‘Recreational Resort Settlement Area’ and ‘Hazard Lands’ designations. Similarly, the Meaford official plan amendment application proposes to re-designate the subject lands from the ‘Rural’ and ‘Environmental Protection’ designations to the ‘Recreational Resort Settlement Area’ and ‘Environmental Protection’ designations.

These applications would facilitate the construction of a *“resource-based recreation development with a mix of recreational, community, residential, commercial uses, public parks and trails, a public community centre, and a Village Centre”* (as described by the applicant). The proposed development includes as many as 1,250 dwelling units and 2,322 square metres (25,000 square feet) of retail/service commercial space. This development will be serviced with municipal water and sewer services and have access off Highway 26 and Christie Beach Road, via an extension of 39th Sideroad. A concept plan has been provided below for what the development may look like, if approvals are given. It is important to note that the below is a concept only, and is still subject to change.



No zoning by-law amendment, plan of subdivision, or plan of condominium applications have been submitted at this time. Should the official plan amendments applications be approved, additional applications may proceed in the future.

What can I expect at the future Public Meeting?

The future 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. This public meeting maybe a virtual, in-person, or hybrid meeting. 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. Under the legislation, which is section 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.
2. If a **person* or public body would otherwise have an ability to appeal the decisions of the Municipality of Meaford or 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 Municipality of Meaford or the County of Grey before the official plan amendments are adopted, 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 the County of Grey before the official plan amendments are adopted, 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 add the person or public body as a party.
4. If you wish to be notified of the decision by the Municipality of Meaford in respect of official plan amendment # 36, or the County of Grey in respect of official plan amendment # 8, you must make a written request to the Municipality or the County, at the addresses noted on the previous page.

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 'specified person' listed in subsection 17(36) 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 official plan amendments. Below is the list of 'specified persons' eligible to appeal a decision of the County of Grey or the Municipality of Meaford related to the proposed official plan amendments. The list of 'specified persons' eligible to appeal a decision of the County on the proposed official plan amendments is as follows:

- a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- b) Ontario Power Generation Inc.,
- c) Hydro One Inc.,
- d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- f) 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 relevant planning matter would apply,

- g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply,
- h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply,
- i) NAV Canada,
- j) the owner or operator of an airport as defined in subsection 3 (1) of the *Aeronautics Act* (Canada) if a zoning regulation under section 5.4 of that Act has been made with respect to lands adjacent to or in the vicinity of the airport and if any part of those lands is within the area to which the relevant planning matter would apply,
- k) a licensee or permittee in respect of a site, as those terms are defined in subsection 1 (1) of the *Aggregate Resources Act*, if any part of the site is within 300 metres of any part of the area to which the relevant planning matter would apply,
- l) the holder of an environmental compliance approval to engage in an activity mentioned in subsection 9 (1) of the *Environmental Protection Act* if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the holder of the approval intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act,
- m) a person who has registered an activity on the Environmental Activity and Sector Registry that would, but for being prescribed for the purposes of subsection 20.21 (1) of the *Environmental Protection Act*, require an environmental compliance approval in accordance with subsection 9 (1) of that Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the person intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act, or
- n) the owner of any land described in clause (k), (l) or (m).

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 Municipality or County websites, and/or made available to the public upon request.

Dated at the County of Grey this 6th day of August, 2024.