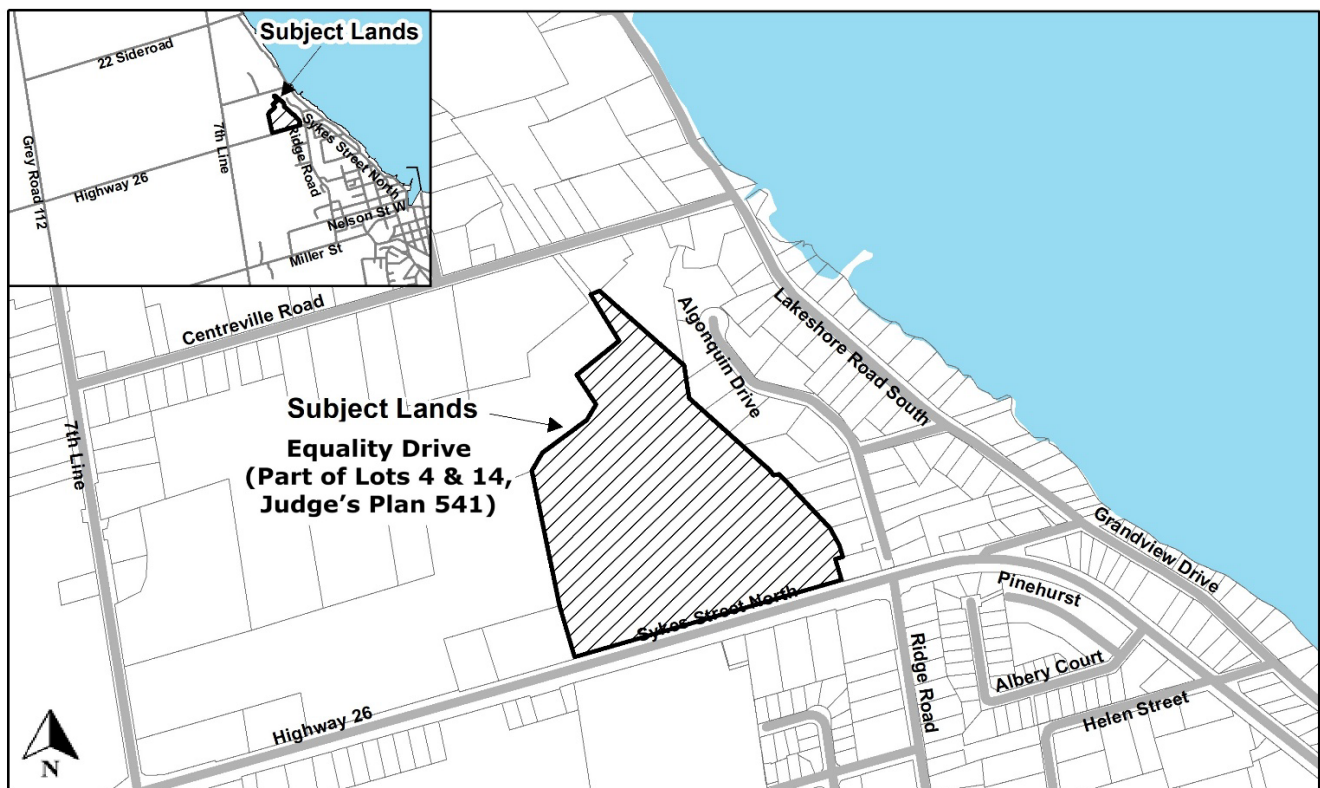


NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING - WE WANT TO HEAR FROM YOU

WHAT: The County and Municipality are seeking input on development applications within 120 metres of your property that would revise the previously approved Draft Plan of Subdivision to extend the R4-285-A (H5) zoning to a portion of the lands zoned R4-285-B (H5) to allow for the conversion of 23 single-detached lots to 36 townhouse lots. To implement these proposed changes to the subdivision, changes to the Zoning By-law are required. These changes affect only the northern portion of the overall subject lands.

SITE: Equality Drive (legally described as Part of Lots 4 & 14, Judge's Plan 541 in the Municipality of Meaford, in the geographic former Township of St. Vincent) and shown on the key map below.



Location and Timing of the Public Meeting: Monday, April 14, 2025 at 5:00 PM

Meeting Location: In-person at 157859 7th Line, Meaford (Council Chambers) **OR** the option to participate remotely via Zoom.

Meeting Information: Members of the public are encouraged to provide comments and questions on the application.

If a member of the public wishes to speak at the public meeting, they may do so either in-person at Council Chambers 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 April 14, 2025 by contacting planning@meaford.ca or 519-538-1060 ext. 1153.** An email with access information will be sent to those who register for remote participation.

If you do not wish to speak at the public meeting, we encourage you to watch the meeting live via the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube or provide your written comments to the County and Municipal contacts provided on below.

How do I submit comments?

Submit written comments or sign-up to be notified of a decision by mailing or contacting:

**Scott Taylor (Grey County
Planner)**



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



scott.taylor@grey.ca



548-877-0856

**Helena Fascinato (Meaford
Planner)**



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



planning@meaford.ca



519-538-1060 extension 1153

How can I contribute my opinion?

Any person or agency may attend the April 14, 2025 Public Meeting and/or make verbal or written comments regarding this proposal.

Request for information

For information on the applications visit <https://www.grey.ca/planning-development/planning-applications> or <https://www.meaford.ca/en/business-development/current-developments.aspx>

What is being proposed through the applications?

Background: In 2021, a subdivision commonly referred to as **Loon Call** received draft plan of subdivision approval subject to detailed conditions to be satisfied prior to final approval. Related site-specific Official Plan and Zoning By-law Amendments were also approved at that time to provide the policy framework for future development. Recently, the draft plan approval received a three year extension till February 3, 2028 for the development of 201 residential dwelling units. The proponent has registered Phase 1 of the Draft Plan Approval (16M-89), which consisted of 97 units.

Current Applications: New applications have been submitted to modify the draft plan of subdivision and site specific Zoning By-law provisions as they apply to a portion of the site.

Please note that the proposed changes affect only the northern portion of the subject lands as shown on the site sketch below. There is no change proposed to the open space or environmental protection lands.

The new and revised applications include the following:

Redline Revision to Draft Plan of Subdivision (County file number 42T-2020-06)

The purpose and effect of the revision to the subdivision is to convert 23 of the proposed single detached lots located at the north end of the development to 36 townhouse units. In order to implement this request approval is being sought for a redline revision to the Draft Plan Approval. The following revisions of draft plan approval are being requested and are reflected in the site sketch below:

- Lot 166 has been reduced in width from 8.5 metres to 6 metres as it is no longer a townhouse end unit.
- Lots 167 to 178 and Lot 191 to 201 on the Approved Draft Plan have been modified from single detached lot to townhouse lots and renumbered Lots 167 to 202.
- Lots 179 to 190 have been renumbered to Lots 203 to 214.

There are no changes affecting the Block Numbers, which were lettered.

To implement these proposed changes to the Draft Plan of Subdivision, a Zoning By-law Amendment is required as described below.

Zoning By-law Amendment (Municipality of Meaford file number Z01-2025)

To rezone a portion of the lands from “Residential Four – Exception” (R4-285-B-H5) Zone to “Residential Four – Exception” (R4-285-A-H5) Zone which is the same zone that applies to a portion of the subdivision lands. These changes recognize the fact that the R4-285-A Zone provides greater flexibility in the type of units permitted than the R4-285-A Zone.

The whole of the subdivision remains subject to the conditions of the original Draft Plan of Subdivision. Through the proposed changes to the subdivision there may be changes required to the conditions of approval.

This is an excerpt of the redlined Draft Plan of Subdivision provided by the applicant:

Site Sketch



What can I expect at the Public Meeting?

The April 14, 2025 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. No decisions are made at this meeting, it is simply an opportunity for you to learn and provide feedback.

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 for the zoning by-law amendment, 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 zoning by-law amendment or changes to the draft plan of subdivision.
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 before the zoning by-law amendment is approved or refused, or to the County of Grey before the draft plan of subdivision is approved or refused, the person or public body is not entitled to appeal the decisions to the Ontario Land Tribunal.
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 before the zoning by-law amendment is approved or refused, or to the County of Grey before the draft 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 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 draft 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 Z01-2025 for the zoning by-law amendment when directing comments to the Municipality and draft plan of subdivision 42T-2020-06 when directing comments to the County.
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.

*The prescribed list of 'specified persons' eligible to appeal a decision of the Municipality or County as applicable on the Zoning By-law Amendment as per subsection 34(19) and of Plan of Subdivision as per subsection 51(48) are outlined in the Planning Act. The revised Planning Act can be found here:

<https://www.ontario.ca/laws/statute/90p13#BK82>

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 Municipality of Meaford and the County of Grey this 25th day of March, 2025.