

Owner: Blair & Brett Freeman
Agent: Ron Davidson
Civic: 177280 Conc. 5, Georgian Bluffs
Legal: Con 5 Ctr Pt Lot 5
ARN: 4203 540 002 03800

Date of this Notice: November 28, 2022

Notice of Complete Application, Public Meeting and Public Hearing

Severance Application B22/22 on January 17, 2022 at 5:00 p.m.
Zoning By-law Amendment Z-17-22 on January 18, 2022 at 5:00 p.m.

Council Chambers are OPEN to the Public.

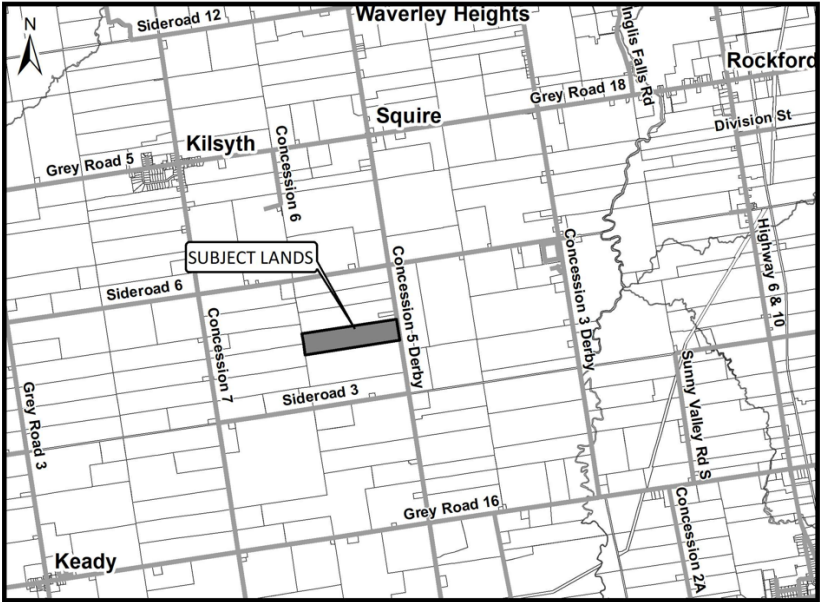
What is being proposed?

Zoning Amendment Application Z-17-22 proposes to facilitate Severance Application B22/22 to create a surplus farm dwelling severance. Relief is required to:

- reduce the minimum lot frontage from 100 m to 11 m,
- reduce the minimum lot area for an agricultural parcel from 40 ha to 39.2 ha
- re-zone the retained lands to prohibit residential uses in accordance with the surplus farm dwelling severance policy.

No other relief to the By-law was requested.

Location Diagram



The application proposes the following lot dimensions:

	Severed	Retained
Frontage	11 m	+/-148 m & +/-145 m
Width: Rear Lot Line	+/-97.6 m	+/-304 m
Depth: Side Lot Line	+/-493 m	+/- 1344 m
Area	+/-1.379 ha.	+/-39.26 ha.

For more information and to view the Planning Justification Report, visit our website today at: <https://www.georgianbluffs.ca/en/business-development/planning.aspx> Look under the Public Notices tab.

Register on-line to participate in a virtual Public Meeting at:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

or contact Raeburn Murray, Legislative Services Coordinator at 519-376-2727 ext. 603

Electronic Council Meetings and Electronic Public Meetings can be viewed here:

<https://www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos>

If you wish to be notified of the decision of the Council of the Township of Georgian Bluffs on the proposed zoning by-law amendment, you must make a written request to the Township of Georgian Bluffs at the address noted below.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Georgian Bluffs to the Local Planning Appeal Tribunal (LPAT).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the by-law is passed, the person or public body

may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT), unless in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the address noted below.

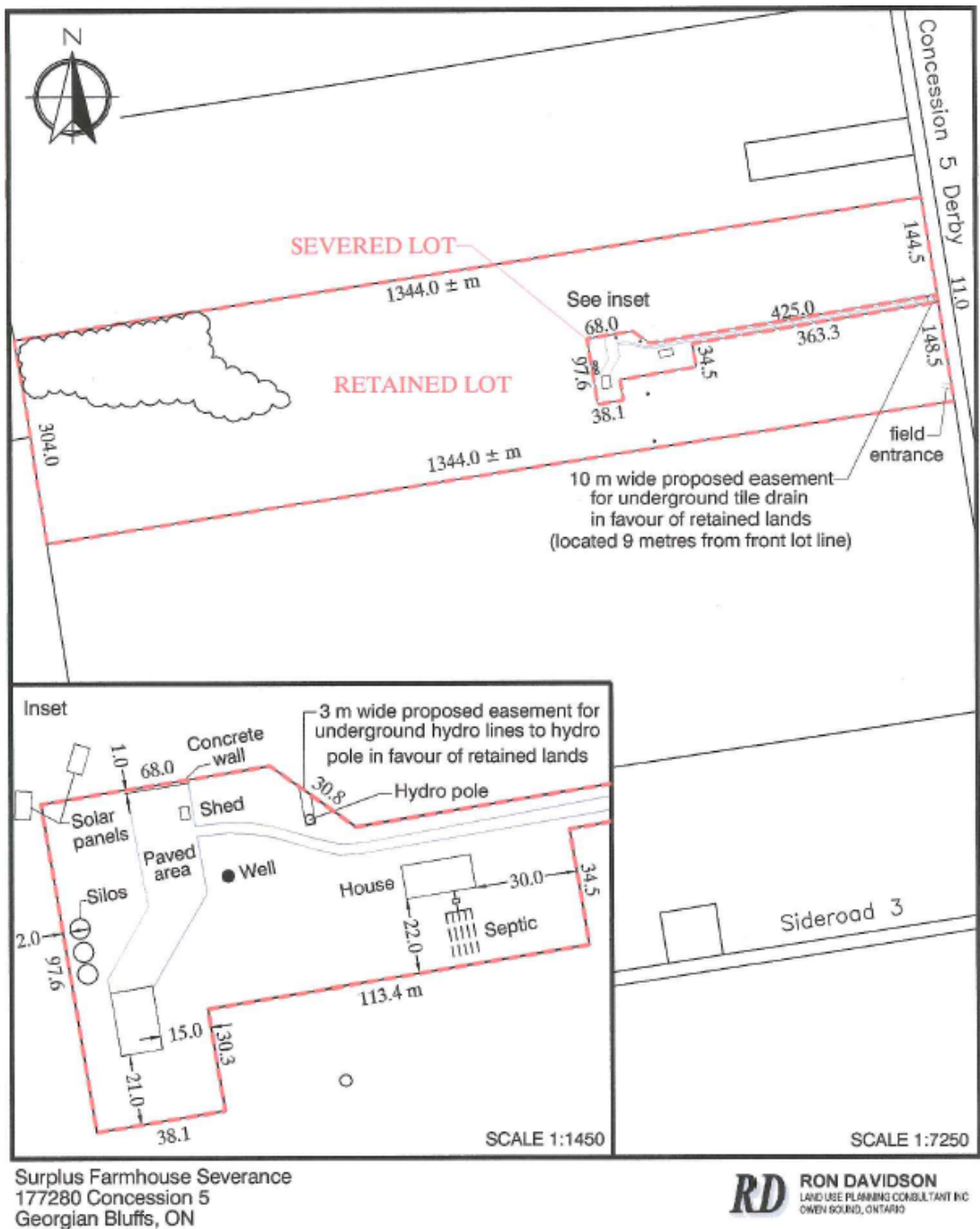
How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to Jenn Burnett, Senior Planner at:

177964 Grey Road 18, Owen Sound
Telephone: 519-376-2729 ext. 206
By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the public record, including names and addresses. Written comments are due by **December 19, 2022** so that they may be read at the meetings for the benefit of everyone in attendance.

Site Plan provided by applicant:



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 Township's website and/or made available to the public upon request. This document can be made available in other accessible formats upon request.