



Date of this Notice: December 13, 2023

Notice of Complete Application, Public Hearing and Public Meeting

Owner(s): Juduth and Thomas Nagel
Agent: Cuesta Planning Consultants
Civic Address: 719409 Highway 6, Georgian Bluffs
Legal Desc: Conc 2 SCD Lot 25 W Pt Lot 2, Keppel Township
Roll Number: 420362000212600

Consent Application B18/23 on January 16, 2024, at 5:00 pm.
Zoning By-law Amendment Z11/23 on February 7, 2024, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
Council Chambers: 177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

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

Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 244.

View electronic public and Council meetings here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

Application B18/23 proposes to sever a 2.84 hectare lot containing a two houses and farm buildings that are surplus to the needs of the farmer. 53.33 hectares will be retained for continued agricultural use.

Application Z-11-23 proposes to re-zone the severed portion's rear and interior side yard provisions and lot coverage. The retained lands will also be rezoned to recognize lot frontage and to prohibit future residential use.

No other relief to the By-law has been requested.



| | Retained Lot | Severed Lot |
|---------------------|---------------------|-------------------------------|
| Lot Area | 53.33 hectares | 2.84 hectares |
| Frontage | 187 metres | 277.9 metres |
| Lot Depth | 2851.9 metres | 131.1 metres |
| Servicing | Nil | Private Well / Private Septic |
| Existing Structures | Nil | 2 Dwellings, Barn, Sheds |
| Proposed Structures | None | None |

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 Ontario Land Tribunal may dismiss the appeal.

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

Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
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 **January 10, 2024** for inclusion in the Planning Report and so that they may be read at the Public Hearing 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.