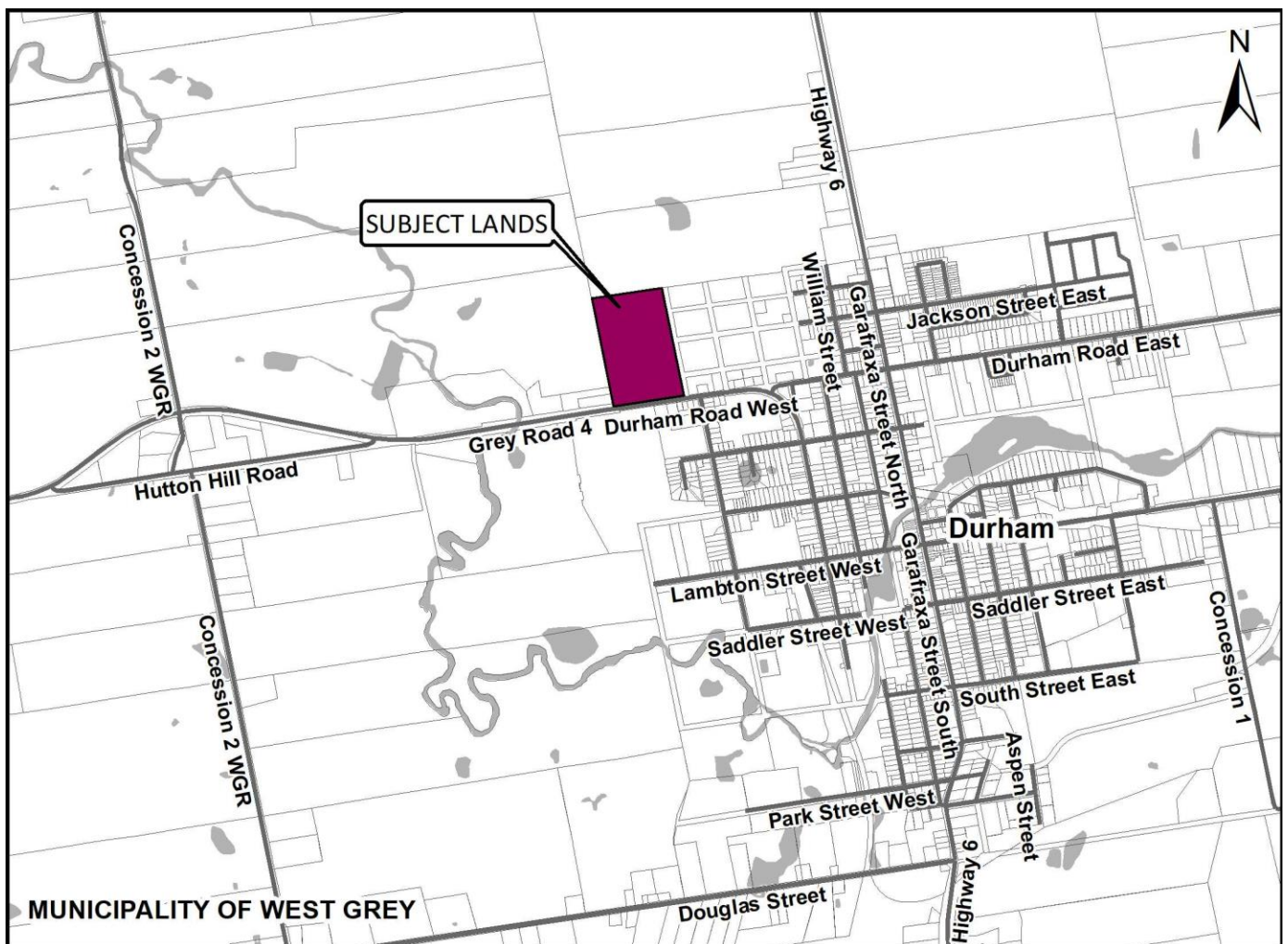


NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING FOR PROPOSED SUBDIVISION: SEPTEMBER 19th, 2023

- WHAT:** The County and Municipality are seeking input on development applications within 120 metres of your property that would consider allowing a new subdivision consisting of 132 residential units, a public park, open space and roads.
- SITE:** Park Lot 4,5,9,10,11 and 12; and Lots 61 to 68; and Lot 105 to 112; Part of Park Street, George Street, Hunter Street, Jackson Street, and John Street, Registered Plan 508, Geographic Town Durham, Municipality of West Grey, Grey County.
Roll: 420526000108200
- FILE #:** 'Khanani Subdivision' Application 42T-2023-04 ; West Grey Official Plan Amendment 13 (OPA 13) and Zoning By-Law Amendment (ZA21.2023)

Map of Subject Lands



Timing and Location of Public Meeting

A public meeting has been scheduled for **September 19th, 2023, starting at 2:00 pm.**
The meeting will be held at the Municipality of West Grey office, located at 402813 Grey Rd 4, RR2, Durham, ON, N0G 1R0. You are invited to attend the meeting in-person, or virtually via Zoom through the following link: <https://us02web.zoom.us/j/89156262480>
Please email clerk@westgrey.com in advance of the meeting in case of any questions or concerns, and/or to submit comments in advance.

How can I contribute my opinion?

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

Request for information:

For information on this development visit: www.grey.ca/planning-development/planning-applications The documents can also be viewed by visiting the County or Municipal Offices at the addresses on the following page.

How do I submit comments?

Submit written comments or sign-up to be notified of a decision by mailing or contacting the staff below. When submitted comments, please reference the file name and number.



Becky Hillyer

County of Grey Planning Department

595 9th Avenue East

Owen Sound, ON, N4K 3E3



Karl Schipprack

Municipality of West Grey

402813 Grey Rd 4, RR2,

Durham, ON, N0G 1R0



becky.hillyer@grey.ca



notice@westgrey.com



519-372-0219 ext. 1233



519-369-2200 ext. 234

Below is a concept plan showing the proposed Plan of Subdivision. A full version of this plan is available on the County website or at the County offices in Owen Sound, or the West Grey offices at the address above.



What is being proposed through the applications?

The proposed subdivision would consist of 132 new residential units, including 67 townhouse units and 65 single residential units. A small public park is also proposed, as well as open space buffer areas to maintain distance from on-site environmental features, including the woodlands to the north and west, and the watercourse and hazard

lands to the east. Access to the property is from Grey Road 4 and the proposed layout would facilitate a potential future road connection to the west, should future expansion of the settlement area be required. Currently, the subject property is vacant. The Official Plan Amendment would re-designate the lands from 'Future Development' and 'Environmental Protection' to 'Residential and 'Environmental Protection.' The Zoning By-Law Amendment would re-zone the lands to permit the proposed residential, open space, and public park uses, while adjusting the natural environment zones.

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees will hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development. At the meeting, members of the public will also hear a summary of any comments received about the proposed development prior to the public meeting.

The public meeting will take place as part of the regular West Grey Council meeting and the Mayor or Chair will act as the moderator for the meeting. 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 meeting is an opportunity to learn about the proposed development application 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. This meeting is just one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development, which is Sections 22, 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, and/or the concurrent Zoning By-Law Amendment and Official Plan Amendment applications.
2. If a **person* or public body would otherwise have an ability to appeal the decisions of the County of Grey and/or the Municipality of West 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 West Grey or to the County of Grey before the Plan of Subdivision, OPA or ZBA 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 West Grey or to the County of Grey before the above-noted applications are 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 County of Grey in respect to the approval or refusal of the Plan of Subdivision (File # 42T-2023-04); or by the Municipality regarding a decision on the Official Plan Amendment (OPA 13) or Zoning By-law Amendment (ZA21.2023) you must make a written request to the Municipality or the County, at the addresses noted on the previous page. Please note the file number noted above when directing correspondence to the Municipality or the County.
5. If you have any questions, please do not hesitate to contact County or Municipality staff, who would be happy to answer any questions on the matter.

*Notwithstanding the above, only a 'person' listed in subsection 51(48.3) 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(48.3) 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(48.3) 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 Municipality or County websites, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.

Dated at the County of Grey this 3rd day of August 2023.