

Applicant: Bev Nicolson
Owners: Mike Reid & Wendy Reid
Legal Description: Con 1 SCD Pt Lot 31
Civic Address: 779664 Concession 1 SCD
ARN: 4203 620 003 02300
Related applications: Z-02-21, B01/21 & B02/21

Date of this Notice: February 5, 2021

Notice of Complete Application, Public Meeting and Public Hearing

Zoning By-law Amendment Z-02-20 on March 10, 2021 at 5:00 p.m.
Severance Applications B01/21 & B02/21 on March 16, 2021 at 5:00 p.m.

Note: Council Chambers are CLOSED to the Public. Electronic Council Meetings, Public Meetings and Public Hearings can be viewed here:

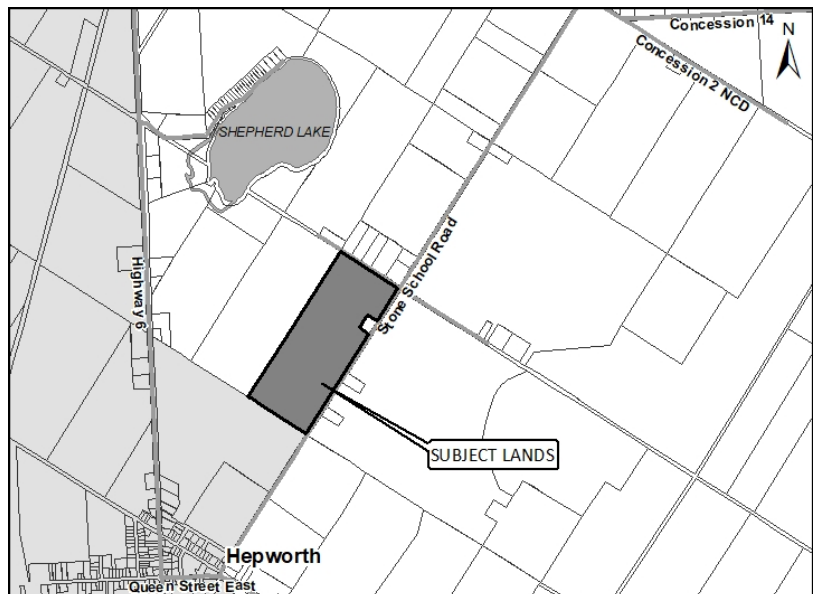
<https://www.youtube.com/channel/UCVD5m65WH42TTxR5tSfafQ/videos>

Public participation is encouraged. For more information on how to participate, contact Brittany Drury, Clerk: By telephone: 519-376-2729 ext. 244; By email: bdrury@georgianbluffs.ca

What is being proposed?

Zoning By-law Amendment Application **Z-02-21** is to facilitate the severance of two lots. Relief to the Township of Georgian Bluffs Zoning By-law 2020-020, Table 8.2 is requested as follows:

1. Retained parcel: there is no proposed change to the zoning or the area of land currently zoned and designated Agricultural. It will be recognized as it currently exists at 19 ha;
2. Severed lot #1 **B01/21**: reduce the minimum required lot frontage from 100 m to 80 m for a rural residential parcel;
3. Severed Lot #2 **B02/21**: reduce the minimum lot area from 20 ha to 19 ha for a Rural parcel.



The new lot measurements propose the following dimensions:

	B01/21 (Lot #1) Rural-RU	B02/21 (Lot #2) Rural-RU	Retained Agricultural-AG
Frontage	+/- 80 m	+/- 429 m	+/- 424 m
Width: Rear Lot Line	+/- 80 m	+/- 509 m	+/- 509 m
Depth: Side Lot Line	+/- 150 m	+/- 414 m	+/- 414 m
Area	+/- 1.2 ha	+/- 19 ha	19ha

Please visit www.georgianbluffs.ca to view the additional information that has been submitted with this application.

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

If a person or public body would otherwise have an ability to appeal the decision of the Council of Georgian Bluffs to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Council of Georgian Bluffs before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Council 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 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, ON, N4K 5N5
Telephone: 519-376-2729 ext. 242
By fax: 519-372-1620
By email: jburnett@georgianbluffs.ca

Please note that any submitted comments become part of the public record, including names and addresses. Written comments are due by **February 25, 2021** so that they may be read at the meeting for the benefit of everyone in attendance.

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.

