

Date of this Notice: November 14, 2023

Notice of Complete Application, Public Hearing and Public Meeting

Owner(s): Tyson Schlegel
Agent: Ron Davidson
Civic Address: 401183 Grey Road 17, Georgian Bluffs
Legal Desc: Part Lot 4, Lot 5, Concession 20, Keppel Township
Roll Number: 420362000511100

Consent Application B17/23 on December 12, 2023, at 5:00 pm.
 Zoning By-law Amendment Z10/23 on January 10, 2023, 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

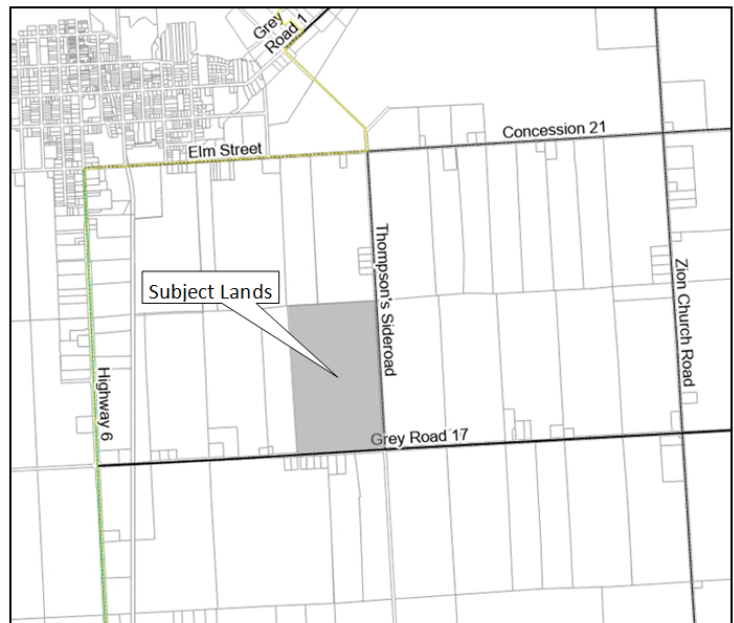
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

Application B17/23 proposes to sever an area of approximately 2.136 hectare lot containing a house and farm buildings that are surplus to the needs of the farmer. 58.344 hectares will be retained for continued agricultural use.

Application Z-10-23 proposes to re-zone the severed portion to recognize a reduced minimum lot frontage from 100 metres to 64 metres. The re-zone the retained parcel to apply a “no dwelling” clause.

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



	Retained Lot	Severed Lot
Lot Area	58.34 hectares	2.136 hectares
Frontage	342.3 metres and 187.8 metres	64 metres
Lot Depth	1014.6 metres	279.5 metres
Lot Width	599.1 metres	110 metres (at rear)
Servicing	Nil	Private Well / Private Septic
Existing Structures	Nil	House, Barn, 3 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.

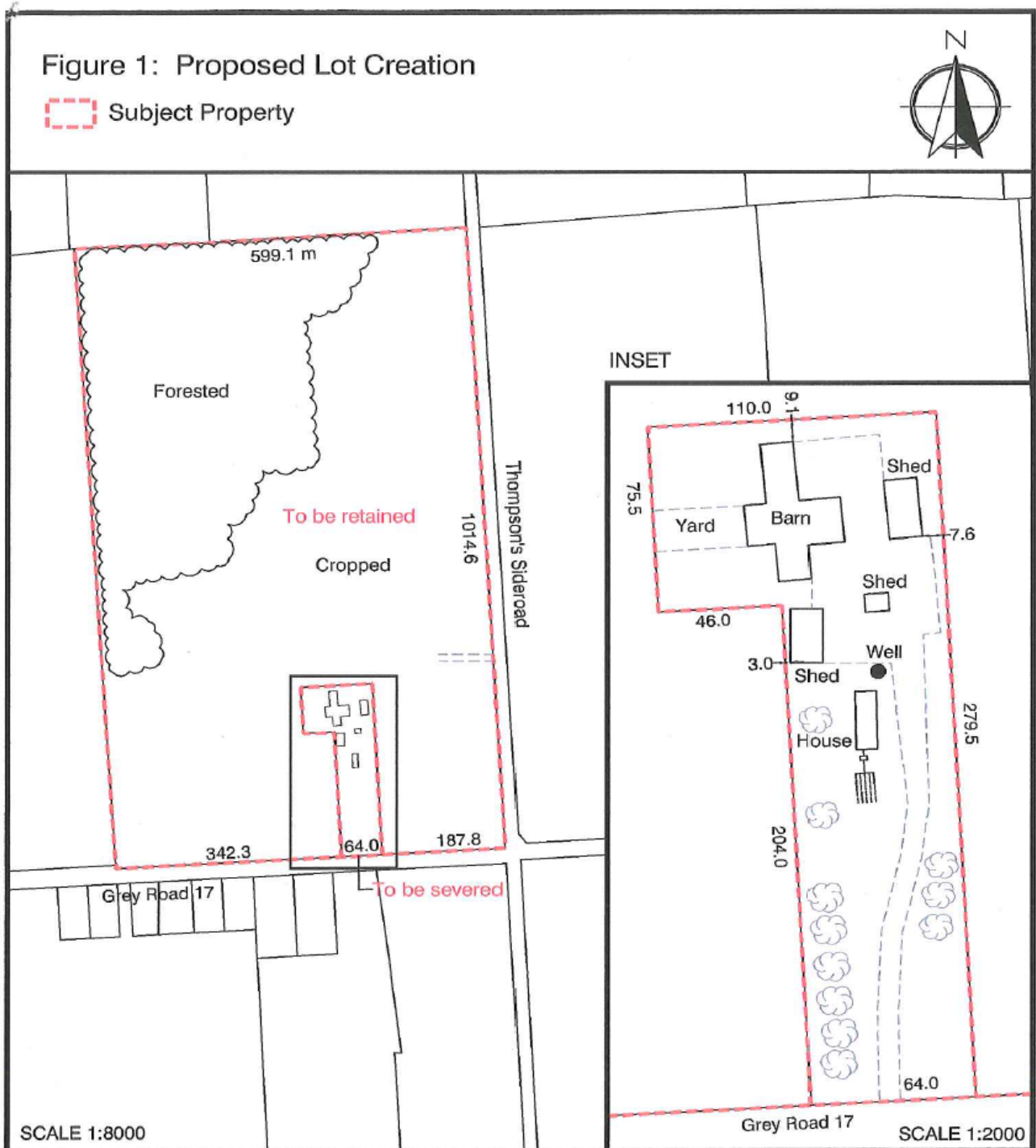
How do I submit my comments?

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 **December 7, 2023** 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:



Surplus Farmhouse Severance
Part Lot 4, Lot 5, Concession 20
Geographic Township of Keppel
Township of Georgian Bluffs
401183 Grey Road 17

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

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.