

Owners: Blair Radbourne & Cherilyn Radbourne
Agent: Ron Davidson Planning Consultant Inc.
Civic: 128 Maple Ridge Rd., Owen Sound, N4K 5N4
Legal: Part Lot 17, Concession 2
ARN: 4203 580 003 03300

Date of this Notice: December 17, 2021

Notice of Complete Application, Public Meeting and Public Hearing

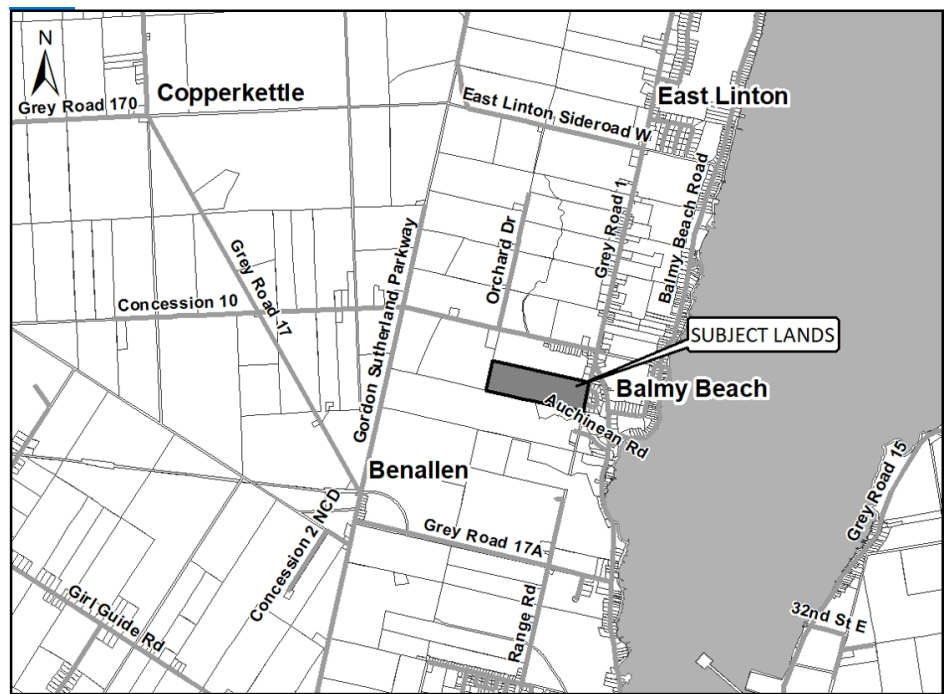
Georgian Bluffs Zoning By-law Amendment Z-17-21 on February 16, 2022 at 5:00 p.m.
Severance Applications B11/21, B12/21 & B13/21 on February 15, 2022 at 5:00 p.m.

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>

What is being proposed?

Zoning Amendment Application Z-17-21 proposes to rezone a portion of the subject lands from 'PD' Planned Development to Residential to facilitate severance applications B11/21, B12/21 & B13/21. The proposed lot sizes meet the minimum lot area and frontage for partially serviced lots in the 'R1' – General Residential zone. In accordance with the Environmental Impact Study, the 'EP' – environmental Protection zone boundary will be realigned. Relief to Section 5.5c) will permit a 0 m setback to the realigned EP zone. The lands within the Niagara Escarpment Plan area will remain zoned NEC.



The new residential lots propose the following dimensions:

	B11-21	B12-21	B13-21	Retained
Frontage	+/- 66.45 m	+/- 31 m	+/- 38 m	159.13 m
Width: Rear Lot Line	+/- 66.45 m	+/- 31 m	+/- 38 m	294.58 m
Depth: Side Lot Line	+/- 76.6 m	+/- 76.6 m	+/- 76.6 m	1011.94 m
Area	+/- 5090 m ²	+/- 2374.6 m ²	+/- 2910.8 m ²	30.36 ha

Please visit www.georgianbluffs.ca to view the planning report, Nitrate Study, Stormwater Management Report and Environmental Impact Study submitted in support of this application.

How can I participate in an electronic Public Meeting or Hearing?

Public participation is encouraged. For more information on how to participate, contact Carly Craig, Deputy Clerk:

By telephone: 519-376-2729 ext. 602

By email: ccraig@georgianbluffs.ca

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.

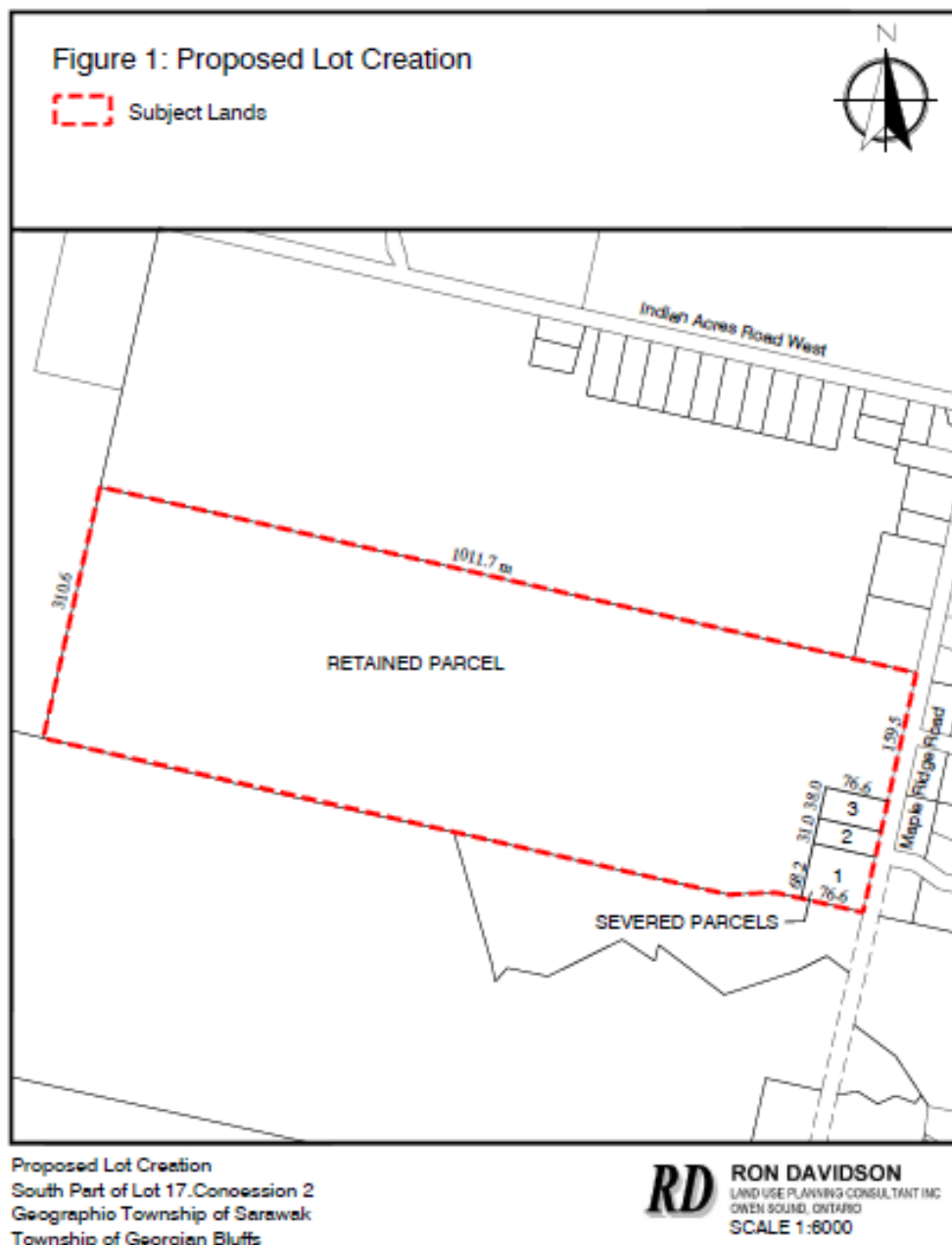
How do I submit my comments?

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 **January 28, 2022** so that they may be read at the meeting 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.