

Owner: Melissa MacLeod & Cassio Mosqueira
Agent: Ron Davidson Planning Consultant Inc.
Civic: 218072 CONCESSION 3 DERBY
Legal: CON 3 PT LOT 14 RP 16R6761; PART 1
ARN: 4203 540 001 34900

Date of this Notice: February 15, 2023

Notice of Complete Application, Public Hearing and Public Meeting

Severance Application B02/23 on March 21, 2023 at 5:00 p.m.
Zoning By-law Amendment Z-03-23 on March 22, 2023 at 5:00 p.m.

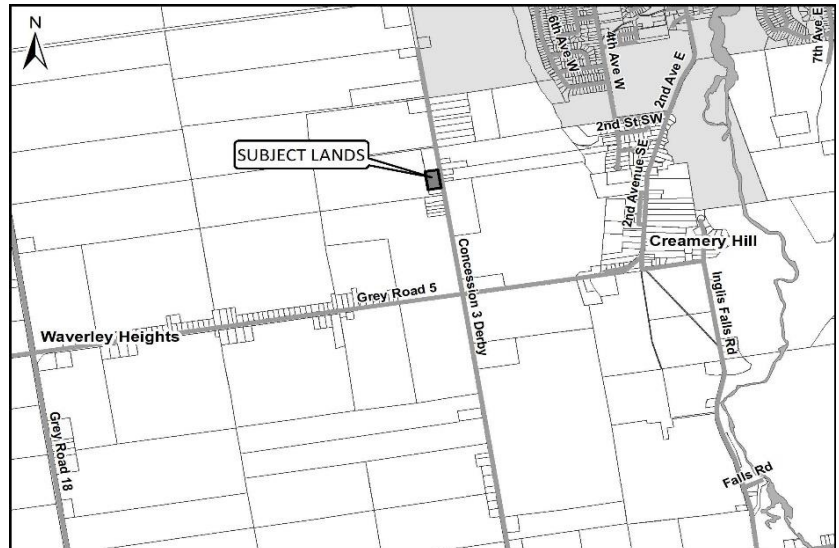
Council Chambers are OPEN to the Public.

What is being proposed?

To facilitate severance application B02/23, Zoning Amendment application Z-03-23 proposes to amend the 'RU' provisions of the retained parcel to permit the following:

- Reduce the minimum required lot area from 1.98 acres to 1.49 acres
- Reduce the required minimum lot frontage from 100 m to 83.1 m; and,
- Reduce the required minimum side yard from 10 m to 4 m

Application B02/23 is a severance application that proposes 0.68 ac lot addition to the adjacent 2.4229 ac property identified as 218084 Concession 3 Derby. The proposed dimensions are as followed:



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	Severed (Lot addition)	Retained
Frontage	38 m	83.197 m
Depth: Side Lot Line	72.54 m	72.54 m
Area:	0.68 ac	1.49 ac
Servicing	Private	Private

No other relief to the bylaw was requested.

For more information and to read the Planning Justification Report, visit our website today at: <https://www.georgianbluffs.ca/en/business-development/planning.aspx> Look under the Public Notices tab.

Register on-line to participate in a virtual Public Meeting at:

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

or contact Rayburn Murray, Legislative Services Coordinator at 519-376-2729 ext. 603

Electronic Council Meetings and Electronic Public Meetings can be viewed here:

<https://www.youtube.com/channel/UCVD5m65mWH42XTTxR5tSfafQ/videos>

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.

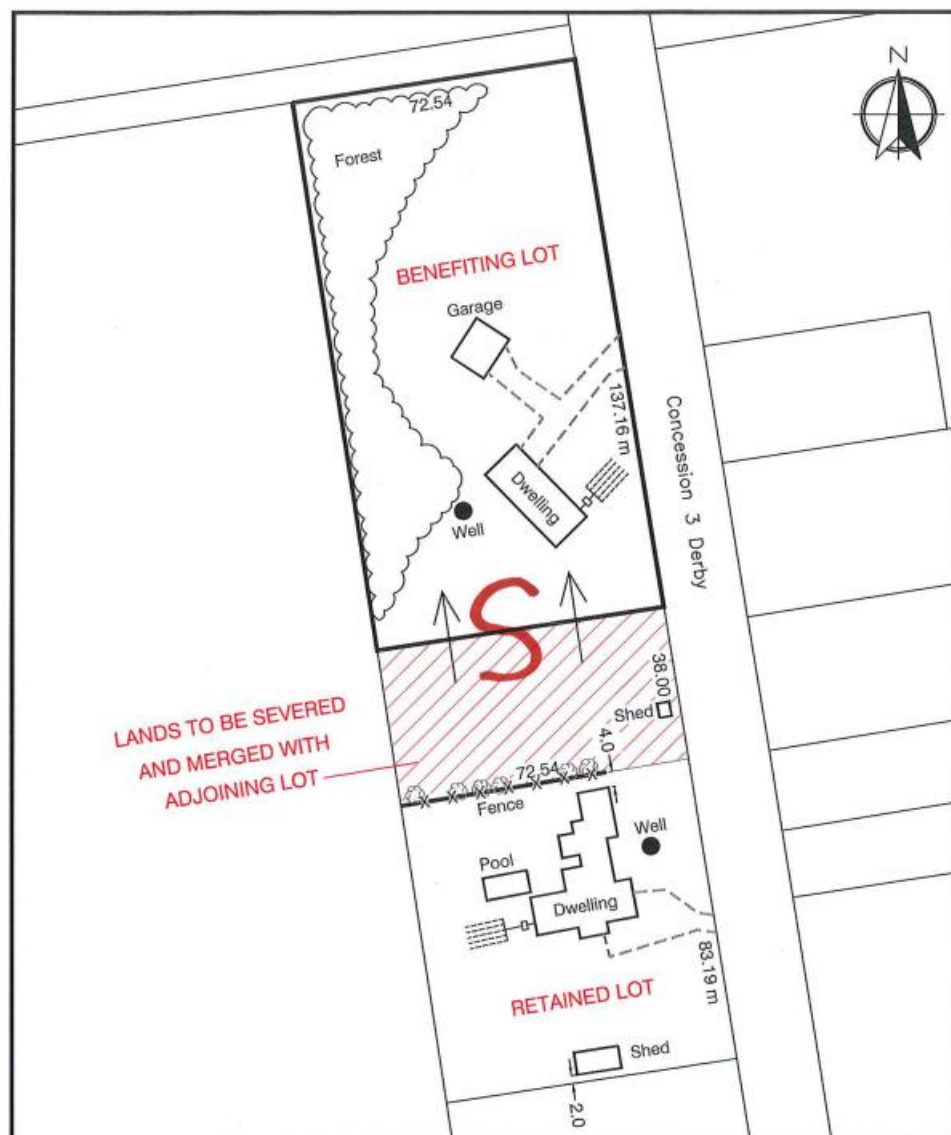
How do I submit my comments?

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 **March 02, 2023**, so that they may be read at the meetings for the benefit of everyone in attendance.

Site Plan provided by applicant:



Proposed Lot Line Adjustment
218072 Concession 3 Derby
Township of Georgian Bluffs

RD RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.
OWEN SOUND, ONTARIO
SCALE 1:1200

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.