

Owner: Zachary Taylor & Taylor Christie
Agent: Ron Davidson Planning Consultant Inc.
Civic: 404197 Conc. 20
Legal: Con 20 Pt Lot 40
ARN: 4203 620 007 14400

Date of this Notice: July 22, 2022

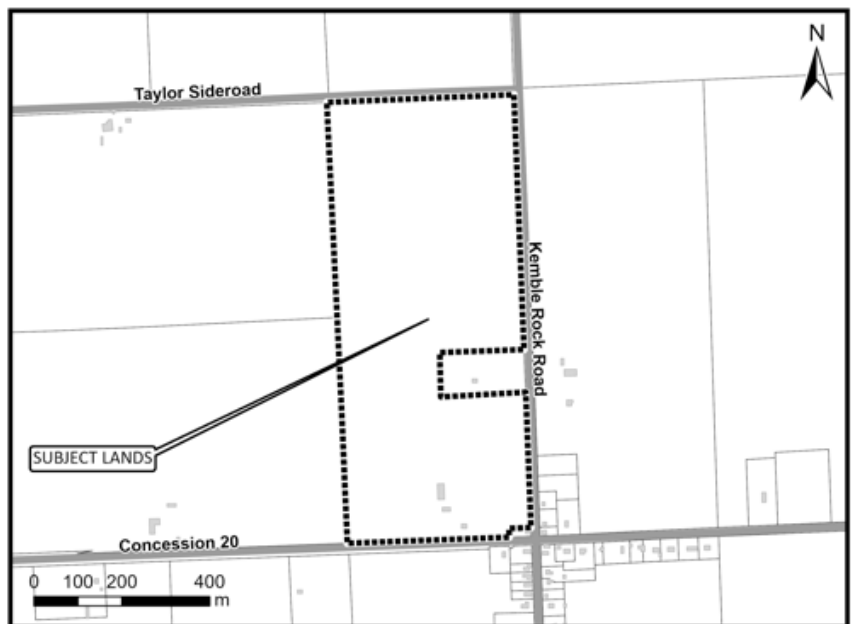
Notice of Complete Application, Public Hearing and Public Meeting

Severance Application B18/22 on August 23, 2022 at 5:00 p.m.
Zoning By-law Amendment Z-13-22 on August 24, 2022 at 5:00 p.m.

Council Chambers are OPEN to the Public.

What is being proposed?

Zoning Amendment Application Z-13-22 proposes to rezone the portion of the property located within the Settlement area of Kemble from 'AG'-Agricultural to 'R1' – Residential One to facilitate severance application B18/22 which proposes to create a 5035 m² (1.24 acre) privately serviced residential lot. The amendment will also recognize the retained Agricultural lot area of 38.8 ha. No other relief to the By-law was requested.



The new residential lot proposes the following dimensions:

	Severed	Retained
Frontage	53 m (173 feet)	369 m (1210 feet)
Width: Rear Lot Line	53 m	427 m (1400 feet)
Depth: Side Lot Line	95 m (311 feet)	1003 m (3290 feet)
Area	5035 m ² (1.24 ac)	39.97 ha (98.76 ac)

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 Carly Craig, Deputy Clerk at 519-376-2727 ext. 602

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.

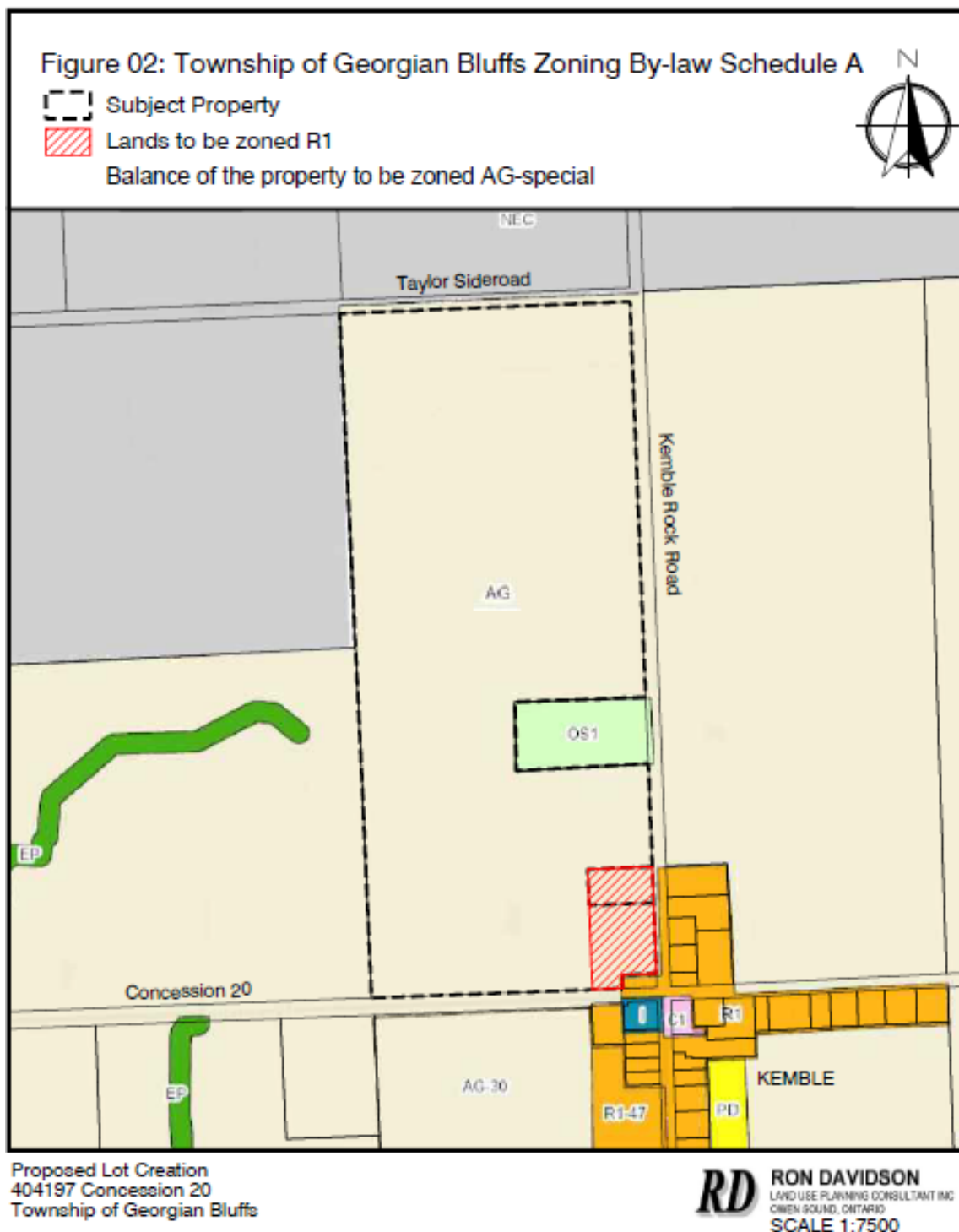
How do I submit my comments?

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 **August 12, 2022** so that they may be read at the meetings 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.