

Owner: Estate of Murial McCrabb c/o Erma Speer/Gary Aiken **Date of this Notice:** January 11, 2023
Agent: Ron Davidson Planning Consultant Inc.
Civic: unassigned Big Rock Road, Francis Drive and Concession 14
Legal: Pt Lots 23 & 24, Conc 14 and Pt Lt 24, Conc 15, Georgian Bluffs (Keppel)
ARN: 420362000420200, 420362000418600 & 420362000422903
Related applications: SP-13-22

Recirculation of Notice of Complete Application, Public Hearing and Public Meeting

Severance Applications B24/22 & B25/22 on February 14, 2023 at 5:00 p.m.
Zoning By-law Amendment Z-18-22 on February 1, 2023 at 5:00 p.m.

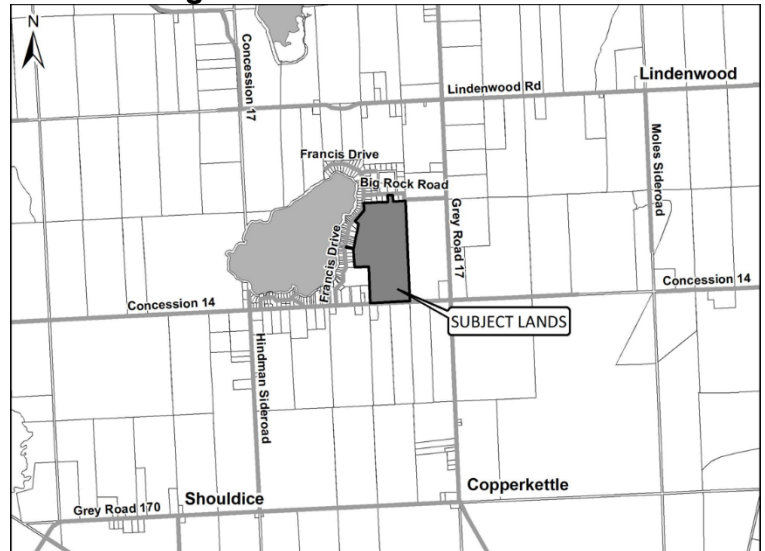
What is being proposed?

Zoning Amendment Application Z-18-22 proposes to reduce the minimum lot size in the Shoreline Residential zone from 4047 m² to 4013 m² to facilitate Severance application B24/25. No other relief to the By-law was requested.

Severance applications B24/22 and B25/22 propose to recreate lots that merged when registered in the same name.

Site plan control applies and application SP-13-22 has been submitted to address Environmental Impact Study (EIS) mitigation measures.

Location Diagram



The new residential lot proposes to recreate the following lot dimensions:

	B24/22 (Lot 1)	B25/22 (Lot 2)	Retained
Frontage	+/-55.8 m	+/-141 m plus 72 m	+/-404 m
Width: Rear Lot Line	+/-55.8 m	+/-645 m	+/-404 m
Depth: Side Lot Line	+/-73.1 m	+/-19 m to 142 m	+/-1022 m
Area	+/-4013 m ²	+/-6.78 ha.	+/-40.94 ha.

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.

Council Chambers are OPEN to the Public.

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

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

or contact Raeburn Murray, Legislative Services Coordinator at 519-376-2727 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 would otherwise have an ability to appeal the decision of the Council of the Township 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 the Township 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 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 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.

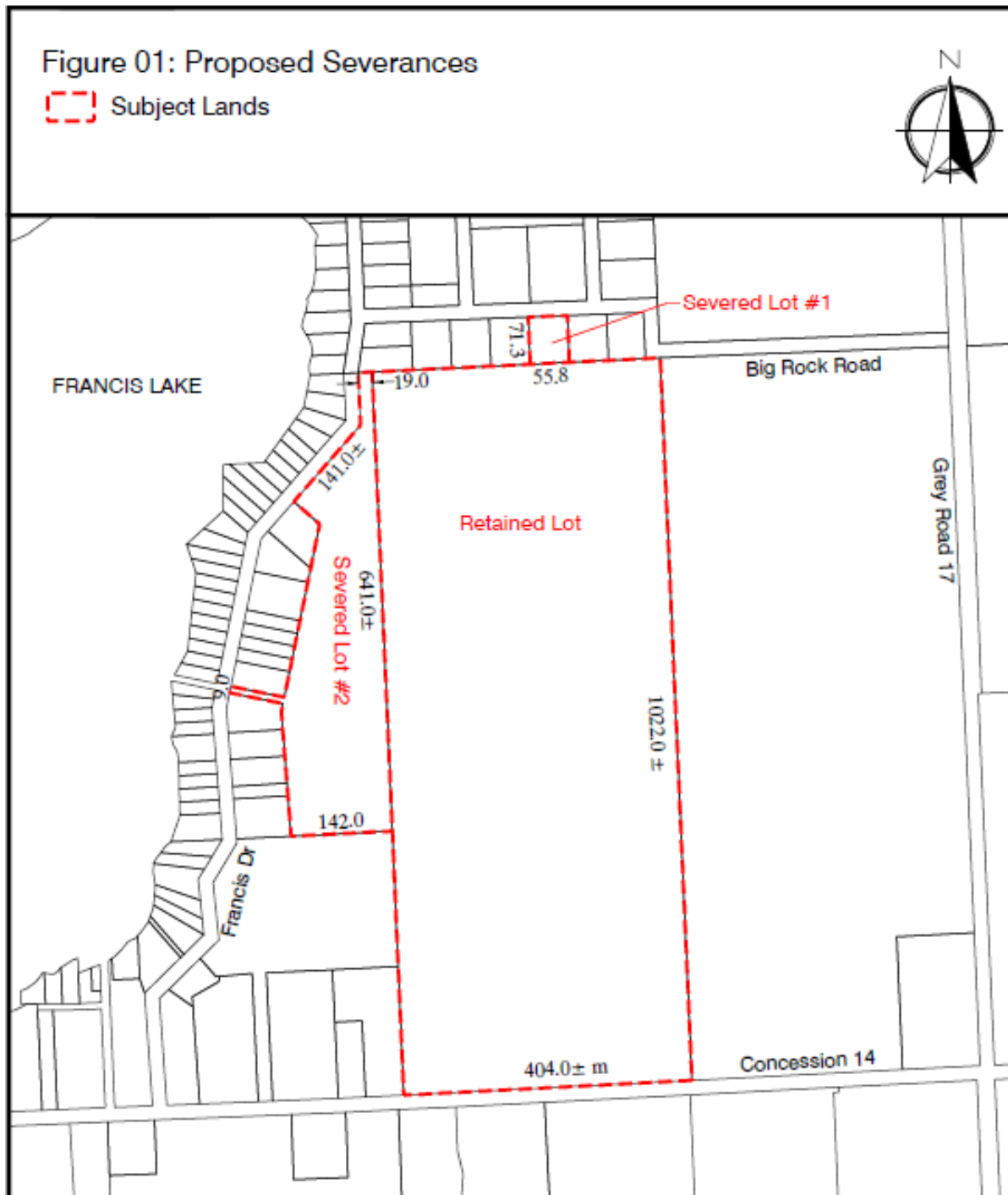
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the address noted below:

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 24, 2023** so that they may be read at the meetings for the benefit of everyone in attendance.

Site Plan provided by applicant:

Pt Lots 23 & 24, Conc 14 and Pt Lt 24, Conc 15, Georgian Bluffs (Keppel)



Re-creation of Original Lots
Estate of Muriel McCrabb

RD RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:7500

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.