



Date of this Notice: June 25, 2026

Owner(s): Tim & Angela Fletcher

Agent: Genevieve Scott, Cuesta Planning Consultants Inc.

Address: 442538 Concession 21, Township of Georgian Bluffs, County of Grey

Legal Desc: CON 21 W PT LOT 23 LESS;RP16R8085 PART 1

Roll Number: 4203-620-006-05800-0000

Notice of Complete Application and Public Meeting

Zoning By-law Amendment Z09-26
on September 2nd, 2026, 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 virtually or in person at the public meeting, please register by contacting the Clerk's Department by email or phone at:

✉ By email: clerks@georgianbluffs.ca

☎ By telephone: 519-376-2729 ext. 922

View electronic public and Council meetings here:

www.youtube.com/@georgianbluffscouncil

If you wish to be notified of the decision of the Township Council in respect of the proposed zoning by-law amendment, you must make a written request to the Clerk's Department at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

Zoning By-law Amendment Application Z09-26 seeks relief from Table 8.2 of the Township of Georgian Bluffs Zoning By-law 2020-020 to permit a reduction in the minimum required lot frontage for a rural parcel. The applicant is requesting permission to reduce the minimum lot frontage from 100 metres to:

- 67.8 metres for the severed parcel; and
- 34.6 metres for the retained parcel.

In addition, Application Z09-26 proposes to apply a *Holding ("H") provision* to a portion of the retained lands. This provision would prohibit the construction of a residential dwelling on the affected lands until appropriate supporting studies have been completed and the Holding provision has been lifted.

The zoning by-law amendment would also establish a development setback from on-site natural heritage features.

Staff note that application Z09-26 is required to facilitate Consent Application B-12-26, which proposes the severance of one (1) residential lot with an area of ±0.8 hectares and will continue to be used for residential purposes. The severed lands are proposed to contain the existing single-family dwelling.

The retained parcel will comprise of approximately ±15.45 hectares and is intended to support future residential development on the subject lands.



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

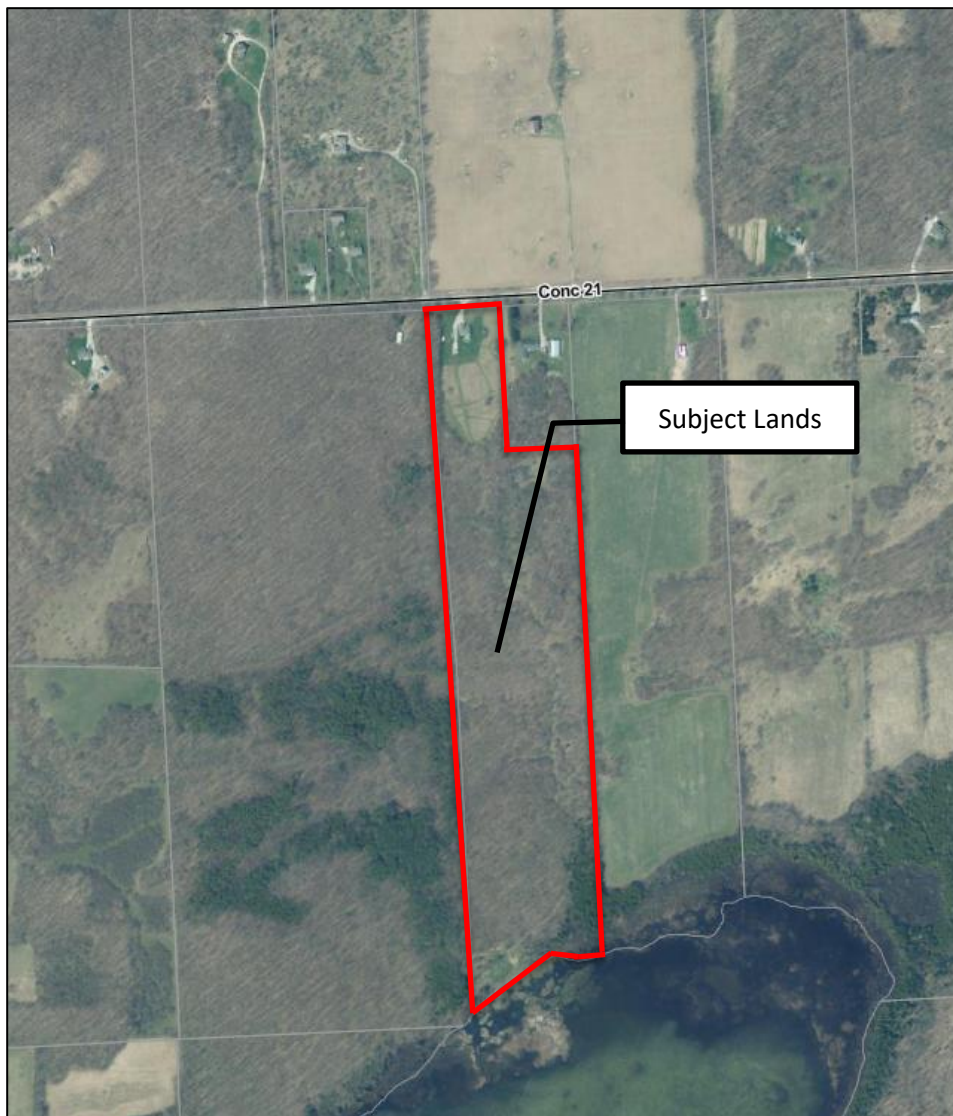
Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **July 15th, 2026**, for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

For more information about this matter, contact:

Ben Suchomel, Community Planner, Township of Georgian Bluffs

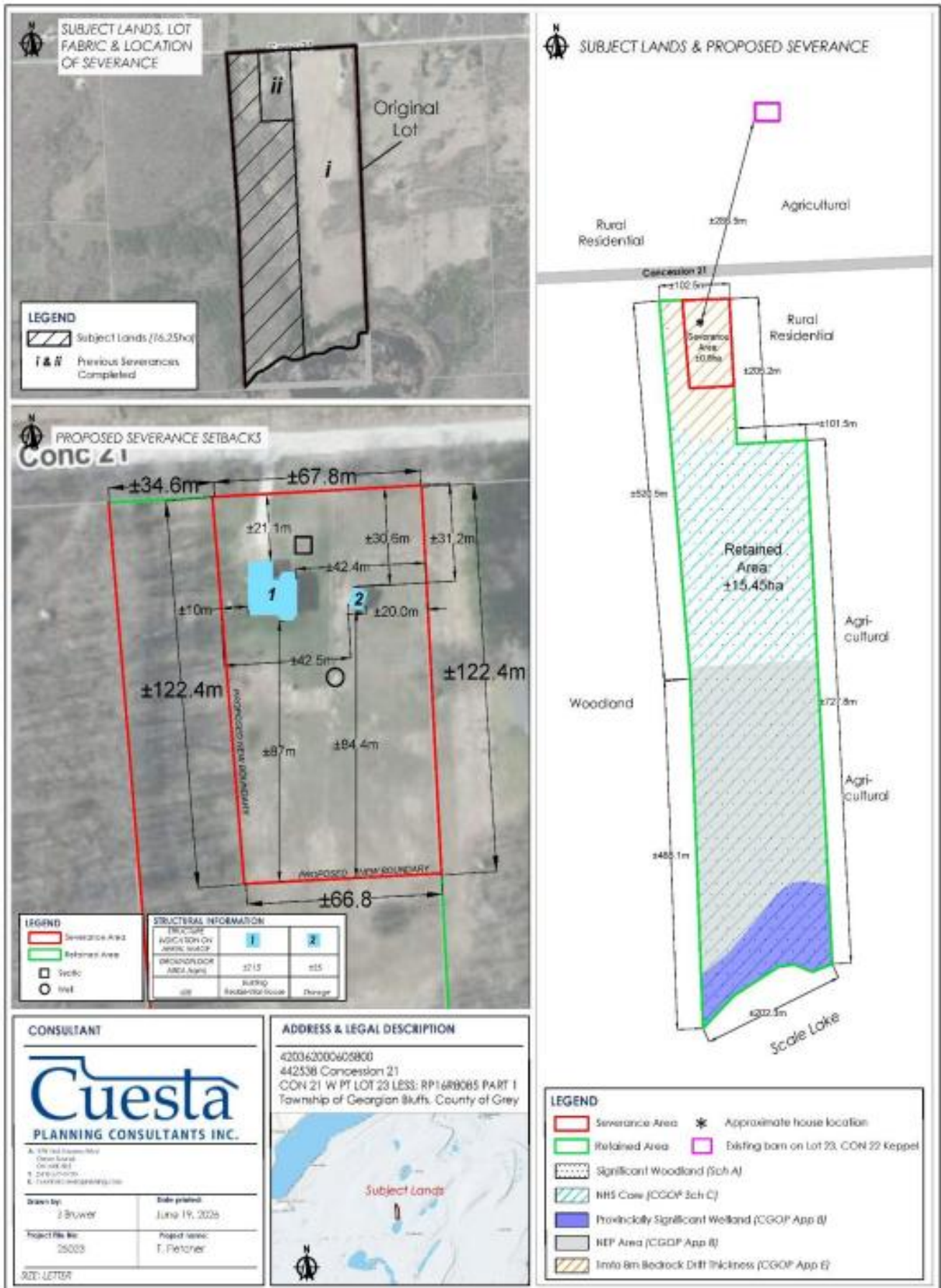
✉ By email: planning@georgianbluffs.ca

☎ By telephone: 519-376-2729 ext. 203





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 Townships website and/or made available to the public upon request.