

NOTICE OF PUBLIC MEETING

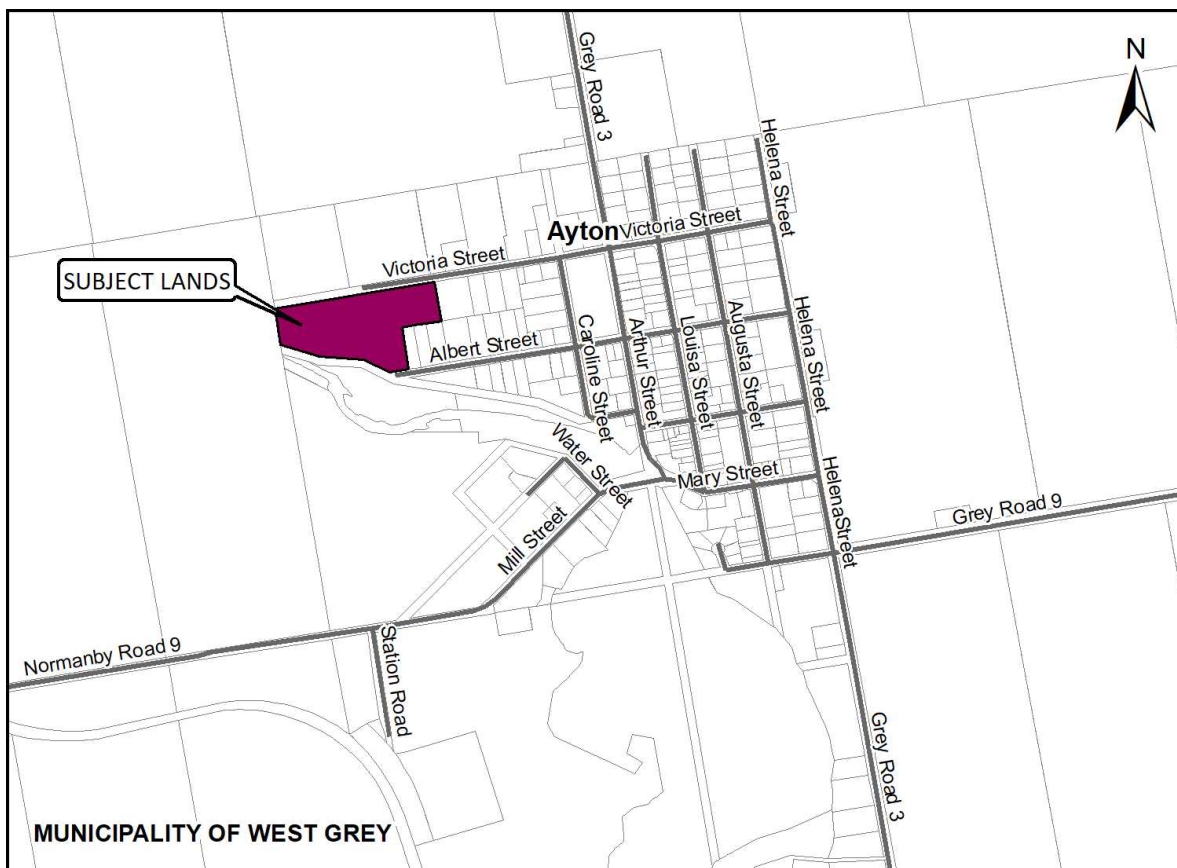
MEETING DATE: December 16, 2025 @ 2pm

WHAT: Grey County and the Municipality of West Grey are seeking input on development applications within 120 metres of your property that would consider allowing a new plan of subdivision consisting of 12 single detached dwellings.

SITE: 1035 Victoria Street, Ayton. Legally described as: Lots 3, 4, 5 & 6 South of Victoria Street and Lots 4, 5 & 6 north of Albert Street, Registered Plan No. 153; Municipality of West Grey

FILE #: Plan of Subdivision Application: 42T-2024-11 – 1035 Victoria Street, Ayton
Zoning By-law Amendment Application: ZA24.2024

Map of Subject Lands



Timing and Location of Public Meeting

A public meeting has been scheduled for **Tuesday December 16th, 2025 starting at 2:00pm**. The meeting will be held at the Municipality of West Grey office, located at 402813 Grey Rd 4, RR2, Durham, ON, N0G 1R0.

You are invited to attend the meeting in-person, or virtually via Zoom through the following link: <https://us02web.zoom.us/j/89156262480> Please email notice@westgrey.com in advance of the meeting in case of any questions or concerns, and/or to submit comments.

What is being proposed through the applications?

The County has received an application for a draft plan of subdivision application known as the '1035 Victoria Street Ayton Subdivision' (file number 42T-2024-11).

The proposed development would create 12 lots for single detached dwellings. An extension of Victoria Street would provide frontage for 11 lots, while 1 lot would have frontage onto Albert Street.

Grey County Plan of Subdivision file 42T-2024-11
West Grey Zoning By-law Amendment file ZA24.2024

The proposed subdivision is within the settlement area of Ayton. Individual private wells and septic systems are being proposed to service this development, as municipal water and sewer services do not exist in Ayton. The subject lands are approximately 5.4 hectares in size.

A concurrent zoning by-law amendment application has also been submitted to the Municipality of West Grey (file number ZA24.2024) for the proposed development. The Zoning By-law amendment would rezone the lands 'R1A Unserved Residential' and revise the 'NE Natural Environment' zone to match mapping provided by the County of Grey and Saugeen Valley Conservation Authority.

To support this proposal, several studies and reports have been submitted by the applicant, including: a Planning Justification Report, Environmental Impact Study, Geotechnical Investigation, Archaeology Assessment, Stormwater Management Report, and Servicing Options Study. All submitted material is available to review on the County and Municipal websites.

More information:

For information on this development visit: www.grey.ca/development and select '1035 Victoria Street (Domm – Ayton) Subdivision' or visit www.westgrey.com/invest-and-develop/planning-and-development/active-planning-applications/ and select 'ZA24.2024'







The documents can also be viewed by visiting the County or Municipal Offices at the addresses listed below.

How can I contribute my opinion?

Any person or agency may attend the Public Meeting and/or make verbal or written comments regarding this proposal using the contact information below.

How do I submit comments?

Submit written comments or sign-up to be notified of a decision by contacting the staff below. When submitting comments, please reference the file name and number.

	Attn: Cassondra Dillman County of Grey Planning Department 595 9 th Avenue East Owen Sound, ON, N4K 3E3		Attn: West Grey Planning Municipality of West Grey 402813 Grey Rd 4, RR2, Durham, ON, N0G 1R0
	cassondra.dillman@grey.ca		planning@westgrey.com
	548-877-0853		519-369-2200 ext. 236

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees will hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development. At the meeting, members of the public will also hear a summary of any comments received about the proposed development prior to the public meeting.

The public meeting will be moderated by a designated Chair. The moderator will keep the meeting in order and allow the applicant (and their development team), the public, and members of Council to speak and ask questions.

This meeting is an opportunity to learn about the proposed development application and provide feedback.

Why is this Public Meeting being held and what are your rights?

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law, a municipality must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is Sections 51 and 34 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Plan of Subdivision and Zoning By-law Amendment.
2. If a person* or public body would otherwise have an ability to appeal the decision of the Council of West Grey to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of West Grey before the by-law is passed, the person or public body is not entitled to appeal the decision.
3. If a person* or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of West Grey 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
4. If a person* or public body would otherwise have the ability to appeal the decision of the County of Grey does not make oral submissions at a public meeting or make written submissions to Grey County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.
5. If a person* or public body does not make oral submissions at a public meeting or make written submissions to Grey County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
6. If you wish to be notified of the decision of the County of Grey in respect to the proposed the plan of subdivision, you must make a written request to the County, at the address noted on the previous page. Please note file number 42T-2024-11 or refer to the '1035 Victoria Street Ayton' subdivision application in your correspondence.
7. If you wish to be notified of the decision of the Council of the Municipality of West Grey on the proposed Zoning By-law Amendment, you must make a written request to the Municipality of West Grey using the contact information noted above, and quote File ZA24.2024.
8. If you are the owner of any land that contains seven or more residential units, please post this notice in a location that is visible to all residents.

If you have any questions, please do not hesitate to contact County or Municipal staff, who would be happy to answer any questions on these applications, or the planning process.

*Notwithstanding the above, only a 'specified person' listed in subsection 1 of the *Planning Act* or a public body who made oral submissions at a public meeting or written submissions to the approval authority before a decision was made, may appeal the decision of the County of Grey or the Municipality of West Grey to the Ontario Land Tribunal (OLT) as it relates to the proposed plan of subdivision and zoning by-law amendment. Below is the prescribed list of 'specified

persons' eligible to appeal a decision of the County of Grey or the Municipality of West Grey related to the proposed plan of subdivision and zoning by-law amendment as per sections 51 and 34 of the *Planning Act*.

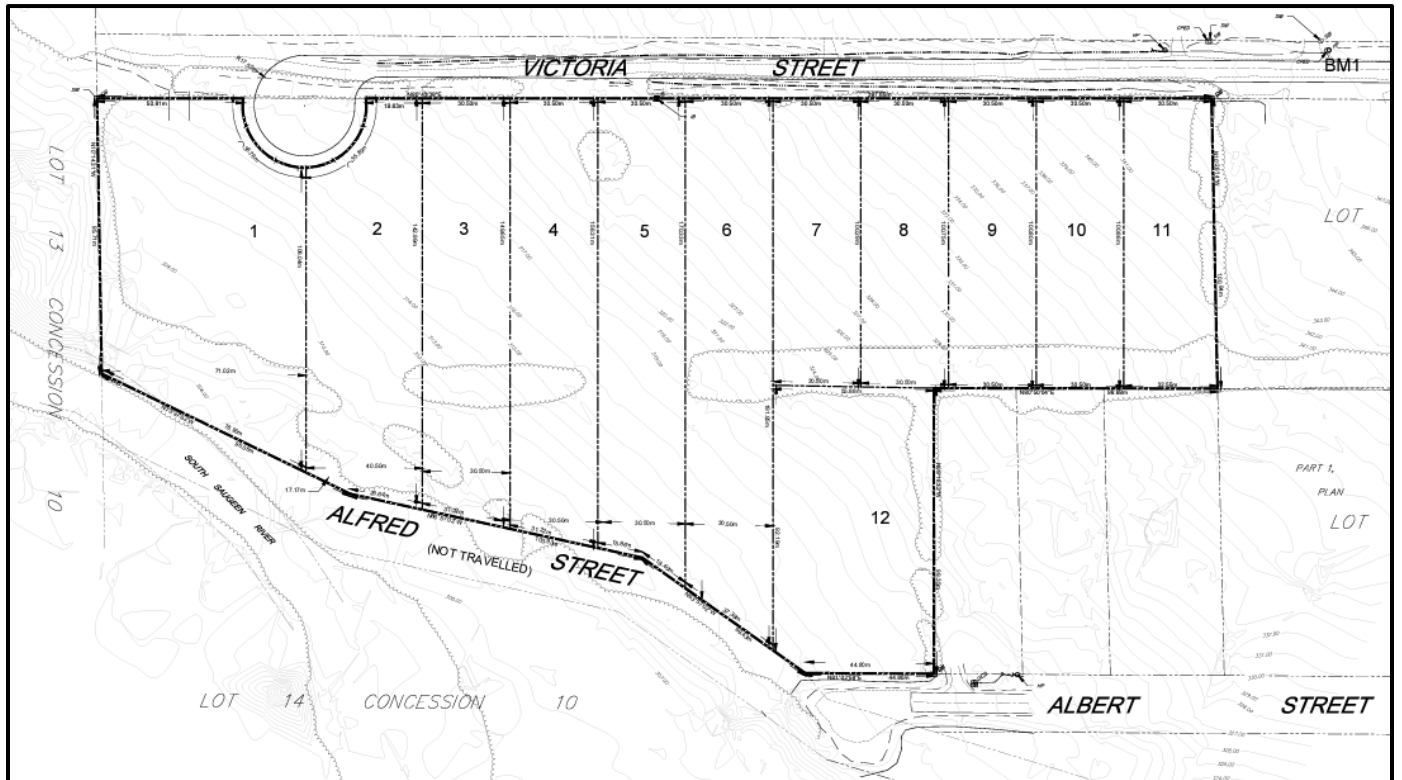
- a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- b) Ontario Power Generation Inc.,
- c) Hydro One Inc.,
- d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act, 2000*, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply,
- h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply,
- i) NAV Canada,
- j) the owner or operator of an airport as defined in subsection 3 (1) of the *Aeronautics Act* (Canada) if a zoning regulation under section 5.4 of that Act has been made with respect to lands adjacent to or in the vicinity of the airport and if any part of those lands is within the area to which the relevant planning matter would apply,
- k) a licensee or permittee in respect of a site, as those terms are defined in subsection 1 (1) of the *Aggregate Resources Act*, if any part of the site is within 300 metres of any part of the area to which the relevant planning matter would apply,
- l) the holder of an environmental compliance approval to engage in an activity mentioned in subsection 9 (1) of the *Environmental Protection Act* if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the holder of the approval intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act,
- m) a person who has registered an activity on the Environmental Activity and Sector Registry that would, but for being prescribed for the purposes of subsection 20.21 (1) of the *Environmental Protection Act*, require an environmental compliance approval in accordance with subsection 9 (1) of that Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the person intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act, or
- n) the owner of any land described in clause (k), (l) or (m).

A note about information you may submit to the Municipality or the County: 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 Municipality or County websites, and/or made available to the public upon request.

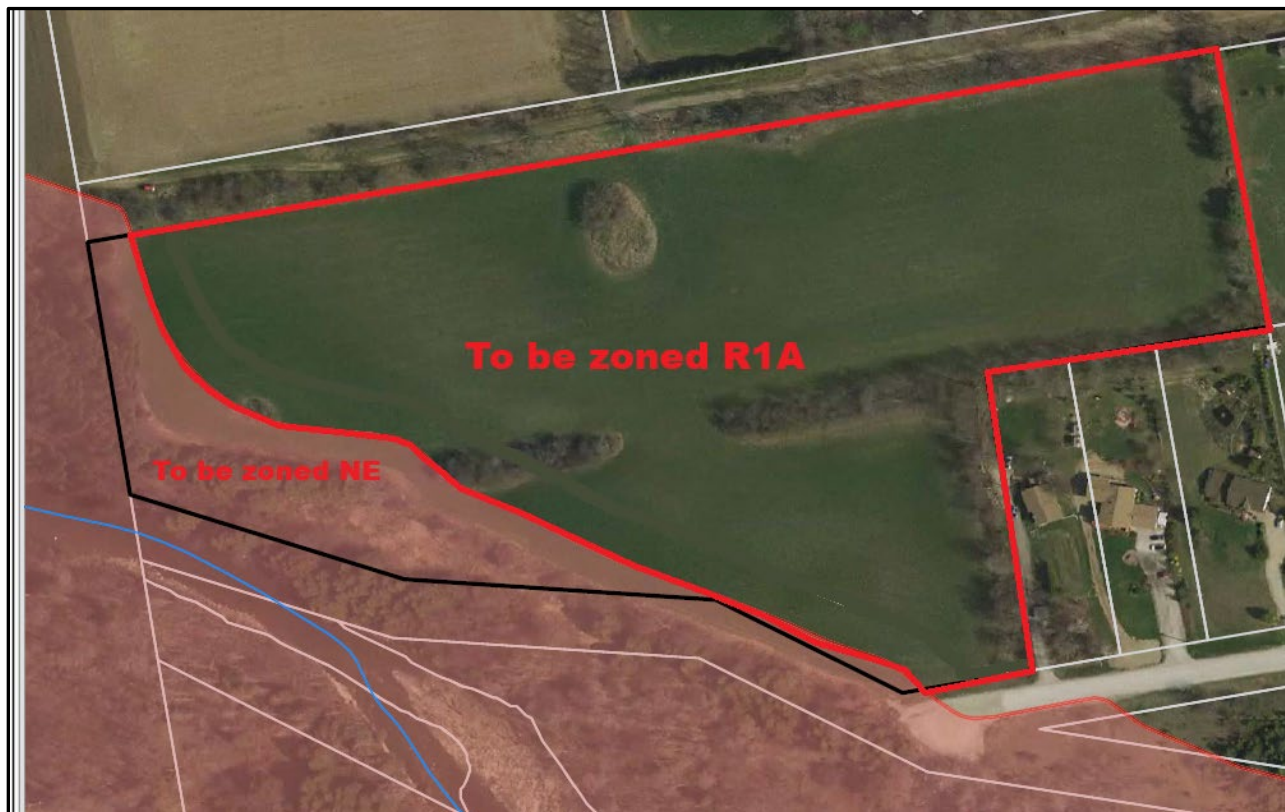
This document can be made available in other accessible formats as soon as practicable upon request.

Dated at the County of Grey this **20th day of November, 2025.**

Proposed Draft Plan of Subdivision:



Proposed Zoning Schedule:



R1A Unserved Residential
NE Natural Environment