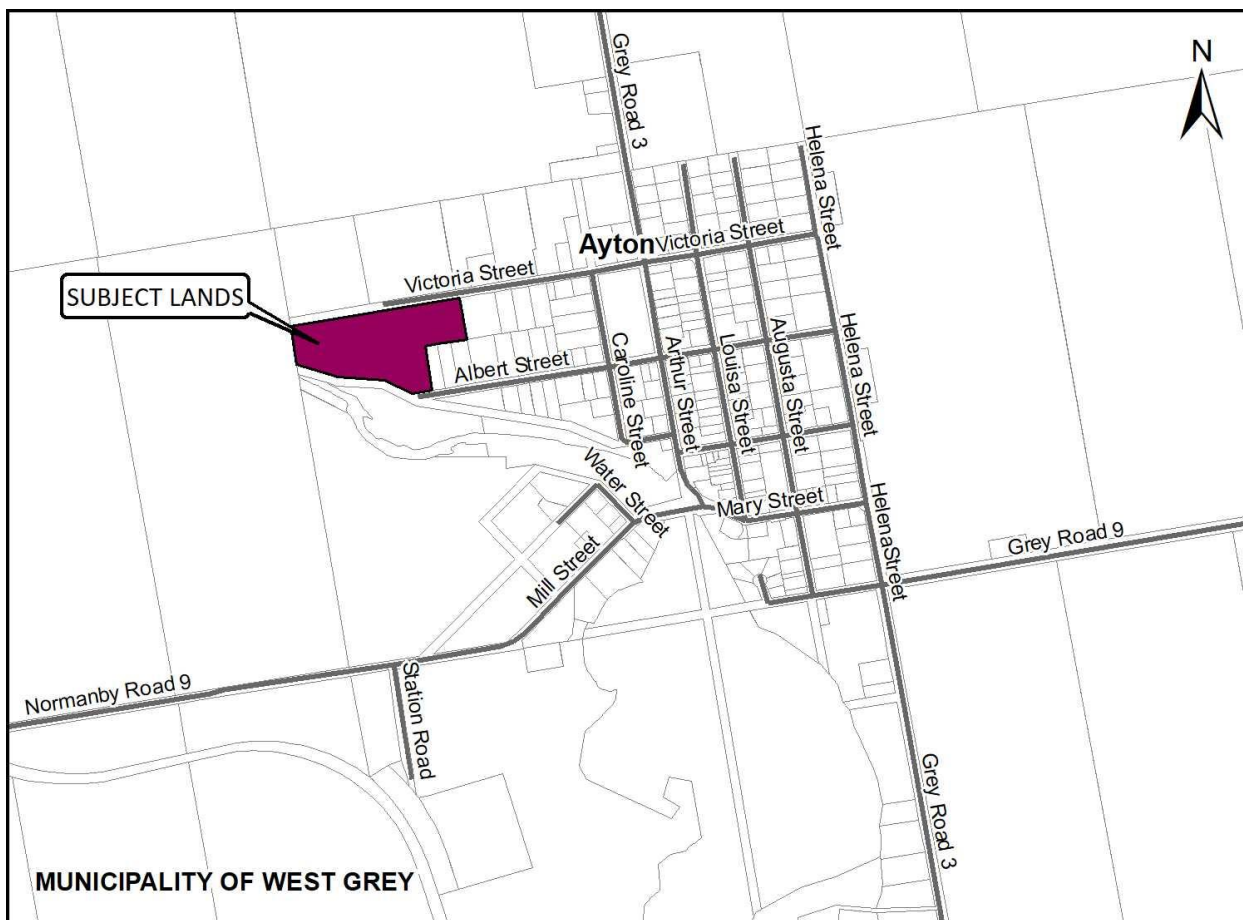


NOTICE OF COMPLETE APPLICATIONS: WE WANT TO HEAR FROM YOU

- WHAT:** The County and Municipality 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 St. (Domm – Ayton)
Zoning By-law Amendment Application ZA24.2024



Timing and Location of Public Meeting

A public meeting has not yet been scheduled. Once a meeting has been scheduled a notice will be sent out by mail and posted on West Grey and Grey County websites.

How can I contribute my opinion?

Any person or agency may attend the future Public Meeting and/or make verbal or written comments regarding this proposal.

Request for information:

For information on this development visit: <https://www.grey.ca/government/land-use-planning/planning-and-development-projects/1035-victoria-street-domm-ayton-subdivision>

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

How do I submit comments?

Submit written comments or sign-up to be notified of a decision by mailing or contacting:



Cassandra Dillman

County of Grey Planning Department
595 9th Avenue East
Owen Sound, ON, N4K 3E3



David Smith

Municipality of West Grey
402813 Grey Rd 4, RR2,
Durham, ON, N0G 1R0



cassandra.dillman@grey.ca



planning@westgrey.com

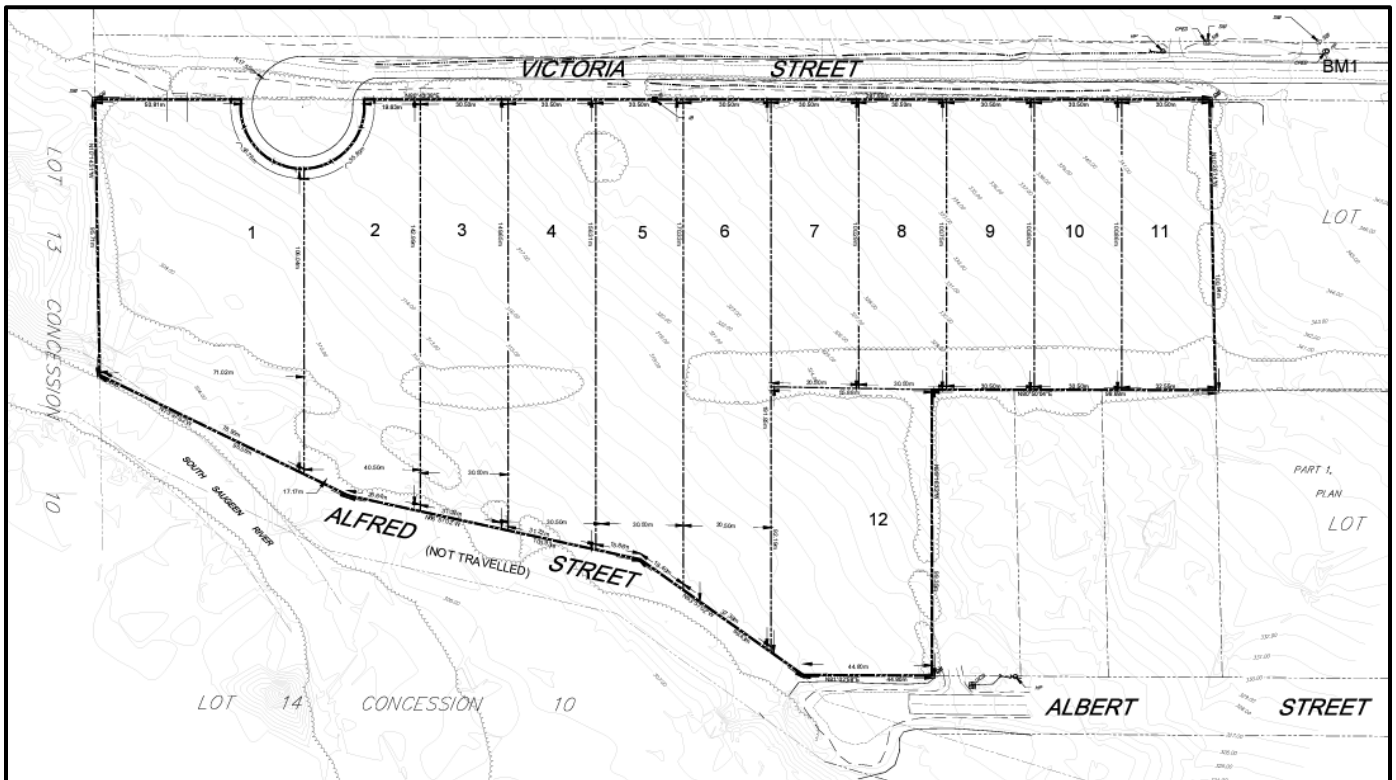


548-877-0853



519-369-2200 ext. 236

Below is a map showing the proposed plan of subdivision. A full version of this image is available on the County website or at the County offices in Owen Sound



What is being proposed through this application?

The proposed plan of subdivision consists of twelve (12) single detached dwellings. Eleven (11) of the proposed lots will front onto the proposed extension of Victoria Street while one lot will have frontage on Albert Street. Individual private wells and septic systems are being proposed to service this development. This subdivision is within the settlement area of Ayton. The zoning by-law amendment would implement the plan of subdivision by re-zoning the lands to permit the proposed residential development.

What can I expect at the Future Public Meeting?

The future 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 take place at a meeting of West Grey Council and the Mayor or Chair will act as the moderator for the meeting. 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 Future Public Meeting being held and what are your rights?

Within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. By law a municipality must hold a public meeting for a zoning by-law amendment, and this meeting is just one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development, which is Sections 34, and 51 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 the ability to appeal the decisions of the County of Grey and the Municipality 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 or to the County of Grey before the plan of subdivision and zoning by-law amendment are approved or refused, the person or public body is not entitled to appeal the decisions to the Ontario Land Tribunal.
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 or to the County of Grey before the plan of subdivision and zoning by-law amendment are approved or refused, 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 you wish to be notified of the decision by the County of Grey in respect to the decision on the plan of subdivision (File No. 42T-2024-11) by the County; or to the Municipality regarding a decision on the zoning by-law amendment (File No. ZA24.2024) you must make a written request to the Municipality or the County, at the addresses noted on the previous page. Please note the file number when directing correspondence to the Municipality or the County.
5. If you have any questions, please do not hesitate to contact County or Municipality staff, who would be happy to answer any questions on the matter.

*Notwithstanding the above, only a 'specified person' or public body listed in subsection 1 of the Planning Act 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 link to the revised Planning Act can be found here - <https://www.ontario.ca/laws/statute/90p13>.

The list of 'specified persons' eligible to appeal a decision of the County of Grey or the Municipality of West Grey on the proposed plan of subdivision and zoning by-law amendment as per section 1 of the Planning Act is as follows:

- 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 28th day of November, 2024.