WE’RE HAVING A PUBLIC MEETING AND
WE WANT YOUR INPUT ON A NEW PROPOSED DEVELOPMENT

The Township of Georgian Bluffs and the County of Grey want your feedback on a new development proposal.

Why did I get this notice?
You received this meeting notice as you live or own property within 120 metres of the proposed development location.

Description of the Proposed Development
The County and the Township are seeking input on development applications to consider allowing for additional commercial land uses on the subject lands shown below. The applicant has applied for additional commercial opportunities which they believe would fit with the small building area on the site. The applications have been filed by 562093 Ontario Limited, Edward Raco, and Cuesta Planning Consultants Inc. are representing the applicant.

Location of the Proposed Development
The subject lands are located on the Sunset Strip at 202507 Highway 6 and 21. The legal description of the property is Plan 535, Lot 11, in the geographic Township of Derby, now in the Township of Georgian Bluffs. See key map below.

Location and Timing of the Public Meeting
The meeting will be held on Wednesday, February 18th, 2015 at 7:00 p.m. in the Township of Georgian Bluffs Council Chambers at 177964 Grey Road 18, in Springmount.

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 have the opportunity to 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 Township Council or Committee meeting. A designated member of Council (often the Mayor) will act as the moderator or chair 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.

No decisions are made at this meeting. It is simply an opportunity to learn and provide feedback.
I can’t attend the Public Meeting, can I still participate?
Yes you can still participate. You can learn more about the proposed development by contacting the County or Township offices, or by reading the materials on the County website at the below link. You may also choose to submit comments via letter or email, after taking the time to learn about the proposed development. All of the contact information for both the Township and County has been provided below:
www.grey.ca/services/planning-development/new-planning-applications/562093-ontario-limited-raco/

What are the changes being made through the applications?
This development requires three applications, a County Official Plan Amendment, a Township Official Plan Amendment and a Zoning By-law Amendment. In order for the development to move forward, approvals are needed on all three of these applications. The County makes the decision on the Official Plan Amendments and the Township makes the decision on the Zoning By-law Amendment.

The proposed County Official Plan Amendment would change the subject lands from the ‘Space Extensive Commercial’ designation to the ‘Space Extensive Commercial with Exceptions’ designation. The proposed Township Official Plan Amendment would change the subject lands from the ‘Sunset Strip Policy Area’ designation to the ‘Sunset Strip Policy Area with Exceptions’ designation. The proposed Zoning By-law Amendment would implement the Official Plan Amendments and re-zone the subject lands from the ‘C4’ (Space Extensive Commercial) and ‘EP’ (Environmental Protection) zones to ‘C4-XX’ (Space Extensive Commercial with Exceptions) and ‘EP’ (Environmental Protection) zones. The collective effect of the amendments would be to provide relief from setback requirements and allow for additional commercial uses on the subject lands.

The applications have been deemed complete, under the Planning Act, which means that it is now time to receive public feedback on the proposals. In deeming the applications complete, the County and the Township have enough information to seek public input on the development. No decisions have been made on the applications, and no decisions will be made until the public process has been completed.

Why this meeting is 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, 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 22 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 Official Plan Amendments or Zoning By-law Amendment.
2. 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 Zoning By-law Amendment is approved or to the County of Grey before the Official Plan Amendments are approved, the person or public body is not entitled to appeal the decisions of the Township of Georgian Bluffs or the County of Grey to the Ontario Municipal Board.
3. If a person or public body does not make oral submission at a public meeting, or make written submissions to the Township of Georgian Bluffs before the Zoning By-law Amendment is approved or to the County of Grey before the Official Plan Amendments are approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.
4. If you wish to be notified of the decision of the Township of Georgian Bluffs in respect to the approval of the Zoning By-law Amendment, or the County of Grey in respect to the adoption of
the Official Plan Amendments, you must make a written request to the Township or the County, at the addresses noted on the previous page. Please note file numbers GBOPA-03-15 and Z-02-15 when directing correspondence to the Township. The County Official Plan Amendment file number is 42-03-540-OPA-126.

If you have any questions please do not hesitate to contact County or Township staff, who would be happy to answer any questions on the matter.

Dated at Owen Sound this 28th day of January, 2015