



Planning and Development

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To: Saugeen Ojibway Nation Environmental Office
Metis of Ontario
Historic Saugeen Metis
Six Nations
Ministry of Municipal Affairs and Housing
Bluewater District School Board
Bruce Grey Catholic District School Board
Bruce Grey Public Health Unit
Hydro One
Union Gas
Enbridge
Westario Power Ltd.
Ontario Power Generation
Saugeen Valley Conservation Authority
Municipality of West Grey
Hanover
Municipality of Brockton
Bruce County
MPAC
Cuesta, Land Use Planning Consultants Inc.

From: Stephanie Lacey-Avon, Planner

Date: November 2nd, 2018

Subject: Proposed County Official Plan Amendment 42-05-280-OPA-144
Lot 5, Lot 6 & 7, SDR, Concession 3
Municipality of West Grey (Township of Normanby)
Owner: Wally David Schaus
Applicant: Ben Rier
Agent: Cuesta Planning Consultants Inc.

Please find the attached Notice of Complete Application and Public Meeting for a proposed County of Grey Official Plan Amendment (County file number 42-05-280-OPA-144) and the associated Municipality of West Grey Zoning By-law Amendment.

The lands are designated 'Agricultural' and 'Hazard Lands' in the County Official Plan. The proposed County Official Plan Amendment would consider exceptions to the agriculture development criteria policies, to allow for a surplus farm dwelling severance within 500 metres of the Primary Settlement Area boundary of the Town of Hanover.

The proposed Zoning By-law Amendment would reduce the 'minimum lot area' and 'minimum lot frontage' requirements of the 'A1' zone to 1.2 hectares (2.8 acres) and 118 metres (387 feet) respectively as required to facilitate the severance. The Zoning By-law Amendment would also place a restriction on the retained farm parcel prohibiting a detached dwelling on this parcel.

Paper copies of the background reports and plans have not been enclosed in this circulation, as all materials are available for viewing and can be downloaded online. Information pertaining to the Official Plan Amendment and Zoning By-law Amendment can be accessed at;

www.grey.ca/planning-development/planning-applications

If you would prefer a paper copy, or a compact disc of the materials, please contact me and I can have them sent along.

The County and Municipality would ask that you have any comments back to the County and the Municipality by 4:30 p.m. on November 23rd, 2018. Please advise County or Municipality staff if this date does not work for you.

If you have any questions with respect to the County Amendment or Municipality Amendments, please do not hesitate to contact staff at:

County of Grey Contact Information:	Municipality of West Grey Contact Information:
Stephanie Lacey-Avon, Planner County of Grey Planning Department 595 9th Avenue East Owen Sound, Ontario, N4K 3E3 Phone: 519-372-0219 ext. 1296 Email: Stephanie.Lacey-Avon@grey.ca	Mark Turner, Clerk Municipality of West Grey 402813 Grey Road 4, RR2 Durham, Ontario, N0G 1R0 Phone: 519-369-2200 ext. 229 Email: mturner@westgrey.ca

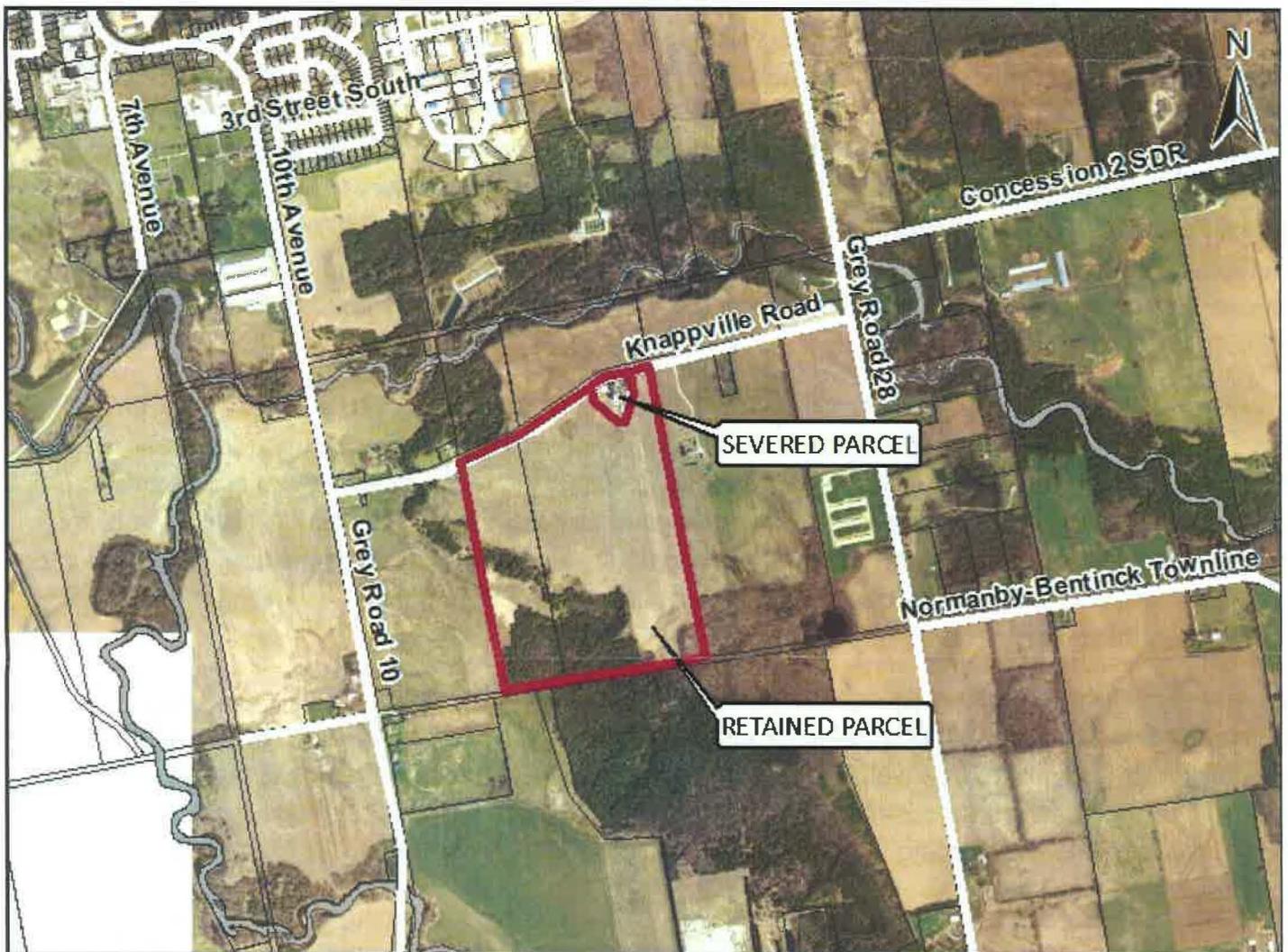
Thank you.



NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING

What: The County and Municipality are seeking input on development applications within 120 metres of your property. The applications to the County and Municipality would consider exceptions to the agriculture development criteria policies, to allow for a surplus farm dwelling severance within 500 metres of the Primary Settlement Area boundary of the Town of Hanover.

Site: Lot 5, Lot 6 & 7, SDR, Concession 3, Municipality of West Grey (Township of Normanby)



Public Meeting: December 10th at 2:00 p.m., Council Chambers, 402813 Grey Road 4, RR2, Durham, Ontario

What if I can't attend the future Public Meeting? You can learn more about the proposed development by contacting the County or Municipal offices, or by reading the materials on their websites at the below links. You may choose to submit comments via letter or email after taking the time to learn about the proposed development. See contact information below:

www.grey.ca/planning-development/planning-applications

County of Grey Contact Information:	Municipality of West Grey Contact Information:
Stephanie Lacey-Avon (Planner)	Mark Turner (Clerk)
 County of Grey Planning Department 595 9th Avenue East Owen Sound, Ontario, N4K 3E3	 Municipality of West Grey 402813 Grey Road 4, RR2 Durham, Ontario, N0G 1R0
 Phone: 519-372-0219 ext. 1296	 Phone: 519-369-2200 ext. 229
 Email: Stephanie.Lacey-Avon@grey.ca	 Email: mturner@westgrey.ca



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. The public meeting will take place at a Council meeting and the moderator will keep the meeting in order and allow the applicant (or their development team), the public, and Council to speak and ask questions. No decisions are made at this meeting, it is an opportunity to learn and provide feedback.

What is being proposed through the applications?

The lands are designated as 'Agriculture' and 'Hazard Lands' in the County Official Plan, which also reflect the land use designation at the municipal level because the Municipality of West Grey Official Plan defers to the County Official Plan for lands outside of Durham and Neustadt settlement areas. The proposed County Official Plan Amendment would consider exceptions to the policy restricting new non-farm development to existing lots within 500 metres of a Primary Settlement Area boundary. The subject property is approximately 46.8 hectares, and located within 500 metres of the Primary Settlement Area boundary of the Town of Hanover. A surplus farm dwelling severance is proposed, where the severed parcel created would +/- 1.2 ha (+/- 2.8 ac) and the retained parcel would be +/- 45.67 ha (+/- 112.8 ac).

The lands are zoned 'A1' (Agricultural) and 'NE' (Natural Environment) in the West Grey Zoning By-law. The 'A1' zone requires a 'minimum lot area' of 40 hectares (100 acres) and a 'minimum lot frontage' of 122 metres (400 feet). The proposed Zoning By-law Amendment would reduce the 'minimum lot area' and 'minimum lot frontage' requirements of the 'A1' zone to 1.2 hectares (2.8 acres) and 118 metres (387 feet) respectively as required to facilitate the severance. The Zoning By-law Amendment would also place a restriction on the retained farm parcel prohibiting a detached dwelling on this parcel.

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 section 22 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 Amendment or Zoning By-law Amendment.
2. If a person or public body would otherwise have an ability to appeal the decision of the Municipality of West Grey and/or the County of Grey 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 Municipality of West Grey before the Zoning By-law Amendment is approved or to the County of Grey before the proposed Official Plan Amendment is adopted, 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 Zoning By-law Amendment is approved, or to the County of Grey before the proposed Official Plan Amendment is adopted, 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 add the person or public body as a party.
4. If you wish to be notified of the decision of the Municipality of West Grey regarding the approval of the Zoning By-law Amendment, or the County of Grey in respect to the passing of the Official Plan Amendment, you must make a written request to the Municipality or the County, at the addresses noted on the previous page. Please note the Zoning By-law Amendment file pertaining to the



Schaus file when directing correspondence to the Municipality, and County Official Plan Amendment file number 42-05-280-OPA-144 in your correspondence to the County.

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.

Dated this 2nd day of November, 2018, in Owen Sound.