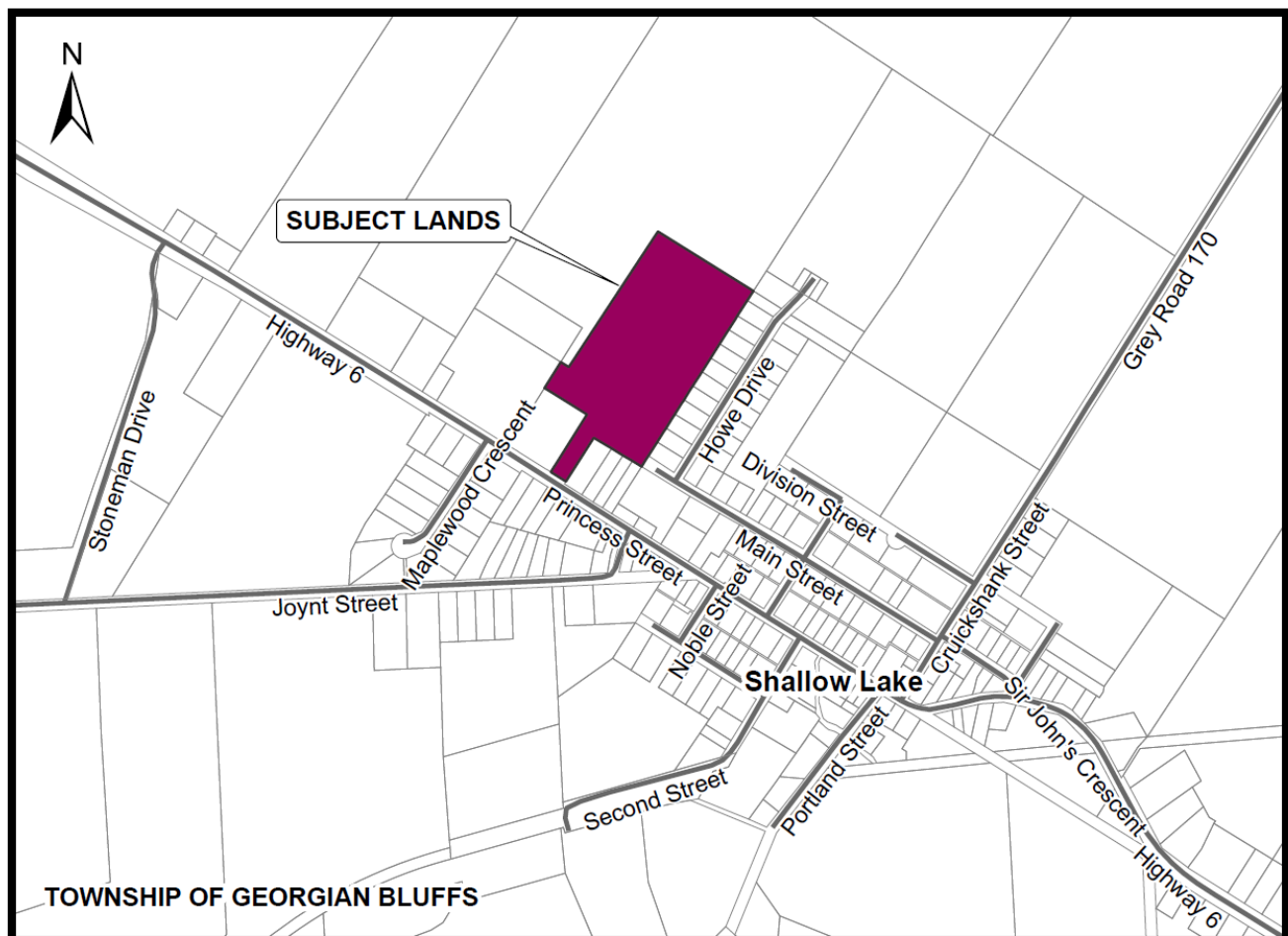


NOTICE OF COMPLETE APPLICATION

FOR PROPOSED DRAFT PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT

- WHAT:** The County and Municipality are seeking input on development applications within 120 metres of your property. The applications will consider the merit of 27 lot plan of subdivision consisting of 26 lots for single detached dwellings and 1 lot for a fourplex.
- SITE:** Part of Lot 23, Concession 2 South of Centre Diagonal (SCD) and Part of Lot 1, Judge's Plan 857 in the geographic Township of Keppel, Township of Georgian Bluffs
- FILE #:** Sunset View Farms Subdivision
Grey County Draft Plan of Subdivision Application 42T-2026-01
Georgian Bluffs Zoning By-Law Amendment Z08-26

Map of Subject Lands



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 Township 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/sunsetview-farms-investments-ltd-subdivision>

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

How do I submit comments?

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



Cassandra Dillman

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



cassandra.dillman@grey.ca



548-877-0853



County File: 42T-2026-01



Ben Suchomel

Township of Georgian Bluffs
177964 Grey Road 18,
Owen Sound, ON N4K 5N5



bsuchomel@georgianbluffs.ca



519-376-2729 x. 203



Township File: Z08-26

What is being proposed through the applications?

The proposed draft plan of subdivision includes twenty-six (26) lots for single detached dwellings and one (1) lot for a fourplex. The lots would front onto a new municipal road, with access provided from Main Street and Howe Drive. The development is proposed to be serviced by private septic systems and municipal water. The subject lands are located within the Shallow Lake settlement area.

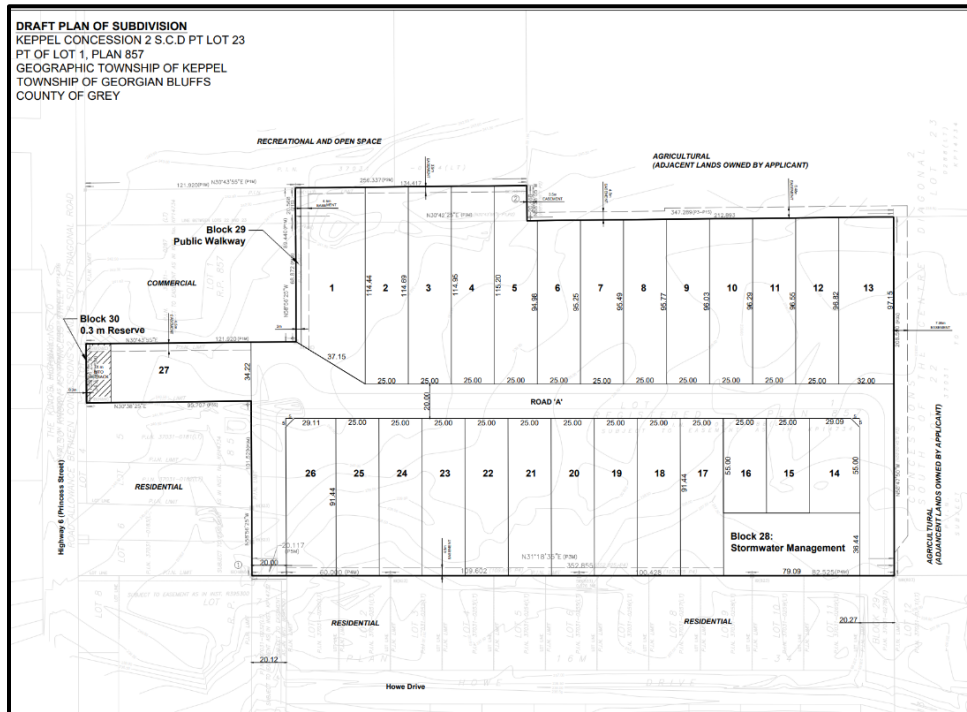
The zoning by-law amendment would implement the plan of subdivision by re-zoning the lands to permit the proposed residential subdivision development. The lands are currently zoned 'Planned Development (PD)' in the Township's Zoning By-law and the application seeks to rezone the lands to 'Residential Multiple One (RM1)' and the 'Residential One (R1)'.

To support this proposal a number of studies and reports have been prepared, including a Planning Justification Report, Environmental Impact Study, Functional Servicing Report, Servicing Options Report, Karst Assessment, Traffic Impact Study, and Archaeological Report.

The complete application is available on the County and Municipal websites.



Proposed Draft Plan of Subdivision:



What can I expect at the future 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 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 Zoning By-law Amendment and Draft Plan of Subdivision.
2. If a person* or public body would otherwise have an ability to appeal the decision of the council of the Township of Georgian Bluffs 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 Township of Georgian Bluffs 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 Township of Georgian Bluffs 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 you wish to be notified of the decision of the Township of Georgian Bluffs in respect to the decision of the Zoning By-law Amendment, you must make a written request to the Township of Georgian Bluffs, at the address noted on the previous page. Please note file number (Z08.2026) or refer to the 'Sunset View Farms Subdivision' in your correspondence.
5. 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.
6. 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.
7. 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-2026-01' or refer to the 'Sunset View Farms Subdivision' in your correspondence.
8. If you are the owner of any land that contains seven or more residential units, please post this in a location that is visible to all of the residents.

If you have any questions, please do not hesitate to contact staff who would be happy to answer any questions on these applications, or the planning process, including information about appeal rights, contact staff at the address noted on the previous page.

*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 Grey Highlands to the Ontario Land Tribunal (OLT).

Below is the prescribed list of 'specified persons' eligible to appeal a decision of the County of Grey or the Township of Georgian Bluffs as per Sections 34 and 51 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 **30th day of June, 2026**.