

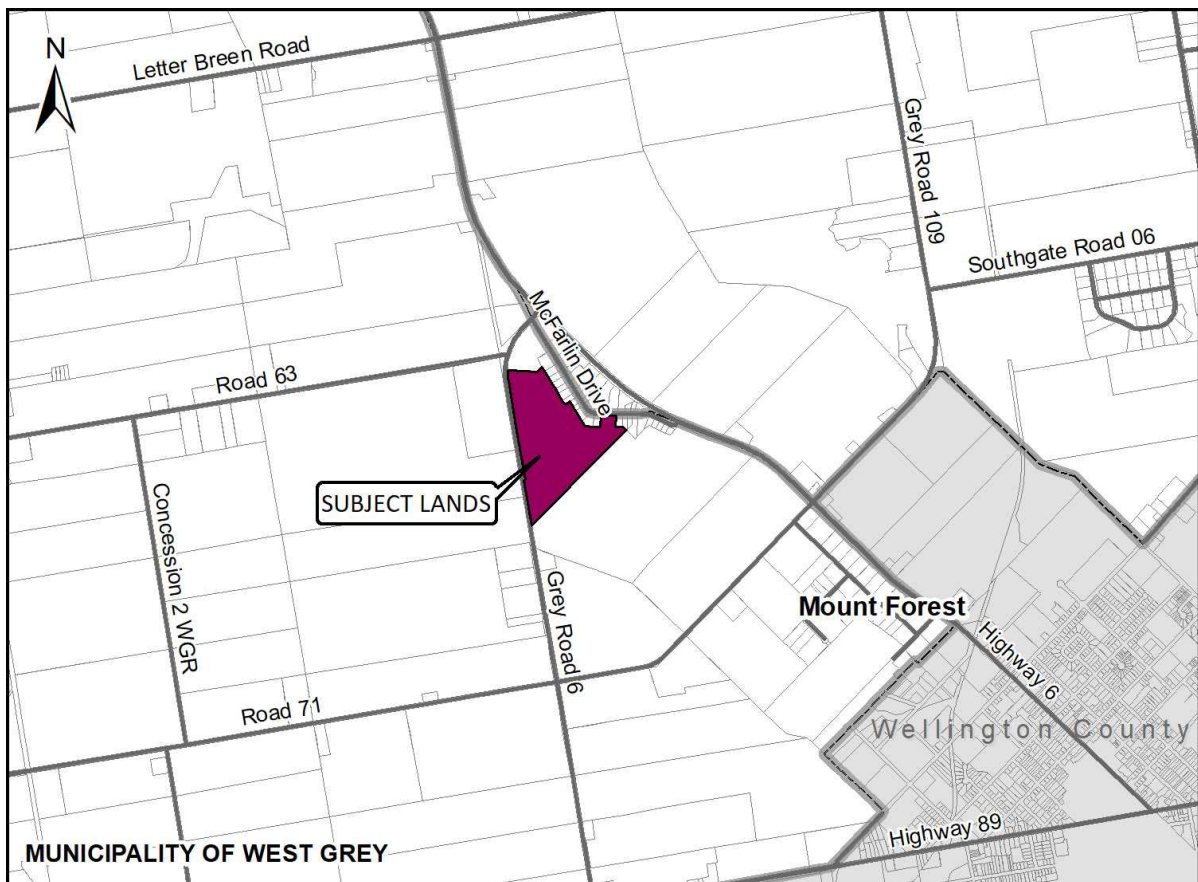
**NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING
FOR PROPOSED PLUME OFFICIAL PLAN AMENDMENT and
ZONING BY-LAW AMENDMENT
MEETING DATE: February 18th, 2025**

WHAT: The County and Municipality are seeking input on development applications within 120 metres of your property. The applications will consider the merit of creating a lot less than 0.8 hectares for a new residential dwelling which requires an exemption to the County's Rural lot density policies.

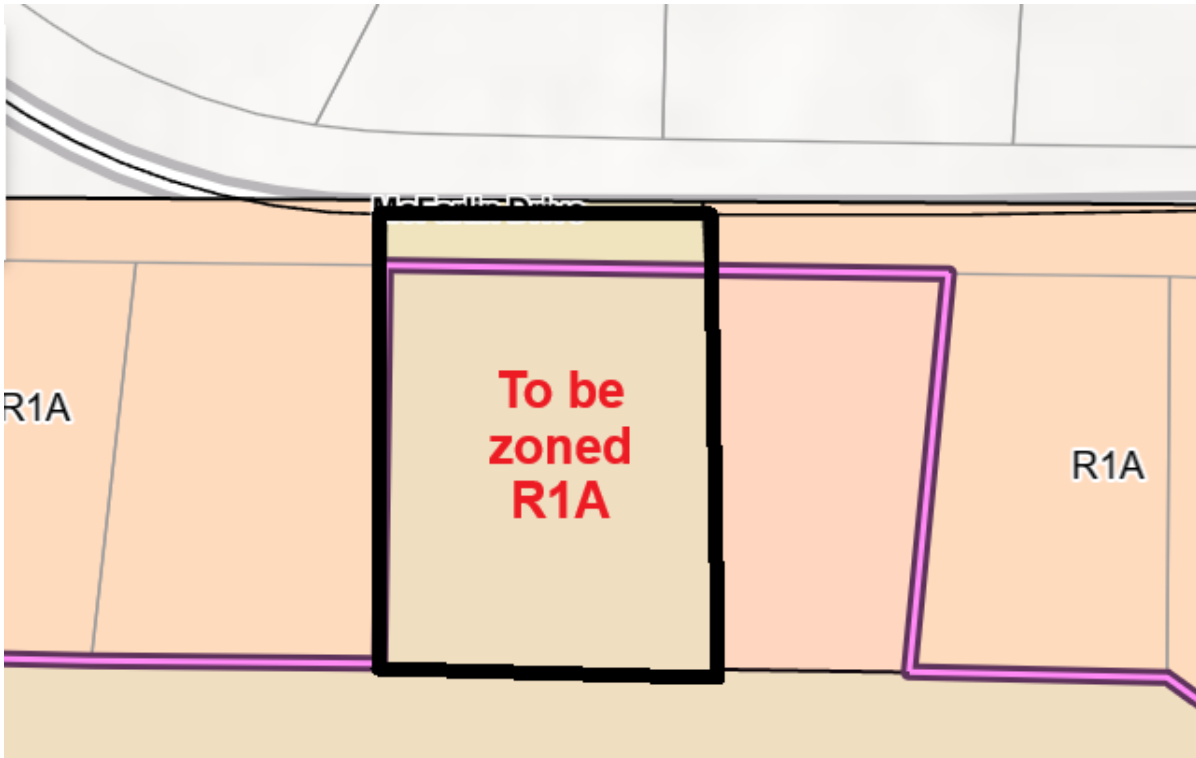
SITE: Normanby Concession 1 Division 1, Part Lot 29, Concession 1 Division 1 to 3, Part Lot 28 and, Reference Plan 16R10695, Parts 2 and 5

FILE #: Plume Official Plan Amendment **45-05-010-OPA-24** and West Grey Zoning By-Law Amendment **ZA28.2024**

Map of Subject Lands



Map of Area to be Zoned



Timing and Location of Public Meeting

A public meeting has been scheduled for **February 18th, 2025, starting at 2:00 pm.**

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 in advance.

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.

Request for information:

For information on this development visit: www.grey.ca/development and select 'Plume OPA' under West Grey. The documents can also be viewed by visiting the County or Municipal Offices at the addresses on the following page.

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.



Derek McMurdie

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



derek.mcmurdie@grey.ca



548-877-0857



David Smith

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



planning@westgrey.com



519-369-2200

What is being proposed through the applications?

The County received an application for an official plan amendment (County file number 42-05-010-OPA-24), known as Plume. The OPA would amend Section 5.4.2 of the County's Official Plan to permit lot creation less than 0.8 ha and would permit an exemption to the lot density requirement of Section 5.4.3.

A concurrent Zoning By-law has been received by the Municipality of West Grey. The Zoning By-law Amendment would alter the zoning for the severed lot from 'Rural' to 'Unserviced Residential' (R1A). The proposed applications would permit the creation of a new 0.24-hectare vacant rural residential lot with frontage onto McFarlin Drive. The remaining portions of the subject lands would remain as agricultural uses.

To support this proposal, a Planning Justification Report and a Hydrogeological Study have been prepared, which is available on the above-noted County and Municipal websites.

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 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 and Zoning By-law Amendment.
2. If a person or public body would otherwise have an ability to appeal the decision of the County of Grey or 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 County of Grey before the proposed Official Plan Amendment is approved or refused, or to the Municipality of West Grey before the Municipal zoning by-law amendment is approved or refused, 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 County of Grey before the proposed Official Plan Amendment is approved or refused, or to the Municipality of West Grey before the Municipal zoning by-law amendment is 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 add the person or public body as a party.

4. If you wish to be notified of the decision of the County of Grey in respect to the passing of the Official Plan Amendment, you must make a written request to the County, at the address noted on the previous page. Please note County Official Plan Amendment file number **45-05-010-OPA-24** or refer to the Plume OPA application in your correspondence.
5. If you wish to be notified of the decision of the Council of the Municipality of West Grey on the proposed Municipal 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 **B31.2024** or **ZA28.2024**.

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

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 **8th day of January, 2025**.