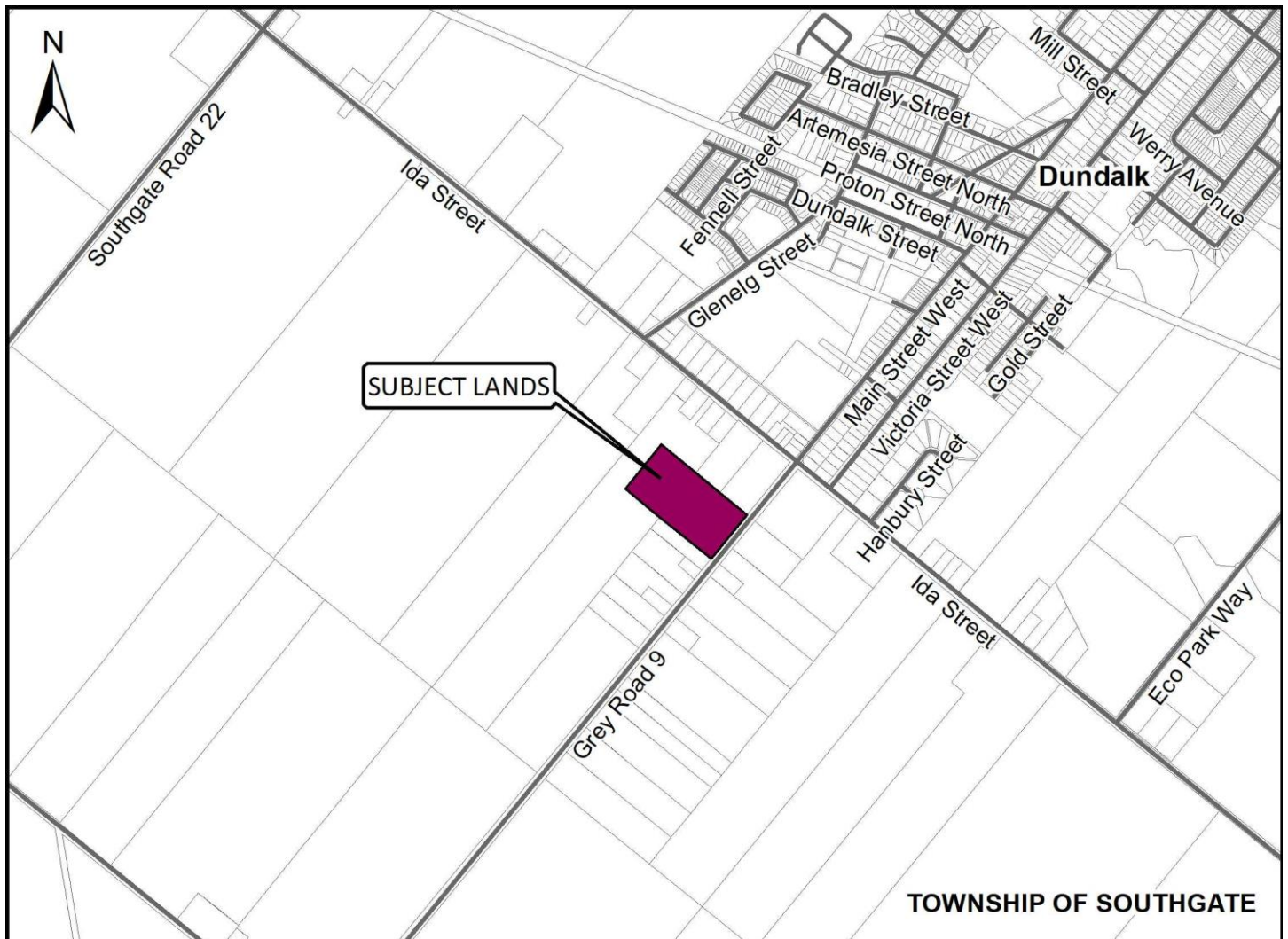




NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING

What: The County and Township are seeking input on development applications within 120 metres of your property. The County and Township are considering alterations to the Township-owned Maple Grove Cemetery property, which would facilitate new development opportunities on the northern portion of the property.

Site: 180199 Grey Road 9 / Part of Lot 229 Concession 3 South West of the Toronto Sydenham Road Proton being Part 1 Reference Plan 16R8057; Township of Southgate, County of Grey (“The Subject Lands”)



Public Meeting Date: February 28, 2024, at 1pm

Location of the Public Meeting: Please join the **virtual** public meeting from your computer, tablet, or smartphone at the following link:

<https://zoom.us/j/95341385964?pwd=bDd6OTJWYStGWnRESkxORUZwL25Ddz09> You can also dial in using your phone. Phone: +1 647 374 4685 Meeting ID: 953 4138 5964 Passcode: 336403

How can I participate in the Public Meeting?

Public participation is encouraged. To participate in the planned virtual meeting, please contact Lindsey Green, Clerk, by email at: lgreen@southgate.ca or by telephone at: 519-923-2110 ext. 230







What if I can't attend the Public Meeting?

You can learn more about the proposed development by contacting the County or Township offices, or by reading the materials on the website at the below link(s). You may choose to submit comments via letter or email after taking the time to learn about the proposed development. See the relevant contact information below:



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

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#2021>

County of Grey Contact Information	Township of Southgate Contact Information:
<p> Becky Hillyer, Intermediate Planner County of Grey Planning Department 595 9th Avenue East Owen Sound, Ontario, N4K 3E3</p> <p> Phone: 548 877 0715</p> <p> Email: becky.hillyer@grey.ca</p>	<p> Victoria Mance, Junior Planner Township of Southgate 185667 Grey County Rd 9 Dundalk ON N0C 1B0</p> <p> Phone: 519-923-2110 Ext. 235</p> <p> Email: vmance@southgate.ca</p>

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. No decisions are made at this meeting, it is an opportunity to learn and provide feedback.

What is being proposed through the applications?

The Township of Southgate is proposing to adjust development permissions on the northern portion of the existing Maple Grove Cemetery property, which is currently vacant and unused. The proposal includes three applications under the Planning Act; including an amendment to Grey County’s Official Plan, the Township of Southgate Official Plan, and the Township’s Zoning By-Law.

The proposed County Official Plan Amendment would re-designate approximately 0.87 ha (2.15 acres) of land from ‘Rural’ to ‘Primary Settlement Area,’ while the Township Official Plan would re-designate the same area from ‘Rural’ to ‘Neighbourhood Area.’ The purpose of the Zoning By-Law Amendment is to re-zone approximately 2.29 ha (5.67 acres) of the subject lands to match the existing zone regulations to the north, which were finalized through a Minister’s Zoning Order. The retained lands (which include the existing cemetery use) will remain unchanged.

The effect of this proposal will be to expand the Settlement Area of Dundalk by 0.87 hectares. The Township aims to undertake a land swap, such that the subject lands will eventually be added to the lands to the north which were rezoned through a Ministers’ Zoning Order (MZO) for the development of a residential subdivision. The zoning change would alter the zoning from Community Facility (which facilitates the existing cemetery use) to ‘Residential Exception (RX-XX),’ which would facilitate residential development, subject to further site-specific approval.

To support this proposal, a Planning Justification Report has been prepared, which is available on the above-noted County and Township websites.



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 Township of Southgate 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 Township of Southgate before the Township Official Plan Amendment or 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 Township of Southgate before the Township Official Plan Amendment or 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 **42-07-060-OPA-20** or refer to the Maple Grove Cemetery application in your correspondence.
5. If you wish to be notified of the decision of the Council of the Township of Southgate on the proposed Township Official Plan Amendment or zoning by-law amendment, you must make a written request to the Township of Southgate using the contact information noted above, and quote File **OPA 2-23** and/or **C19-23**.

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.

Notice dated this **30th day of January 2024** at the County of Grey.

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 Township or County websites, and/or made available to the public upon request.

Please be aware that the public meeting may be broadcast online and may be recorded.