

**TOWN OF THE BLUE MOUNTAINS
NOTICE OF APPLICATION & PUBLIC MEETING
TO CONSIDER A ZONING BY-LAW AMENDMENT**

TAKE NOTICE THAT the Planning Department of the Corporation of the Town of The Blue Mountains is considering an Amendment to a Zoning By-law.

AND THAT the Council of the Corporation of the Town of The Blue Mountains will hold a **PUBLIC MEETING** in the **L. E. SHORE MEMORIAL LIBRARY, 183 BRUCE STREET SOUTH, THORNBURY, ONTARIO, COMMENCING 7:00 P.M. ON THE 1ST DAY OF DECEMBER, 2008**, for the purpose of considering an Application for a Zoning By-law Amendment.

The purpose of this By-law is to rezone a parcel of land for future commercial and institutional uses. The lands are designated Commercial COM-10 within the Town of The Blue Mountains Official Plan. Exception 10 states that "In addition to the policies of Community Commercial designation, a concept plan shall be prepared and submitted for approval by the municipality prior to any development on these lands. The concept plan shall include all of the lands, with an integration of the uses and parking areas in order to minimize the impacts on surrounding areas, as well as provide an aesthetic streetscape along the Highway 26."

The effect of the By-law is to rezone the subject lands from the General Industrial M1 zone to the General Commercial C2-h zone. The General Commercial C2 zone permits a range of commercial uses including retail stores, business and professional offices, service shops and restaurants and Institutional uses. The purpose of the '-h' Holding symbol is to implement the requirement for an overall concept plan in accordance with the Official Plan.

The subject lands are legally described as Elgin St N Thornbury Town Plot Part Lots 15 to 19; Part McCauley St; Parts 2 and 4, RP 16R-8184; Town of The Blue Mountains, as shown on the attached sketch.

Any person or agency may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Amendment.

If a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be added as a party to the Hearing of an appeal before the Ontario Municipal Board.

Additional information relating to the proposed Amendment is available for inspection during regular office hours in the Planning Department at the Municipal Office, Thornbury, Ontario or contact the Planning Department directly at (519)599-3131 ext.263.

DATED at Town of The Blue Mountains this 10th day of November, 2008.

Stephen Keast, Clerk, Town of The Blue Mountains
P.O. Box 310
26 Bridge Street East
Thornbury, Ontario
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