

**TOWN OF THE BLUE MOUNTAINS
NOTICE OF APPLICATION & PUBLIC MEETING TO CONSIDER
AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**

TAKE NOTICE THAT the Planning Department of the Corporation of the Town of The Blue Mountains has received Applications for an Official Plan Amendment and Zoning By-law Amendment;

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 3rd DAY OF SEPTEMBER, 2008**, for the purpose of considering the Official Plan Amendment and Zoning By-law Amendment.

The purpose of this Public Meeting is to satisfy a request by Enterra Development Corporation to amend the Town of The Blue Mountains Official Plan and the Township of Collingwood Zoning By-law No. 83-40 in order to permit a low density, ten (10) unit residential development with organic agricultural operations, community trails systems and eco-agricultural demonstrations. The fundamental intent of the proposal is to demonstrate a sustainable development and development relationship between residential uses and the form and function of rural, agricultural operations. In addition, the farm will distinguish itself as one of the leading examples of green development in North America.

A number of goals and strategies have been proposed as part of the application submission including a 'net positive impact' on agriculture including local food production, the local food economy, and the historic farming culture of the region. The buildings on site are intended to have a 'net positive impact' on the environment, and will build local capacity in the green design and construction fields, incorporating the LEED Gold environmental performance standard. Eco-servicing (including water, waste water and power) are also proposed have a 'net positive impact' on the regional environment, and will be designed as a demonstration of strategies that can be scaled up regionally. The development intends to also have a 'net positive impact' on the diversity, continuity, and resiliency of the local habitat and wildlife.

The effect of the Official Plan Amendment is re-designate approximately 8.1 hectares of the subject lands from the Rural (R) designation to the Estate Residential (ER) designation with specific special provisions related to unique aspects of the development. The lands to be re-designated Estate Residential (ER) propose to accommodate the ten (10) residential units plus the communal components of the residential development.

The effect of the Zoning By-law Amendment is to rezone portions of the subject lands from the General Rural (A1-h) Zone and Hazard (H) Zone to the General Rural (A1-221-h), General Rural (A1-222-h), Hazard (H-h), Private Open Space (OS2-h), and to a new zoning category, Environmental Rural Residential (ERR-223-h) and Environmental Rural Residential (ERR-224-h) Zones.

Exception 221 will limit the permitted uses to only agricultural uses, and uses, buildings and structures accessory thereto.

Exception 222 will limit the permitted uses to agricultural uses, a barn, a greenhouse, a farm produce outlet, temporary farm help accommodation, and uses, buildings and structures accessory thereto. In addition an agricultural accessory building having a maximum floor area of 464 square metres, maximum height of 5.5 metres, and minimum setback of 1.0 metres from internal lot lines shall also be permitted.

Exception 223 will permit a maximum number of nine (9) residential units on the lands, and permit a private road established under a Common Elements Condominium to meet the requirements for direct frontage and access to an improved public street under Section 5.8 of the By-law.

Exception 224 will permit the continued use of the existing dwelling, barn and laneway, as well as recognizing the existing floor areas and setbacks.

The Environmental Rural Residential ERR zone will permit the following uses: i) a single family dwelling, ii) uses, buildings and structures accessory to the dwelling, and iii) common elements as part of a Plan of Condominium. The minimum lot area shall be 4000 square metres, minimum lot frontage shall be 30 metres, the minimum yard setbacks shall be 7.5 metres (front), 9.0 metres (rear), 1.5 metres (interior), 6.0 metres (exterior). For a single family dwelling, the maximum ground floor area for shall be 279 square metres, the maximum floor area shall be 465 square metres, the maximum height shall be 2 ½ storey's (9.5 metres), and the maximum number of units on a lot shall be 1.0. The minimum setback from the centreline of a road allowance shall be 30 metres (provincial), 27 metres (county), and 17.5 metres (other).

The Hazard H zone will recognize the development constraints associated with the escarpment slope and the minimum distance separation from a barn on an adjacent property.

The conditions for the removal of the holding '-h' symbol are the registration of a Plan of Subdivision, Plan of Condominium, and granting of Site Plan Approval including the execution of a Development Agreement.

The lands affected by these applications are owned by 1666427 Ontario Limited; and are legally described as Part Lot 24 and 25 Concession 7; Town of The Blue Mountains. These lands are locally described as 516557 7th Line, Town of The Blue Mountains. A Key Map is attached displaying the location of these lands.

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.248.

DATED at Town of The Blue Mountains this 11th day of August, 2008.

Stephen Keast, Clerk, Town of The Blue Mountains
P.O. Box 310
26 Bridge Street East
Thornbury, Ontario
N0H 2P0
(519) 599-3131

