

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

NOTICE OF APPLICATION FOR CONSENT & PUBLIC MEETING

The Planning Act, R.S.O. 1990, c. P.13, as amended

APPLICATION FOR CONSENT - FILE NO. B25-2009

OWNER/APPLICANT: Nona Ardiel

PURPOSE AND EFFECT: The purpose of this consent is to consider a request to sever a 12.0 hectare vacant agricultural parcel on the eastern portion of the property and deed it as a lot addition to the existing 5.87 hectare rural residential parcel to the west, containing an existing dwelling and agricultural building. A 1.58 hectare rural residential parcel would be retained, containing an existing dwelling.

MUNICIPALITY: Town of The Blue Mountains

LEGAL DESCRIPTION: Part Lot 27, Concession 12

SEVERED PARCEL: **FRONTAGE:** 107.89 m. **DEPTH:** 298 m. **AREA:** 12.0 hectares

RETAINED PARCEL: **FRONTAGE:** 166 m. **DEPTH:** 95 m. **AREA:** 1.58 hectares

HAVING ACCESS ON: Open and Maintained County Road

MUNICIPAL WATER: No

MUNICIPAL SEWER: No

SEE SKETCH ATTACHED

The land is also subject to an application for:

Official Plan Amendment	<u> n/a </u>
Zoning By-law Amendment	<u> YES </u>

All property owners within 120 metres (legislation requires 60 metres) of the subject land are hereby notified of the above application for consent.

If a person or public body that files an appeal of a decision of the Council of the Town of The Blue Mountains in respect of the proposed consent does not make written submissions to the Council of the Town of The Blue Mountains before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of the Council of the Town of The Blue Mountains in respect of the proposed consent, you make a written submission to: Office of the Clerk, P.O. Box 310, Thornbury, Ontario N0H 2P0.

Additional information from the Planning Division of the Planning & Building Services Department regarding the application is available for public inspection from Monday to Friday 8:30 a.m. to 4:30 p.m. at the Town of The Blue Mountains, 26 Bridge St., Thornbury, Ontario NOH 2P0 or call 519-599-3131 ext.269.

When requesting information please quote File No. B25-2009.

PUBLIC MEETING

It is not a requirement of the Planning Act, however, it is the policy of the Council of the Town of The Blue Mountains to hold a public meeting on consent applications.

TAKE NOTICE that the Planning & Building Committee of Council of the Town of The Blue Mountains has appointed **Monday, February 1, 2010 at 7:00 p.m.** for the purpose of a public meeting into this matter. The public meeting will be held at the **L. E. SHORE MEMORIAL LIBRARY, 183 BRUCE STREET SOUTH, THORNBURY, ONTARIO.**

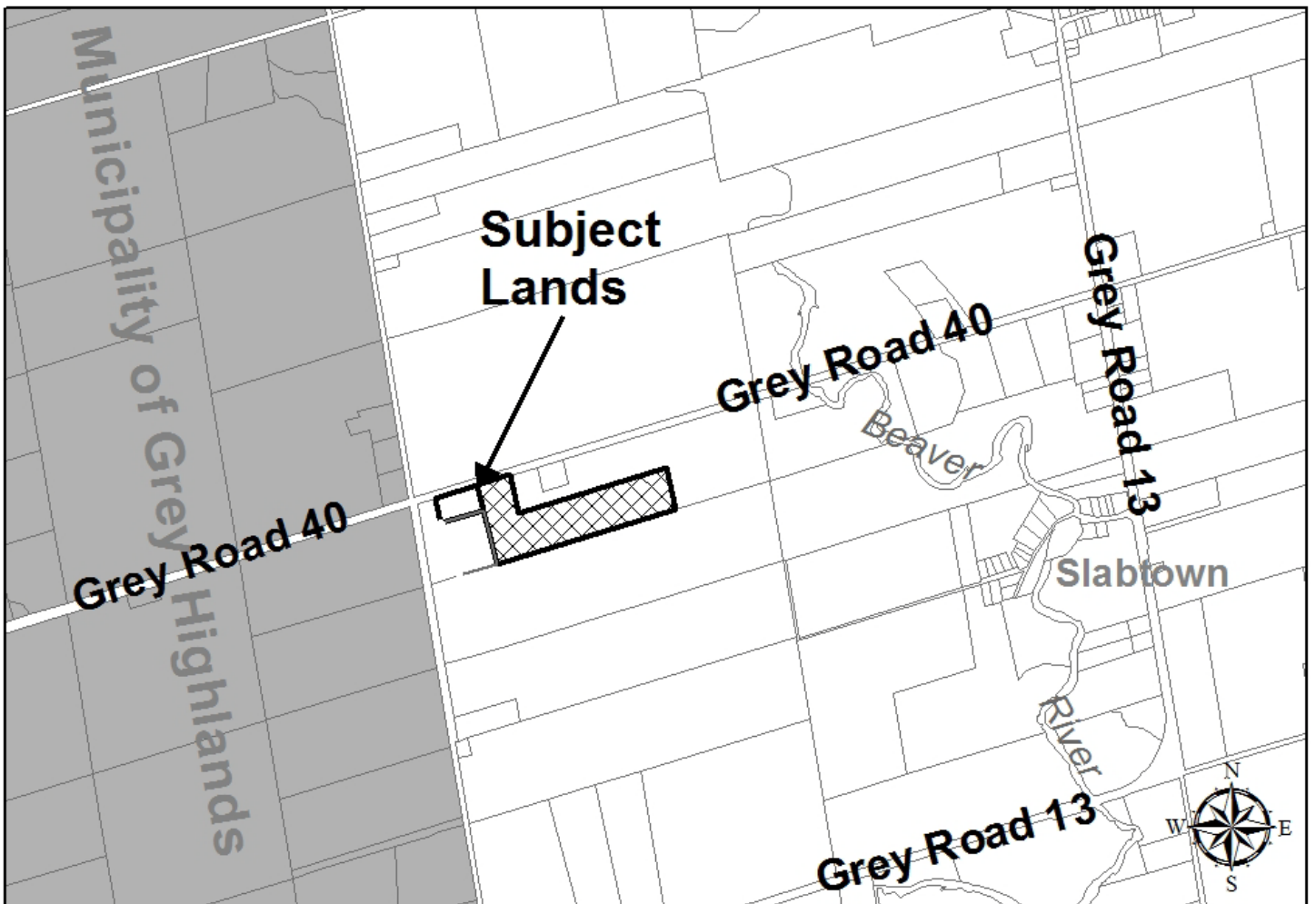
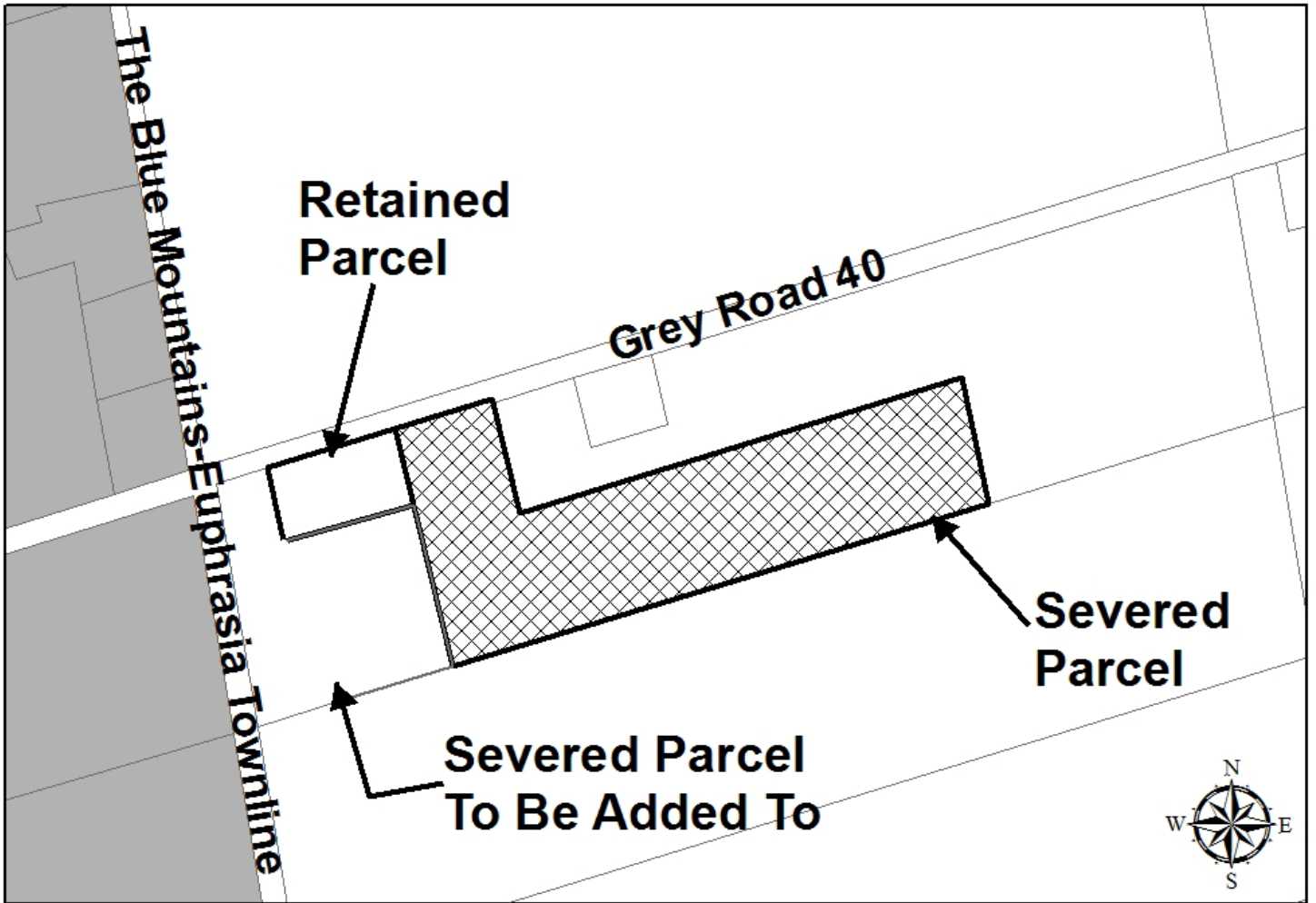
AGENCIES: It is requested that your comments be submitted to the Town on or before the public meeting so that your comments can be read at the public meeting for the benefit of the Applicant, Council, Staff and the Public.

At this public meeting, the Town seeks to receive comments to aid in our decision making process. It should be noted that a decision on this Application will not be made at this public meeting. The Planning Division will bring recommendations forward to a Planning & Building Committee Meeting at a future date following this public meeting.

Clerk, Town of The Blue Mountains

Dated at the Town of The Blue Mountains this 6th day of January, 2010.

LOCATION



**THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS
NOTICE OF APPLICATION & PUBLIC MEETING
TO RECEIVE AGENCY & PUBLIC COMMENTS
REGARDING A PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE THAT the Town wants your comments on this Application;

AND THAT the Planning Division of the Planning & Building Services Department of The Corporation of the Town of The Blue Mountains has received an Application for a Zoning By-law Amendment;

AND FURTHER THAT the Planning & Building Committee of 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 FEBRUARY, 2010**, for the purpose of receiving agency and public comments on an Application for a Zoning By-law Amendment.

The purpose of this Application is to address a potential condition of Consent on Application B25-2009. The consent application proposes to sever a 12.0 hectare vacant agricultural parcel on the eastern portion of the property and deed it as a lot addition to the existing 5.87 hectare rural residential parcel to the west, containing an existing dwelling and agricultural building. A 1.58 hectare rural residential parcel would be retained, containing an existing dwelling. If the Consent is granted, a Zoning By-law Amendment would be required to rezone the retained parcel and proposed newly enlarged parcel, and to recognize the proposed newly enlarged parcel as being deficient of the 20 hectare lot area requirement of the General Rural (A1) Zone.

The effect of this Amendment would be to rezone the subject lands to General Rural (A1) Zone and Rural Estate Residential (RURa) Zone; and to establish a new minimum lot area of 17 hectares for the newly enlarged parcel in the General Rural (A1) Zone.

The subject lands of this proposed Amendment are owned by Ardis and Nona Ardiel and are legally described as Part 1, 16R-5211; Part 1, 16R-7807; Part Lot 27, Concession 12; Town of The Blue Mountains. These lands are locally described as being located on the southeast corner of the intersection between Grey Road 40 and The Blue Mountains-Euphrasia Townline with a civic address of 356769 The Blue Mountains-Euphrasia Townline and 827209 Grey Road 40; 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 submissions at a public meeting or make written submissions to The Corporation of The Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of The Corporation of the Town of The Blue Mountains Council to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of The Town of The Blue Mountains 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 Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information relating to the proposed Amendment is available for inspection during regular office hours in the Planning Division of the Planning & Building Services Department at the Municipal Office, at the address below, or contacting the Planning Division directly at (519)599-3131 ext.269.

At this public meeting, the Town seeks to receive comments to aid in our decision making process. It should be noted that a decision on this Application will not be made at this public meeting. The Planning Division will bring recommendations forward to a Planning & Building Committee Meeting at a future date following this public meeting.

DATED at Town of The Blue Mountains this 6th day of January, 2010.

Stephen Keast, Clerk,
Town of The Blue Mountains
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Thornbury, Ontario
N0H 2P0
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