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Sleepy Hollow Developments Inc.
Roll: 06-024-02



**THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS
AND
THE CORPORATION OF THE COUNTY OF GREY**



**NOTICE OF COMPLETE APPLICATION FOR A PROPOSED
DRAFT PLAN OF SUBDIVISION, DRAFT PLAN OF CONDOMINIUM,
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Corporation of the County of Grey has received a Complete Application for a Draft Plan of Subdivision and Draft Plan of Condominium under Section 51 of the *Planning Act*, R.S.O.1990, as amended. County File Number 42T-2014-01.

AND TAKE NOTICE that the Corporation of the Town of The Blue Mountains has received a Complete Application for an Official Plan Amendment under Section 22 and 22(6.1) of the *Planning Act*, R.S.O.1990, c. P. 13, as amended and a Complete Application for Zoning By-law Amendment under Section 34 and 34(10.1) of the *Planning Act*, R.S.O.1990, c. P. 13, as amended.

A Public Meeting to hear the planning merits of these applications has not yet been scheduled.

A Second Notice will be provided indicating a Public Meeting Date when scheduled.

The purpose of these applications is to consider a development proposal for an eight lot Plan of Subdivision on the subject lands. Six new residential lots are proposed along a Common Elements Condominium Road extending east from Salzburg Place, one residential lot is proposed off of Sleepy Hollow Road, and one large lot is proposed to be retained for open space and future development purposes.

The effect of the proposed Official Plan Amendment is to re-designate the subject lands from the Residential Infilling 'RI' designation to the Recreational Residential 'RR' Designation.

The effect of the proposed Zoning By-law Amendment is to re-zone the subject lands from the Development 'D' zone to the Residential 'R3' zone, Private Open Space 'OS2' zone and Development 'D' zone (with an exception to permit the continued use of an existing tennis court).

In support of these applications, the County of Grey and the Town of The Blue Mountains have received the following: a Site Plan, Future Development Plan, Draft Plan of Subdivision, Environmental Impact Study, Archaeological Study, Functional Servicing and Stormwater Management Report, Hydraulic Modelling Report, and a Planning Justification Report.

The lands affected by these applications are owned by Sleepy Hollow Developments Inc. The subject lands are legally described as CON 3 PT LOT 21 RP 16R3337 PART 4; Town of The Blue Mountains. These lands are shown on the attached sketch.

ANY PERSON may attend the future public meeting (not yet scheduled) and/or make written or verbal representation either in support of or in opposition to the proposed Plan of Subdivision, Plan of Condominium, Official Plan Amendment and/or Zoning By-law Amendment. A separate notice for the future Public Meeting will be sent by mail to all landowners within 120 metres of the subject property. If you have not received a written notice and wish to be notified of the date on which this matter will be brought forward to a Public Meeting, please notify the Town Clerk at the address below.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Grey in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of Grey County to the Ontario Municipal Board.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Grey in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 is reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Plan of Subdivision application may be obtained by contacting the County of Grey at 595 9th Avenue East, Owen Sound, Ontario, N4K 3E3 or by phone at 519-376-2205 or 1-800-567-4739 or by visiting the County website at <http://www.grey.ca/services/planning-development/new-planning-applications/streetcar-developments/>

IF YOU WISH TO BE NOTIFIED of the decision of the County of Grey in respect to the proposed Plan of Subdivision, you must make a written request to the County of Grey at the address listed above.

ADDITIONAL INFORMATION relating to any of the proposed applications may also be obtained by contacting the Town of The Blue Mountains Planning and Building Services Department located at 32 Mill Street, Thornbury, Ontario N0H 2P0 or by phone at 519-599-3131 Ext.248 or by visiting the Town of The Blue Mountains Website at <http://www.thebluemountains.ca/planning-development-proje.cfm>.

DATED at The Town of The Blue Mountains this 4th day of March 2014.

Corrina Giles, Clerk, Town of The Blue Mountains

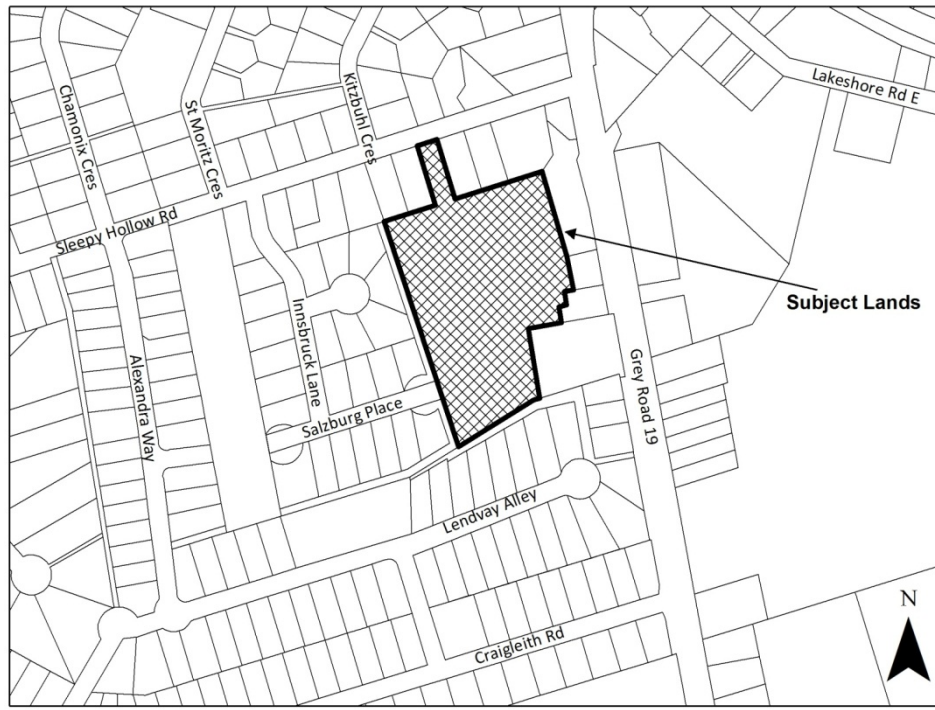
32 Mill Street, P.O. Box 310

Thornbury, ON N0H 2P0

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Email: info@thebluemountains.ca

LOCATION



CONCEPT DRAFT PLAN

