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Applewood (Thornbury Gate)
Roll: 16-062-06 and 16-062-10



THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

NOTICE OF COMPLETE APPLICATION

PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Planning Services Division of the Town of The Blue Mountains has received a Complete Application for 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 revised development proposal for the subject lands.

The original applications were submitted in 2009 and proposed a 169 unit seniors assisted living housing project. Two apartment buildings at a height of 3 storeys and 5 storeys were proposed as well as parking improvements. A Public Meeting was held in 2010 and Council 'granted a delay in the application', effectively deferring a decision on the applications so that the applicant may review the issues raised through the application process, and to reconsider development options for the property.

The applicant has now revised their development proposal and has made a formal resubmission to the Town. The revised development proposes a total of 45 townhouse units with a maximum height of 3 storeys. A total of 8 townhouse blocks are proposed consisting of 4, 5 or 6 units per block. Access is provided to each unit by an internal private road connecting to Elgin Street and to King Street. The applications propose to amend the Town of The Blue Mountains Official Plan to the Residential 'RES' designation within the Thornbury Urban Area, and to amend the Zoning By-law (10-77) to the Residential Multiple 'RM1' zone. A number of modifications have also been proposed to the RM1 zone to reduce the minimum interior side, exterior side and rear yard setback requirements.

In support of these applications, the Town has received an addendum Planning Justification Report, Concept Site Plan, Concept Elevation Drawings, Stage 1 Archaeological Assessment, Functional Servicing and Stormwater Management Report, Traffic Impact Study, Environmental Noise Feasibility Study, and a Community Design Guidelines Commentary.

An Application for Site Plan or Draft Plan Approval has not been submitted at this time.

The lands affected by these applications are owned by 1136965 Ontario Inc. The subject lands are legally described as THORNBURY TOWN PLOT PT LOTS 15 TO 19 PT MCAULY ST RP 16R8184 PARTS 2 AND 4, THORNBURY TOWN PLAN PT LOTS 16 TO 18 NE KING ST RP 16R9726 PART 9, and Part of THORNBURY TOWN PLOT LOT 22 W/S BAY ST PT LOTS 21 23 AND 24 W/S BAY ST PT LOTS 15 TO 24 S/S HURON ST PT HURON ST PT MCAULY ST AND RP 16R5032; 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 Official Plan Amendment and/or Zoning By-law Amendment. A separate notice for the future Public Meetings will be sent by mail to all landowners within 120 metres of the subject property and to those who submitted comments and their mailing address through the original application process. 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.

ADDITIONAL INFORMATION relating to the proposed Official Plan Amendment and Zoning By-law Amendment is available for viewing at the Town of The Blue Mountains Website www.thebluemountains.ca or for inspection at the Town Hall, Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m. at the Planning & Building Services Department, Planning Services Division located at 32 Mill Street, Thornbury or by phone at 519-599-3131 Ext.248.

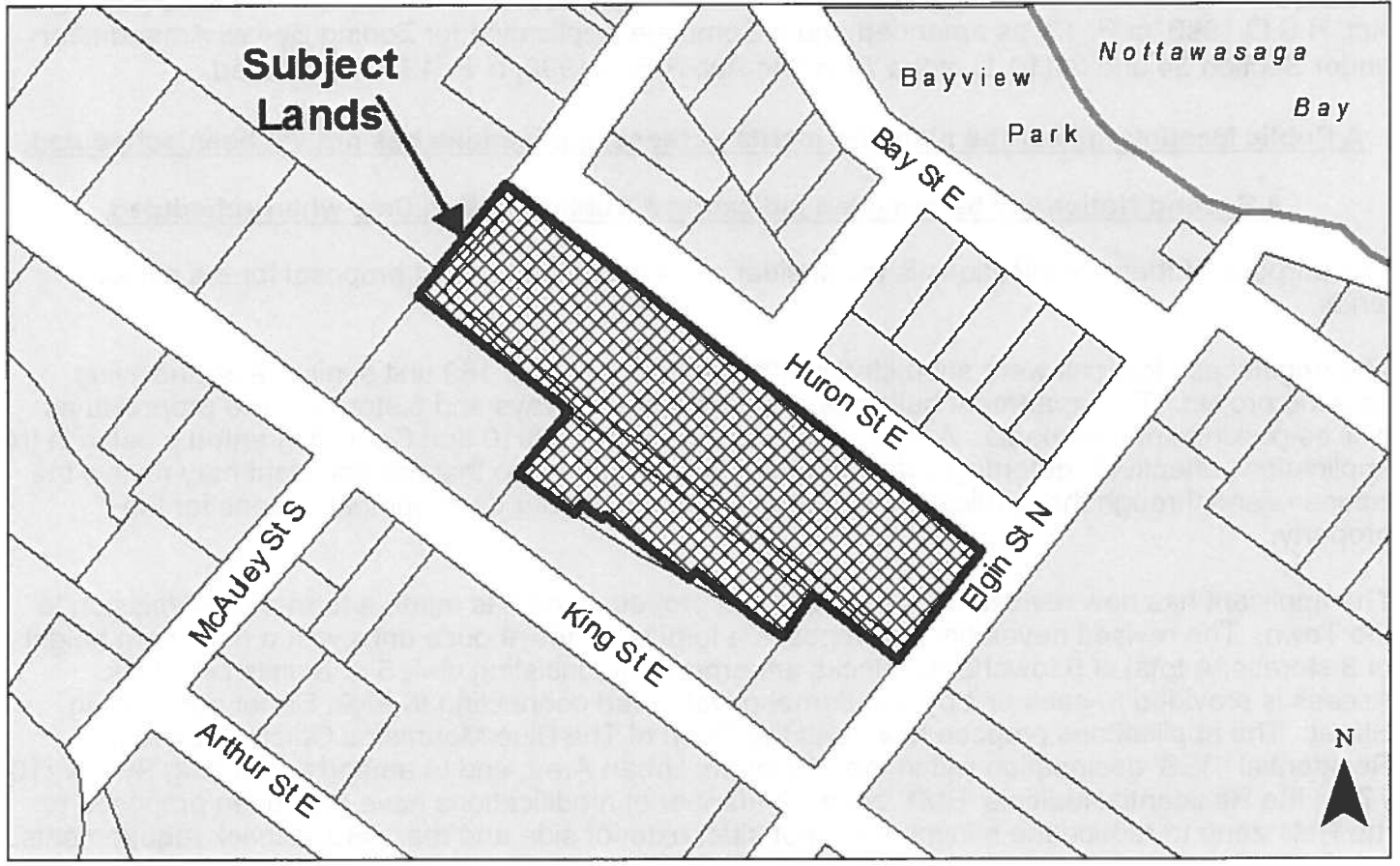
DATED at The Town of The Blue Mountains this 7th day of November 2013.

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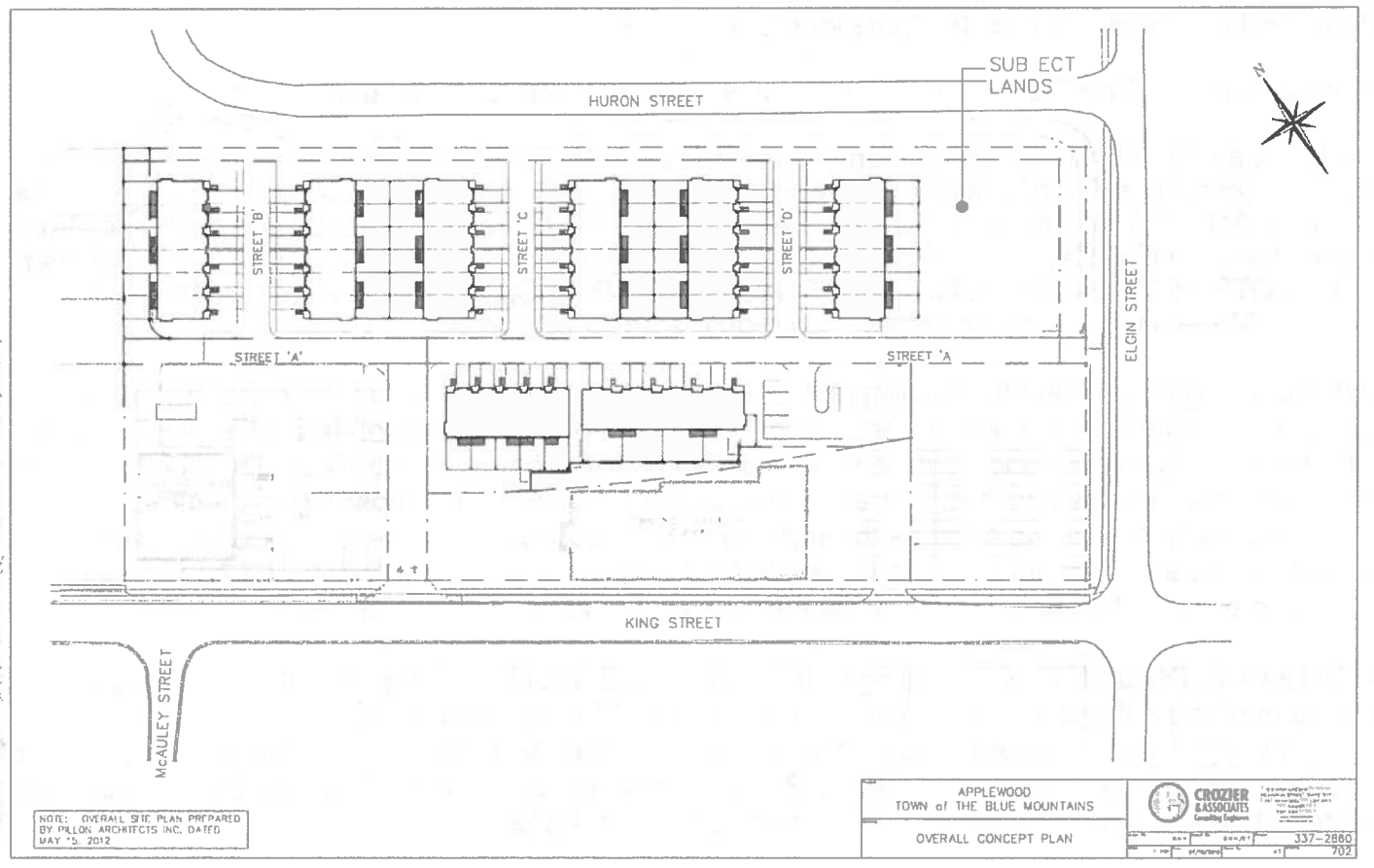
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Corrina Giles, Clerk, Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON N0H 2P0
Telephone: (519) 599-3131 Toll-Free: (888) 258-6867 Facsimile: (519) 599-7723
Email: cgiles@thebluemountains.ca

LOCATION



CONCEPT SITE PLAN *This plan and others are available for viewing on our website at www.thebluemountains.ca



Under the authority of the *Municipal Act, 2001* and in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town's website and/or made available to the public upon request.