

**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 has received an Application for a Zoning By-law Amendment;

AND THAT the Planning 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 11th DAY OF JANUARY, 2010**, for the purpose of considering an Application for a Zoning By-law Amendment.

The purpose of this By-law is to consider a request to enlarge the existing convenience/retail store and to add a second building to the property through two phases:

Phase 1: includes a 222.8 square metre (2400 sq ft) addition to the existing Mac's / LCBO Store which is to be serviced by municipal water and an existing private septic system.

Phase 2: includes a new two storey building with a ground floor area of 255 square metres (2745 sq ft). The ground floor is intended for commercial retail uses, and the second floor is intended for two residential apartments. Phase 2 is to be serviced by full municipal water and municipal sewer systems.

The effect of this By-law is to rezone the property from the General Commercial C1-31 zone which permits the lands to only be used for retail stores, banks and financial institutes, service commercial uses, personal service commercial uses, business and professional offices, equipment sales and rental, commercial schools, eating establishments and taverns and uses, buildings and structures accessory thereto. Exception 31 also states that no enlargement of the existing building is permitted without an amendment to the By-law. It is proposed that the lands be rezoned to the General Commercial C1 zone which permits a much wider range of commercial uses, and to also recognize a two deficiencies under the C1 zone requirements including the continuation of the existing reduced rear yard setback (7 metres to 2.7 metres) and reduced parking standard (53 spaces to 47 spaces). It is also proposed that the Holding 'h' symbol be used to ensure Site Plan Approval.

An application for Site Plan Approval has not been submitted at this time.

In support of this application are a Planning Justification Report and a Traffic Impact Study

The subject lands of this By-law are legally described as Part Lot 23, Concession 3 and are locally described as 209554 Highway 26; 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.248.

DATED at Town of The Blue Mountains this 14th day of December, 2009.

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

Key Map

