

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. B04-2011

OWNER/APPLICANT: Jeremy Gourlay and Kathryn Penny
AGENT: Krystin Rennie, Georgian Planning Solutions

PURPOSE AND EFFECT: The purpose of this consent is to consider a request to sever a 2,614 square metre vacant residential parcel on the property and deed it as a lot addition to the existing 2,509 square metre vacant residential parcel to the east for future residential development. A 1,426 square metre residential parcel would be retained, containing an existing dwelling and a detached shed.

This consent is submitted in conjunction with Consent Application No. B05-2011 and an Application for Zoning By-law Amendment. The purpose of the planning applications is to adjust current lot lines on three adjacent properties to create two reduced residential lots and an enlarged lot for future residential development.

MUNICIPALITY: Town of The Blue Mountains
LEGAL DESCRIPTION: Town Plot Park Part Lot 6, Alfred E/S

SEVERED PARCEL: **FRONTAGE:** 14.0 m. **DEPTH:** 100.4 m. **AREA:** 2,614 sq. metres
RETAINED PARCEL: **FRONTAGE:** 26.2 m. **DEPTH:** 54.4 m. **AREA:** 1,426 sq. metres

HAVING ACCESS ON: Open and Maintained Municipal Road (Alfred Street)
MUNICIPAL WATER: Yes **MUNICIPAL SEWER:** Yes

SEE SKETCH ATTACHED

The land is also subject to an application for: Official Plan Amendment n/a
 Zoning By-law Amendment YES

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, 32 Mill St., Thornbury, Ontario NOH 2P0 or call (888) 258-6867 or (519) 599-3131 extension 269.

When requesting information please quote File No. B04-2011.

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 Council of the Town of The Blue Mountains has appointed **Monday, July 11, 2011 at 7:00 p.m.** for the purpose of a public meeting into this matter. The public meeting will be held at the **TOWN HALL COUNCIL CHAMBERS, 32 MILL STREET, THORNBURY, ONTARIO.**

It is requested that your comments be submitted to the Town by Friday, July 8, 2011 for the public meeting so that your comments can be read at the public meeting for the benefit of the Owner, 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 Council Meeting at a future date following this public meeting.

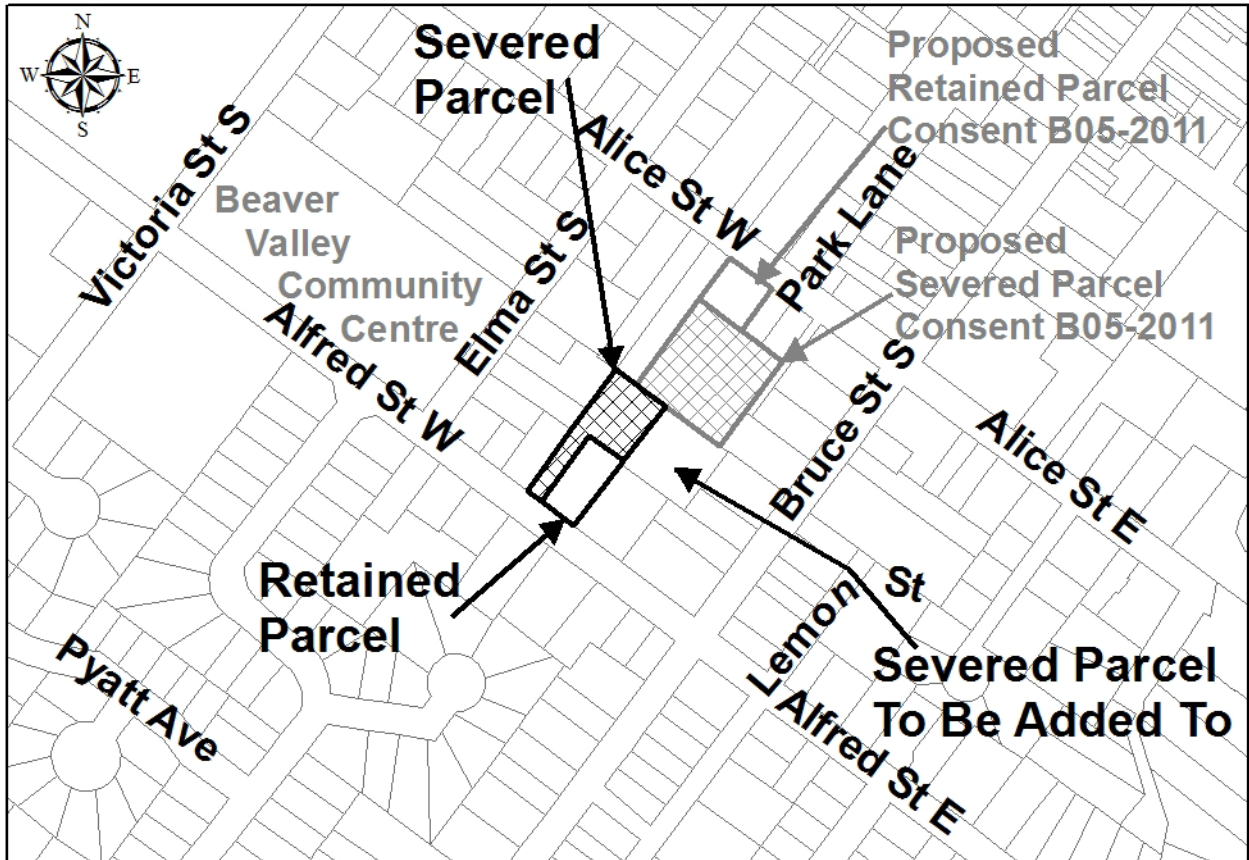
Corrina Giles, Clerk, Town of The Blue Mountains
 P.O. Box 310, 32 Mill Street, Thornbury, Ontario N0H 2P0
 Toll-Free: (888) 258-6867 Telephone: (519) 599-3131
 Email: cgiles@thebluemountains.ca

Facsimile: (519) 599-7723

Dated at the Town of The Blue Mountains this 15th day of June, 2011.



LOCATION



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. B05-2011

OWNER/APPLICANT: F. Paul Penny Industrial Sales Limited, c/o Jeremy Gourlay
AGENT: Krystin Rennie, Georgian Planning Solutions

PURPOSE AND EFFECT: The purpose of this consent is to consider a request to sever a 4,455 square metre vacant residential parcel on the property and deed it as a lot addition to the existing 2,509 square metre vacant residential parcel to the south for future residential development. A 1,125 square metre residential parcel would be retained, containing an existing dwelling.

This consent is submitted in conjunction with Consent Application No. B04-2011 and an Application for Zoning By-law Amendment. The purpose of the planning applications is to adjust current lot lines on three adjacent properties to create two reduced residential lots and an enlarged lot for future residential development.

MUNICIPALITY: Town of The Blue Mountains
LEGAL DESCRIPTION: Part Lot 5 and Lot 6, Plan 107

SEVERED PARCEL:	FRONTAGE: 0.0 m.	DEPTH: 66.8 m.	AREA: 4,455 sq. metres
RETAINED PARCEL:	FRONTAGE: 33.5 m.	DEPTH: 33.6 m.	AREA: 1,125 sq. metres

HAVING ACCESS ON: Open and Maintained Municipal Road (Alfred Street)
MUNICIPAL WATER: Yes **MUNICIPAL SEWER:** Yes

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, 32 Mill St., Thornbury, Ontario NOH 2P0 or call (888) 258-6867 or (519) 599-3131 extension 269.

When requesting information please quote File No. B05-2011.

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 Council of the Town of The Blue Mountains has appointed **Monday, July 11, 2011 at 7:00 p.m.** for the purpose of a public meeting into this matter. The public meeting will be held at the **TOWN HALL COUNCIL CHAMBERS, 32 MILL STREET, THORNBURY, ONTARIO.**

It is requested that your comments be submitted to the Town by Friday, July 8, 2011 for the public meeting so that your comments can be read at the public meeting for the benefit of the Owner, 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 Council Meeting at a future date following this public meeting.

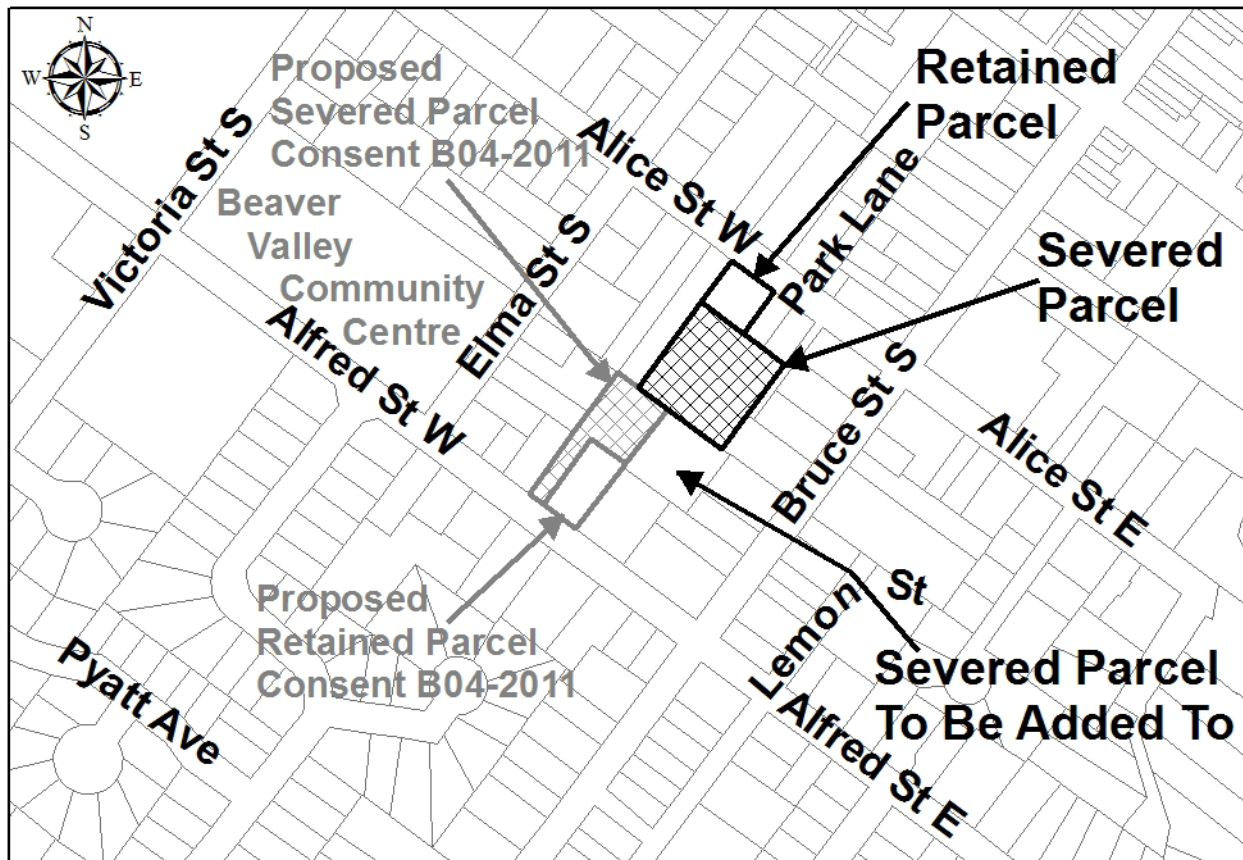
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Dated at the Town of The Blue Mountains this 15th day of June, 2011.



LOCATION





TOWN OF THE BLUE MOUNTAINS NOTICE OF APPLICATION & PUBLIC MEETING TO CONSIDER A ZONING BY-LAW AMENDMENT

TAKE NOTICE 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 THAT the Council of The Corporation of the Town of The Blue Mountains will hold a **PUBLIC MEETING** in the **TOWN HALL COUNCIL CHAMBERS, 32 MILL STREET, THORNBURY, ONTARIO, COMMENCING 7:00 P.M. ON THE 11TH DAY OF JULY, 2011**, for the purpose of considering an Application for a Zoning By-law Amendment.

The purpose of this proposed By-law would be to address a potential condition of Consent on Applications B04-2011 and B05-2011 which has been submitted in conjunction with this Application for Zoning By-law Amendment. The purpose of the planning applications is to adjust current lot lines on three adjacent properties to create two reduced residential lots and an enlarged lot for future residential development. An amendment is required to limit the proposed future residential development lands from development at this time.

The effect of this By-law would be to rezone the proposed newly enlarged parcel to the Development D Zone.

The subject lands of this By-law are owned by F. Paul Penny Industrial Sales Limited, 1732468 Ontario Inc c/o Jeremy Gourlay, and Jeremy Gourlay and Kathryn Penny, who have authorized Krystin Rennie of Georgian Planning Solutions as the Agent. The Agent has submitted a Planning Justification Report in conjunction with the planning applications. The subject lands are legally described as Town Plot Park Part Lots 5 and 6, Alfred E/S; Part Lot 5 and Lot 6, Plan 107; Town of The Blue Mountains. These lands are locally described as being located on the south side of Alice Street West with a civic address of 21 Alice Street West, and on the north side of Alfred Street West with a civic address of 22 Alfred Street West; 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, Thornbury, Ontario or contact the Planning Division directly at (888) 258-6867 or (519) 599-3131 extension 269.

It is requested that comments be submitted to the Town by Friday, July 8, 2011 for the public meeting so that comments can be read at the public meeting for the benefit of the Owner, Applicant, Council, Staff and the Public.

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

DATED at Town of The Blue Mountains this 15th day of June, 2011.

Corrina Giles, Clerk,
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