



Notice of Public Meeting

Application for Consent to Clarify Title and Application for Zoning By-law Amendment

Property Location: 528229 Osprey-The Blue Mountains Townline

**Public Meeting: February 21, 2018 at 5:00p.m.
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON**

What is being proposed?

The purpose of these applications is to consider a request for technical severance to re-create two rural properties that were inadvertently merged on title. The merging of the two original parcels has resulted in two single detached farm residences being located on one lot, in contravention of Zoning By-law 83-40.

Consent from Town Council is required before the situation may be fixed. This application seeks to remedy the issue by revising the original mutual lot line to include the entirety of the managed forest and the viable agricultural land on the retained lands. The retained lands are proposed to be 58ha in area, with approximately 883m of frontage on the Osprey/The Blue Mountains Townline. The severed lands are proposed to be 2.63ha in area, with approximately 142m of frontage on the Osprey/The Blue Mountains Townline, and will continue to be used for rural residential purposes.

This proposal is similar to a "boundary adjustment", however, due to the properties having been inadvertently merged on title, will technically result in the creation of a Rural Residential lot on the severed lands. No development is proposed and no new development lots will be created as part of this application.

These lands are also subject to an application for Zoning By-law Amendment that proposes to rezone the severed parcel from the General Rural (A1) zone to the Rural Residential (RUR) zone.

The legal description of the subject lands is Concession 8 East, Part Lot 1 and Concession 7 West ½ Lot 1, Registered Plan 16R-5301.

See reverse for Key Map.

Questions? Want more information? Ask the Planner!

Travis Sandberg, Planner I

Phone: (519) 599-3131 ext 283 or Toll Free (888) 258-6867 Email: tsandberg@thebluemountains.ca

What happens at a Public Meeting?

The public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say!

Any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendment.

Where do I find more information?

Visit us in Planning Services, Town Hall during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. or contact the planner for this file.

Where do I submit my comments?

Your written comments may be sent to the Town Clerk, Corrina Giles:

By Mail or in Person:

32 Mill St. Box 310,
Thornbury ON, N0H 2P0

Fax: (519) 599-7723

Email: townclerk@thebluemountains.ca

Written comments are requested by February 20, 2018 so that they may be read at the public meeting for the benefit of everyone in attendance.

When will a decision be made?

A decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting.

After reviewing the application and any comments received, Town staff will bring a recommendation on this project to a future council meeting.

Want to be notified of a decision?

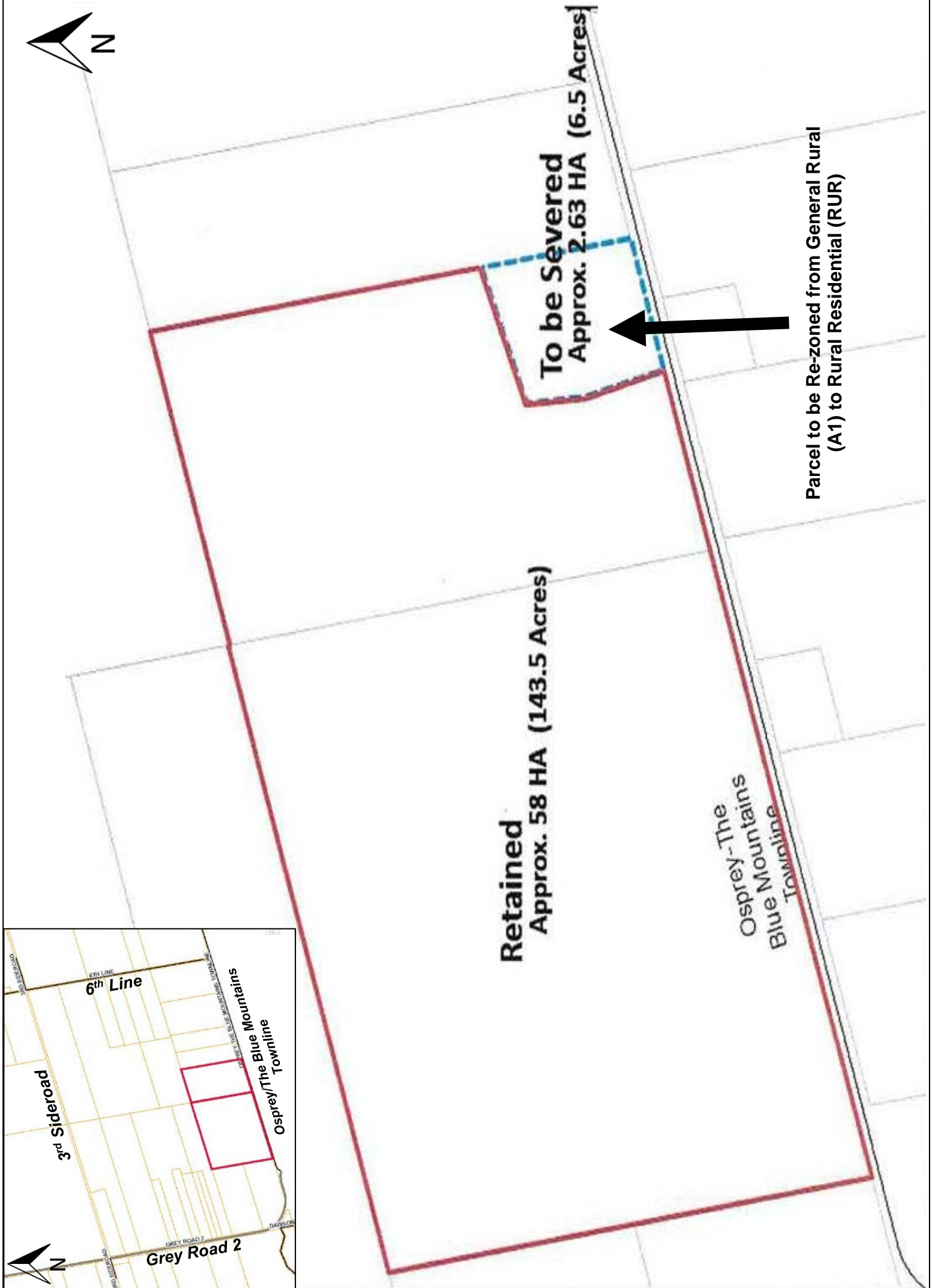
You must make a request in writing if you wish to receive a notice of any decision of Council on this proposal.

Your rights to appeal a decision:

If a person or public body does not make oral submissions at a public meeting or make written submissions to Town of The Blue Mountains before the by-law is passed or the consent decision is made, the person or public body is not entitled to appeal the decision of Council to the Ontario Municipal Board or the Board may dismiss the appeal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Town of The Blue Mountains before the by-law is passed or consent decision is made, 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.

Key Map and Consent Sketch



A Note about information you may submit to the Town:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town's website, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.