



**TOWN OF THE BLUE MOUNTAINS
NOTICE OF APPLICATION & NOTICE OF PUBLIC MEETING
TO CONSIDER AN OFFICIAL PLAN AMENDMENT AND 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 Official Plan Amendment and 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 5:00 P.M. ON THE 28th DAY OF APRIL, 2014**, for the purpose of considering an Application for Official Plan Amendment and Zoning By-law Amendment.

The purpose of these applications is to consider a proposal for a 56 unit residential development known as the Private Residences at the Georgian Bay Club. The proposed development consists entirely of semi-detached residential units serviced by an internal street system which accesses the existing internal street to the Georgian Bay Golf Club off of the 7th Line.

The effect of the Official Plan Amendment is to re-designate a portion of the subject lands from the Recreational Commercial 'REC-20' designation to the Estate Residential 'ER-19' designation and to increase the maximum permitted unit yield on the lands from 54 units to 56 units.

The effect of the Zoning By-law Amendment is to re-zone a portion of the subject lands from the Special Recreation 'SR-151' zone and Rural Estate Residential 'RERa' Zone to the Residential 'R6-161-h' zone, and to modify Exception 161 to permit a maximum of 56 residential dwelling units

In support of these applications, the Town has received the following: an Application for Site Plan Approval, Planning Justification Report, Servicing and Stormwater Management Reports, Geotechnical Investigation, Stage 1-2 Archaeological Assessment, Environmental Impact Study, Engineering Submission (14 drawings), Site Plan, General Site Servicing Plan and Landscape Plan.

The lands affected by these applications are owned by Georgian Bay Estates Ltd. and are legally described as Block 42 Plan 16M-6, Block 2 Plan 1157, West Part Lot 27 Concession 7, Part of Part 2 RP 16R-2670, Part 1 RP 16R-8944, and Part Block 1 Plan 1157.

ANY PERSON may attend the public meeting 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.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains in respect of the proposed Official Plan Amendment and/or Zoning By-law Amendment before Council gives or refuses to give approval to the Official Plan Amendment and/or Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of the Town of The Blue Mountains to the Ontario Municipal Board.

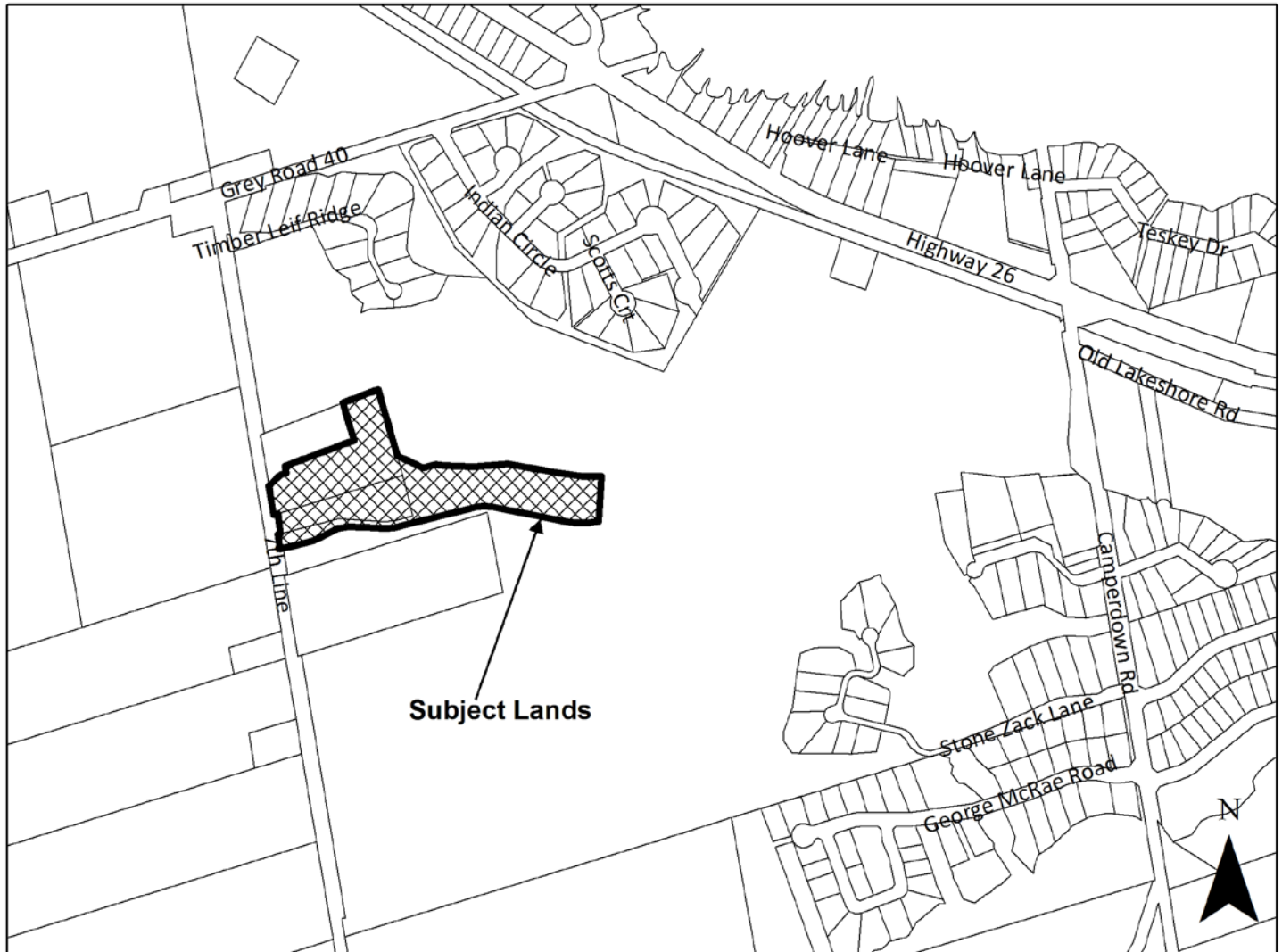
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains in respect of the proposed Official Plan Amendment and/or Zoning By-law Amendment before Council gives or refuses to give approval to the Official Plan Amendment and/or Zoning By-law Amendment, 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 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 Town of The Blue Mountains this 4th day of April, 2014.

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: info@thebluemountains.ca

LOCATION



CONCEPT PLAN



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.