



THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

NOTICE OF COMPLETE APPLICATION

FOR A PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Corporation of the Town of The Blue Mountains has received a Complete Application for an 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 development proposal for a 242 unit residential development consisting of 2-storey, 3-storey and 4-storey low rise apartment style units located at the north-west corner of Grey Road 19 and Grey Road 21.

The effect of the proposed Official Plan Amendment is to re-designate the subject lands from the Deferred Development 'DD-57' designation to the Primary Residential 'PR-58' designation, and to add a new exception 58 to the Official Plan to establish a maximum unit yield of 242 units, to establish maximum permitted height requirements, to remove the ability to establish a Short Term Accommodation use, and to require the preparation of minimum urban design and visual impact standards to the satisfaction of the Town.

The effect of the proposed Zoning By-law Amendment is to re-zone the subject lands from the Development 'D' zone to the Residential 'R8-252' zone, and to add a new exception to the Zoning By-law to establish apartment dwellings as the only permitted use, to establish a maximum unit count of 242 units, to establish a maximum permitted height, to establish a new minimum parking requirement of 1.5 spaces per unit, and to utilize the use of the Holding '-h' symbol to require the granting of Site Plan Approval and the execution of a Site Plan Agreement prior to the removal of the '-h'.

It is proposed that the 2-storey buildings be located along the Grey Road 19 and Grey Road 21 road frontages, the 3-storey buildings located internal to the site, and the 4-storey buildings being located internal to the site in the north-westerly corner.

In support of these applications the Town of The Blue Mountains has received the following: Site Concept Plan, Planning Justification Report, Architectural Elevations and Typical Floor Plans, Urban Design Report, Visual Impact Assessment, Functional Servicing Report, Stormwater Management Report, Traffic Impact Study, and First Submission of Engineering Drawings.

The lands affected by these applications are owned by Windfall GP Inc. and are legally described as Part Lot 16, Concession 1, and Block 58 of Registered Plan 16M-42; Town of The Blue Mountains. These lands are shown on the attached sketch.

ANY PERSON may attend the future 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. In addition, 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.

IF YOU WISH TO BE NOTIFIED of the decision of the Town of The Blue Mountains in respect to the proposed applications, you must make a written request to the Town Clerk at the address listed below

ADDITIONAL INFORMATION relating to any of the proposed applications may 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

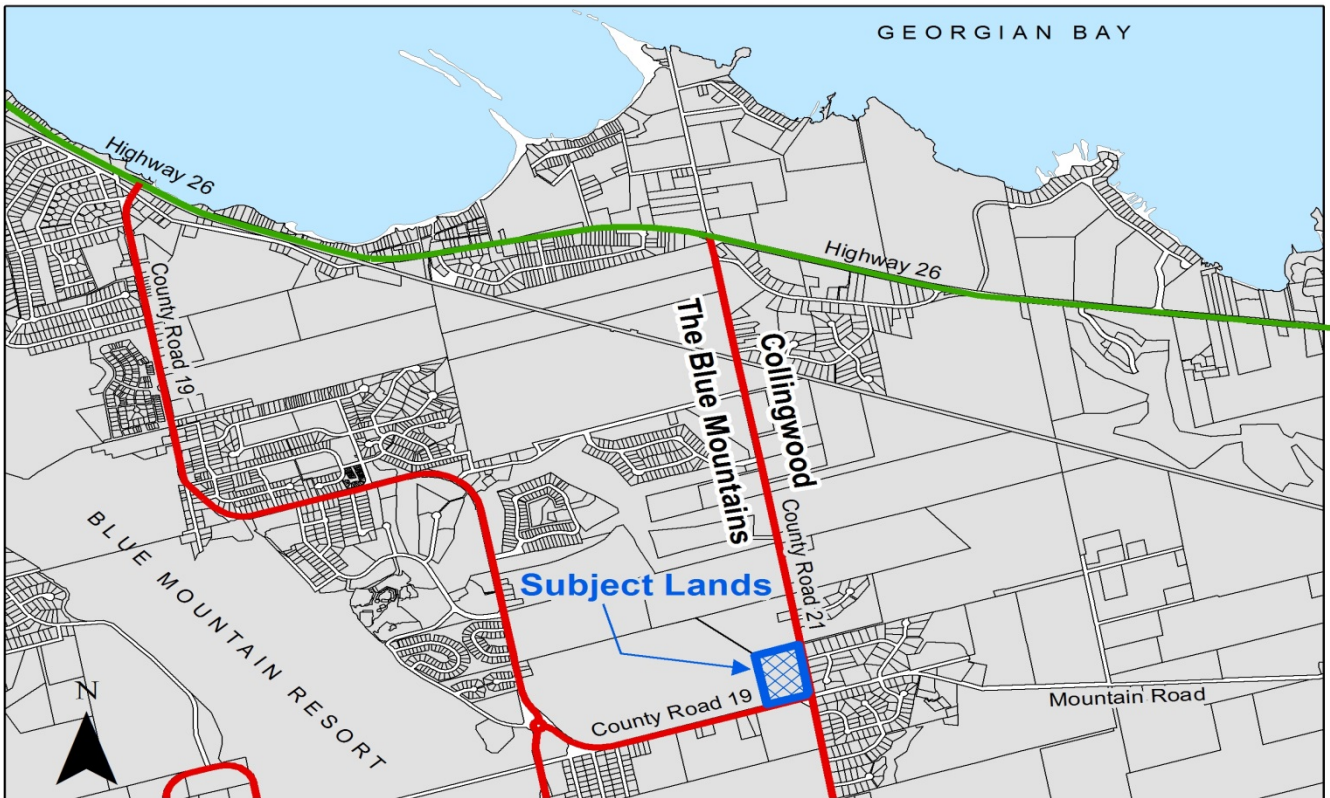
Under the authority of the *Municipal Act, 2001* and in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and 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.

of The Blue Mountains Website at <http://www.thebluemountains.ca/planning-development-proje.cfm>.

DATED at The Town of The Blue Mountains this 23rd day of October, 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 DRAFT 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.