

**TOWN OF THE BLUE MOUNTAINS
NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT**

TAKE NOTICE THAT the 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 1ST DAY OF DECEMBER, 2008**, for the purpose of considering a proposed Plan of Subdivision and a Zoning By-law Amendment to the Township of Collingwood Zoning By-law.

The purpose of the Public Meeting is to obtain input on a proposed development under a Plan of Subdivision for a total of 249 residential dwelling units. The proposal would comprise of 100 single detached units above the Nipissing Ridge north of Sleepy Hollow Road; and 149 multiple attached dwelling units below the Nipissing Ridge and south of the Georgian Trail. Official Plan Amendment No. 4 to the Town of The Blue Mountains Official Plan, which was finally, approved in 2007 designated the lands as Recreational Residential RR-50 and Hazard H. Exception 50 also established a number of conditions to development to address the Growth and Settlement criteria of the Official Plan. This includes the need to address matters of servicing (roads, water and sewer upgrades) and provision of recreational amenities.

In addition to the Plan of Subdivision, a Zoning By-law Amendment is proposed to rezone the lands from the Limited Rural (A2) and Hazard (H) to the Residential (R3) for the single detached lots and the Residential R6 zone for the proposed multiple attached units. A maximum unit yield will be included under the By-law for the multi-attached units and the holding -h symbol is also proposed under Section 36 of the Planning Act.

The lands affected by these applications are owned by Condo Developments Limited and George Fleming; and are legally described as West Part Lot 22 and Part Lots 23 & 24, Concession 3. A portion of these lands are locally described as 219 Sleepy Hollow Road, just south of Highway 26 and to the east of Arrowhead Road. A Key Map is provided below to show the location of the Subject Lands; and a copy of the Draft Plan on the back of this Notice.

Please be advised that these applications have been referred to the Ontario Municipal Board and prior to Council taking a position on this matter, they wish to obtain public comments on this proposed development. This public meeting is not a statutory Public Meeting in accordance with the Planning Act and therefore the notice provisions and other related regulatory requirements applicable to these applications (ie. requirement to make written or oral representation at the Public Meeting) do not apply. Any body or individual who wishes to participate in the approval process will need to contact the Ontario Municipal Board and quote files PL03216 and PL030036.

ADDITIONAL INFORMATION relating to the proposed Plan of Subdivision and Zoning By-law Amendment may be obtained during regular office hours by contacting the:

Town of The Blue Mountains
Municipal Offices
26 Bridge Street
East, Thornbury,
Ontario, N0H 2P0
(519) 599-3131
x263



