

TOWN OF THE BLUE MOUNTAINS
NOTICE OF APPLICATION FOR CONSENT
The Planning Act, R.S.O. 1990, as amended

APPLICATION FOR CONSENT - FILE NO. B02-2008
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OWNER:	John & Darlene Hewgill		
APPLICANT:	John & Darlene Hewgill		
PURPOSE AND EFFECT:	The purpose of this consent is to consider a request to sever a 15.18 hectare agricultural parcel, containing an existing drive shed; while retaining a 15.18 hectare agricultural parcel, containing an existing dwelling, bunk house and two storage sheds.		
MUNICIPALITY:	Town of The Blue Mountains		
LEGAL DESCRIPTION:	East Part Lot 21, Concession 10		
SEVERED PARCEL:	FRONTAGE: 248 m. DEPTH: 611 m. AREA: 15.18 hectares		
RETAINED PARCEL:	FRONTAGE: 248 m. DEPTH: 611 m. AREA: 15.18 hectares		
HAVING ACCESS ON:	Open and Maintained Municipal Street		
MUNICIPAL WATER:	No	MUNICIPAL SEWER:	No

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 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, 26 Bridge St., Thornbury, Ontario N0H 2P0 or call 519-599-3131 ext.269.

When requesting information please quote File No. B02-2008.

PUBLIC HEARING

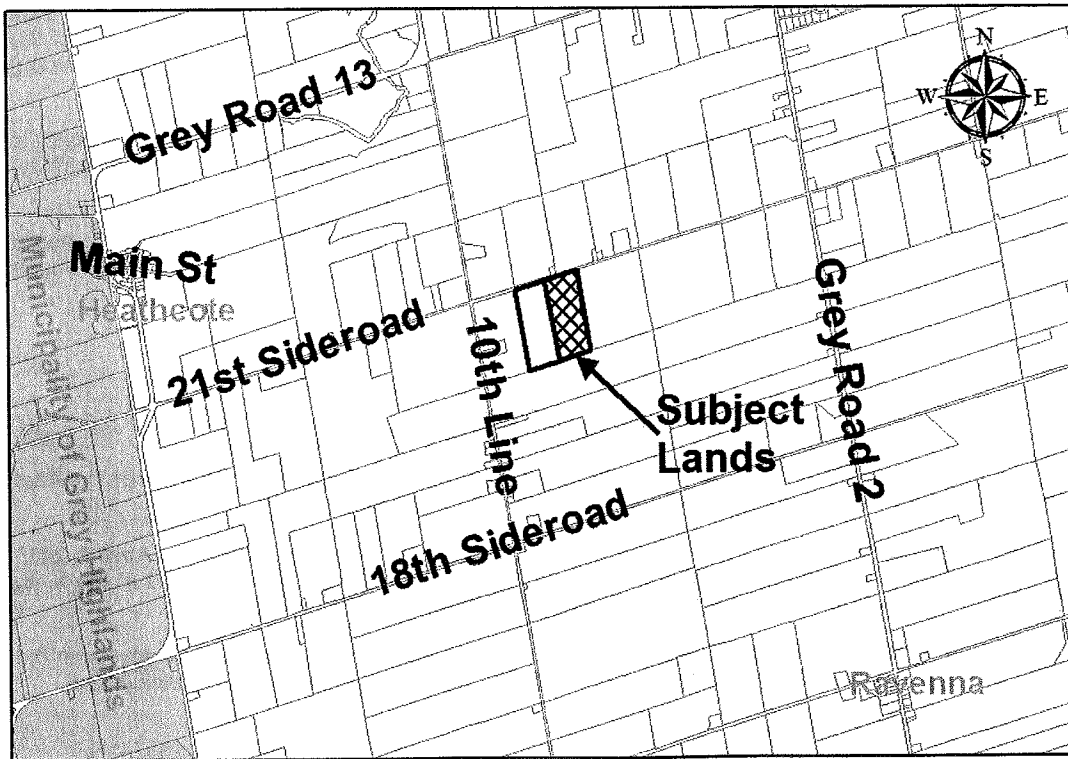
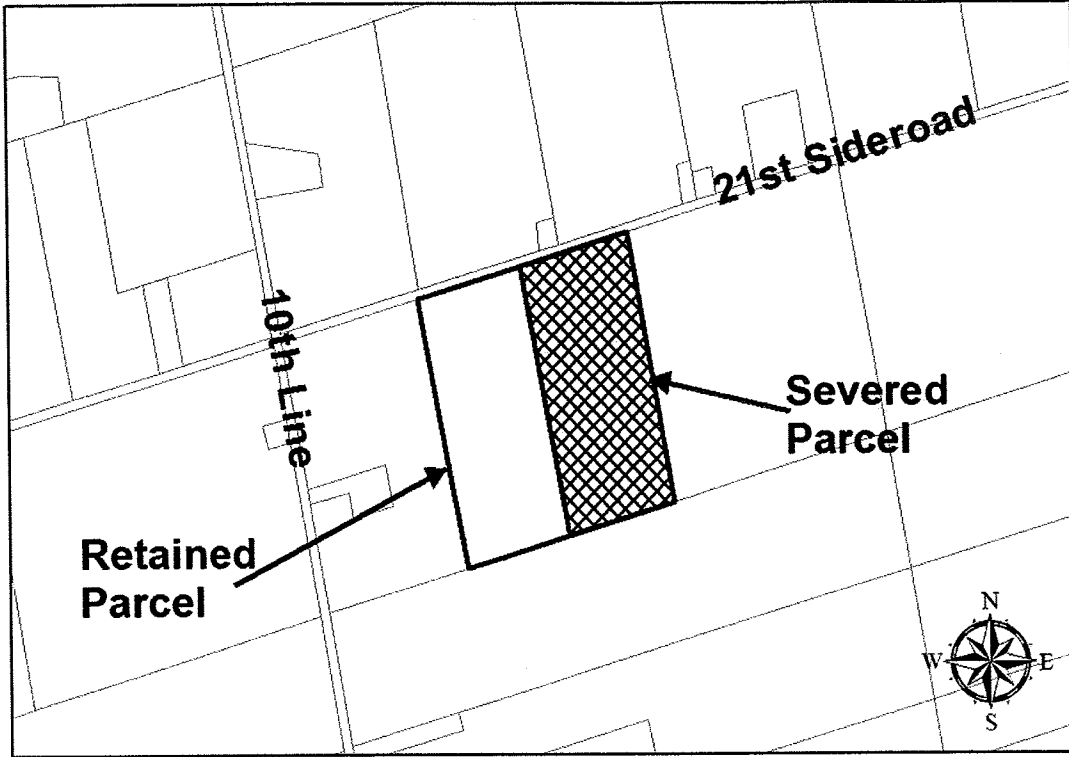
It is not a requirement of the Planning Act, however, it is the policy of the Council of the Town of The Blue Mountains to hold a public hearing on severance applications.

TAKE NOTICE that the Council of the Town of The Blue Mountains has appointed **Monday, April 7, 2008** at **7:00 p.m.** for the purpose of a public hearing into this matter. The hearing will be held at the **L. E. SHORE MEMORIAL LIBRARY, 183 BRUCE STREET SOUTH, THORNBURY, ONTARIO.**

AGENCIES: It is requested that your comments be submitted to the Town approximately 20 days after the notice of hearing so that a consolidated planning report can be prepared for Council by Planning Staff.

Clerk, Town of The Blue Mountains

LOCATION



**TOWN OF THE BLUE MOUNTAINS
NOTICE OF APPLICATION & PUBLIC MEETING
TO CONSIDER A 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 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 **L. E. SHORE MEMORIAL LIBRARY, 183 BRUCE STREET SOUTH, THORNBURY, ONTARIO, COMMENCING 7:00 P.M. ON THE 7th DAY OF APRIL, 2008**, for the purpose of considering an Application for a Zoning By-law Amendment.

The purpose of this By-law is to address a potential condition of Consent on Application B02-2008. An amendment is required to recognize both the retained and severed parcels as being deficient of the 20 hectare lot area requirement of the General Rural (A1) Zone.

The effect of this By-law is to establish a new minimum lot area of 15 hectares for the retained and severed parcels in the General Rural (A1) Zone.

The subject lands of this By-law are legally described as East Part Lot 21, Concession 10; Town of The Blue Mountains. These lands are locally described as being located to the southeast of the 10th Line and 21st Sideroad intersection with a civic address of 728056 21st Sideroad; 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 or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be added as a party to the Hearing of an appeal before the Ontario Municipal Board.

Additional information relating to the proposed Amendment is available for inspection during regular office hours in the Planning Department at the Municipal Office, Thornbury, Ontario or contact the Planning Department directly at (519)599-3131 ext.269.

DATED at Town of The Blue Mountains this 17th day of March, 2008.

Stephen Keast, Clerk, Town of The Blue Mountains
P.O. Box 310
26 Bridge Street East
Thornbury, Ontario
N0H 2P0
(519) 599-3131

