

**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 3rd DAY OF SEPTEMBER, 2008**, for the purpose of considering an Application for a Zoning By-law Amendment.

The purpose of this By-law is to consider a request by Lora Bay Heights to rezone the property from Development (D) Zone to the Residential Multiple (RM1-h) Zone in order to permit a 29 unit townhouse development. A number of exceptions to the RM1 zone are also proposed in order to meet the intended density and design of the overall development.

The effect of this By-law is to rezone the subject lands from the Development (D) Zone and Hazard (H) Zone to the Residential Multiple (RM1-h) Zone and Hazard (H) Zone. This By-law also proposes a number of exceptions to the RM1 Zoning provisions including a new front yard setback (7m to 4m), exterior side yard setback (4.5m to 4m and 2m), rear yard setback (10m to 6m), and the minimum distance between buildings and driving lanes and parking lanes (3m to 1.5m).

The Holding '-h' symbol will be used with conditions for Site Plan Approval and the execution of a Development Agreement and the relocation of the existing watercourse in accordance with the necessary permits from the Grey Sauble Conservation Authority.

The lands subject to this By-law are owned by Lampton Greens Corporation; and are legally described as Lot 47 and 48 S/W King Street; and Lot 47, 48 and 49 and Part Lots 49 and 50 NE Arthur Street; Town of The Blue Mountains. These lands are locally described as 188 Peel Street, Thornbury. A Key Map is attached displaying the location of these lands.

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.248.

DATED at Town of The Blue Mountains this 11th day of August, 2008.

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

