

**THE CORPORATION OF THE TOWN OF  
THE BLUE MOUNTAINS**

**NOTICE OF COMPLETE APPLICATIONS  
CONCERNING PROPOSED OFFICIAL PLAN AND  
ZONING BY-LAW AMENDMENTS**

**TAKE NOTICE** that the Planning Services Division of the Town of The Blue Mountains has received applications for an Official Plan Amendment and a Zoning By-law Amendment under Sections 17, 22 and 34 of the *Planning Act*, R.S.O.1990, c. P. 13, as amended. These applications have now been deemed to be a complete submission under Sections 22(6.1) and 34(10.4) of the *Planning Act*.

**A Public Meeting to hear the planning merits of these applications has not yet been scheduled.**

The proposed Official Plan and Zoning By-law Amendments (Town File Nos. P630, 631 and 632) pertain to lands located west of Grey Road 21 (known locally as Osler Bluff Road) and north of Grey Road 19 (known locally as Mountain Road) and are as shown on the Key Map provided below. The lands are legally described as Part Lot 16, Concession 1, Town of The Blue Mountains, County of Grey. This particular development proposal is known as “Georgian Gate”.

**THE PURPOSE** of the proposed Official Plan Amendment is to:

1. increase the maximum number of residential dwelling units on the lands from 601 to 747;
2. permit 2,787 square metres (30,000 square feet) of commercial floor space; and,
3. re-designate a portion of the subject lands from Hazard (“H”) to Recreational Residential Exception 51 (“RR-51”).

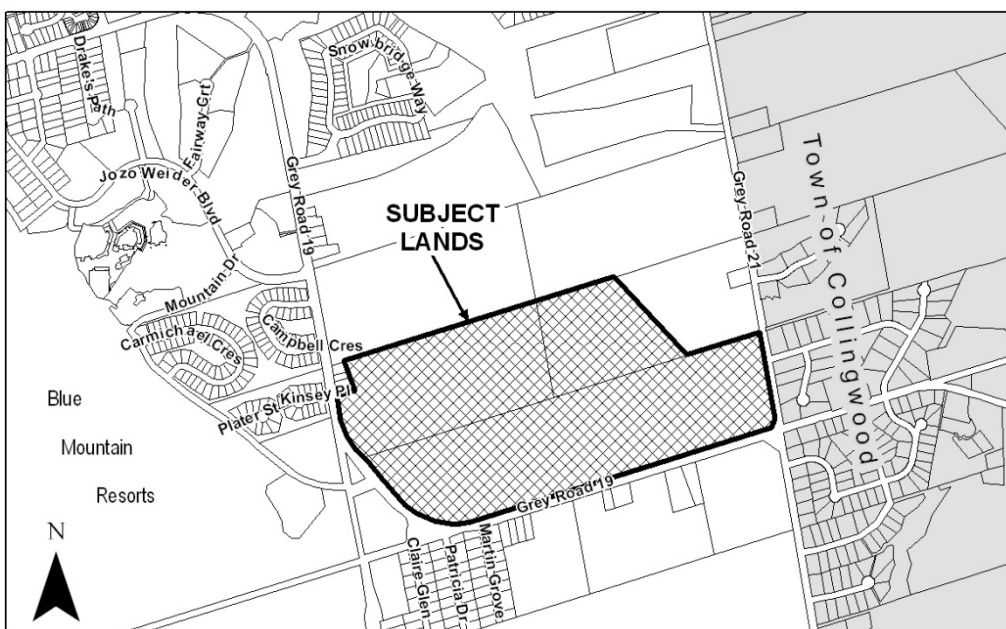
**THE PURPOSE** of the proposed Zoning By-law Amendment is to rezone the lands from Deferred Development (“DD”) and Hazard (“H”) to various residential zone designations, commercial/residential zone designations, Public Open Space (“OS”), Private Recreational Zone (“PREC”) and Hazard (“H”) so as to recognize and implement the proposed Official Plan Amendment.

**THE EFFECT** of the proposed Official Plan and Zoning By-law Amendments is to permit the development of the subject lands for detached houses, townhouses and mixed commercial/residential buildings as well as the development of parkland and trail network.

**ANY PERSON** may attend the future public meeting (not yet scheduled) and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan and Zoning By-law Amendments. If you wish to be notified of the date on which this matter will be brought forward to a Public Information Session, Public Open House or Public Meeting, please notify the Town Clerk at the address noted below.

If you wish to be notified of the future adoption of the proposed Official Plan or Zoning By-law Amendments, or of the refusal of a request to amend the Official Plan or Zoning By-law, you must make a written request to the Town Clerk at the address noted below. It should be noted that the approval authority for the Official Plan Amendment is the County of Grey and therefore any appeal of the Official Plan Amendment will have to be made to the County.

**ADDITIONAL INFORMATION** relating to the proposed Official Plan and Zoning By-law Amendments are available for inspection on the Town’s website at <http://www.thebluemountains.ca/planning-proposals.cfm> or attend the Town Hall, Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m. at the Planning & Building Services Department, Planning Services Division located at 26 Bridge Street East, Thornbury or by phone at 519-599-3131 Ext.283.



**DATED** at The Town of The Blue Mountains this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Corrina Giles, Town Clerk  
 Corporation of the Town of The Blue Mountains  
 26 Bridge Street East, Box 310  
 Thornbury, ON N0H 2P0  
[cgiles@thebluemountains.ca](mailto:cgiles@thebluemountains.ca)  
 (Ph.) 519-599-3131, Extension 232  
 (Toll Free) 1-888-258-6867