



THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

NOTICE OF PUBLIC MEETING TO CONSIDER A PROPOSED ZONING BY-LAW AMENDMENT

TAKE NOTICE THAT the Committee of the Whole of Council of the Corporation of the Town of The Blue Mountains will hold a **PUBLIC MEETING** in the **TOWN HALL COUNCIL CHAMBERS, 32 MILL STREET, THORNBURY, ONTARIO, COMMENCING 5:00 P.M. ON THE 18TH DAY OF AUGUST, 2014**, for the purpose of considering an Application for Zoning By-law Amendment.

The purpose of this Public Meeting is to provide the Public and the Committee of the Whole with information on a revised development proposal for the subject lands. Comments are requested to be provided either in writing or verbally at or prior to the Public Meeting.

The purpose of this By-law is to consider a revised request by Lora Bay Heights to rezone the subject lands from the Development (D) Zone to the Residential Multiple (RM1-51-h) Zone in order to permit a proposed development of 22 semi-detached and 2 single detached residential dwellings. 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 exceptions include the addition of single detached residential dwellings as a permitted use on the lands, and a decrease to the minimum rear yard setback requirements. It should also be noted that the revised concept plan for the development proposes a lower building height from 3 storeys to 2 storeys and provisions for additional on-site parking.

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 (RM1-51-h) Zone and Hazard (H) Zone. Exception 51 to the RM1 Zoning provisions proposes a new rear yard setback (from 10m to 7.5m), minimum distance between buildings and driving lanes and parking lanes (from 3m to 1.5m), the lowering of the overall height of the buildings (from 3 storeys to 2 storeys), and to increase the on-site parking requirement from 1.5 spaces per unit to 2.0 spaces per unit, plus approximately 8 additional visitor parking spaces.

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 Federal Department of Fisheries and Oceans and 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.

In support of these applications, the Town has received an addendum Planning Justification Report, Site Plan Concept, Site Cross Section Concept and updated Preliminary Servicing Report.

An Application for Site Plan or Draft Plan Approval has not been submitted at this time.

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.

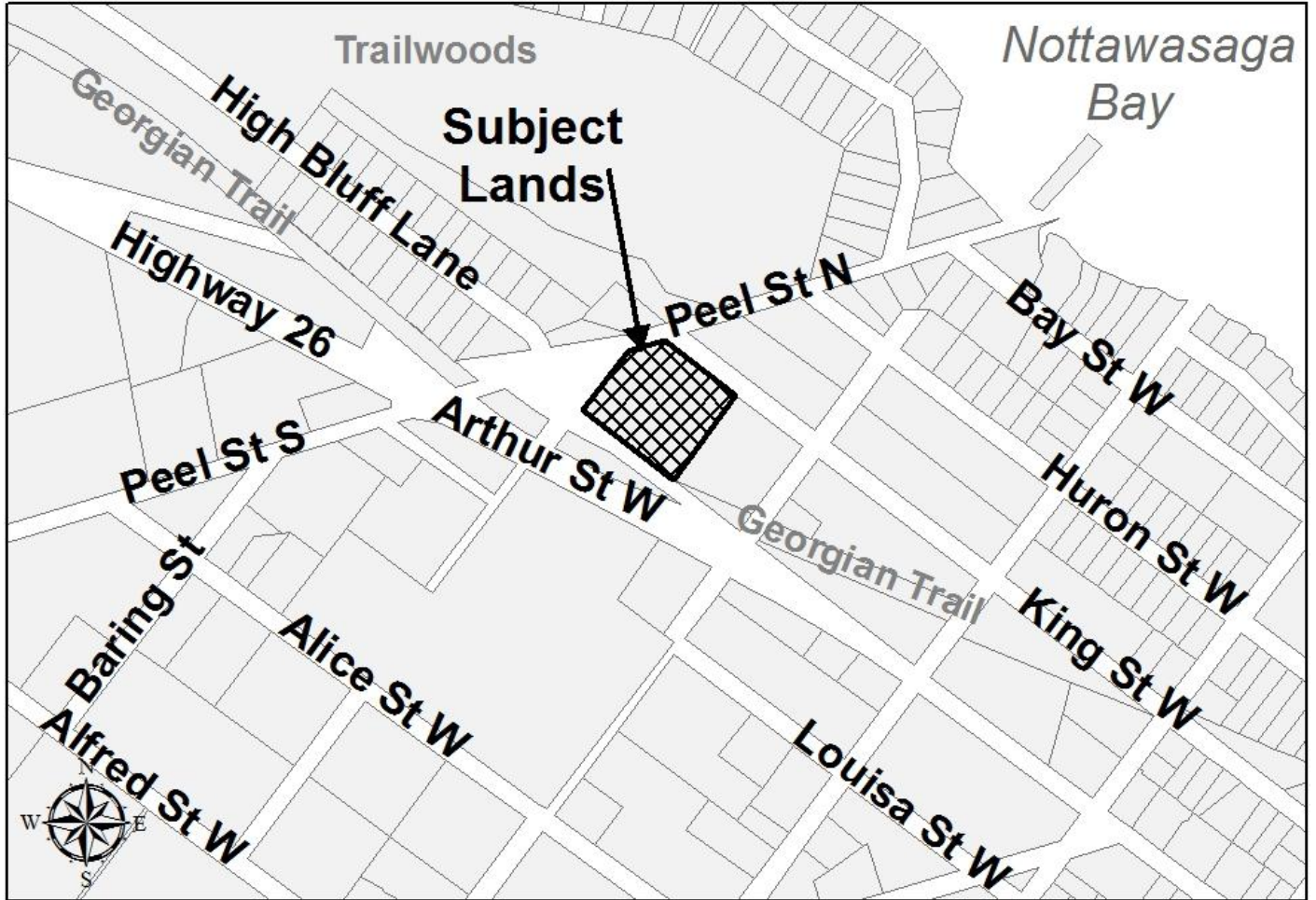
If a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be 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 on our website at <http://www.thebluemountains.ca/planning-development-proje.cfm> Please contact the Planning Department directly at (519)599-3131 ext.248 if you need assistance.

DATED at Town of The Blue Mountains this 22nd day of July, 2014.

Corrina Giles, Clerk, Town of The Blue Mountains
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Thornbury, ON N0H 2P0
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LOCATION



CONCEPT SITE PLAN *This plan and others are available for viewing on our website at www.thebluemountains.ca



LORA BAY RESIDENTIAL DEVELOPMENT
BLUE MOUNTAINS, THORNBURY ONTARIO

SITE PLAN CONCEPT
(22 SEMI UNITS + 2 DETACHED)
2014-03-25 OPTION



Young + Wright / IBI Group Architects

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 inform opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or othe considered part of the public record. This information may be posted on the Town's website and/or made available t request.