



THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

NOTICE OF PUBLIC MEETING

PROPOSED OFFICIAL PLAN AMENDMENT AND 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 17TH DAY OF MARCH, 2014**, for the purpose of considering an Application for Official Plan Amendment and 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 original development proposal was submitted in 2009 and proposed a 169 unit seniors assisted living housing project. Two apartment buildings at a height of 3 storeys and 5 storeys were proposed as well as parking improvements. A Public Meeting was held in 2010 and Council 'granted a delay in the application', effectively deferring a decision on the applications so that the applicant may review the issues raised through the application process, and to reconsider development options for the property.

The applicant has now revised their development proposal and has made a formal resubmission to the Town. The revised development proposes a total of 45 townhouse units with a maximum height of 3 storeys. A total of 8 townhouse blocks are proposed consisting of 4, 5 or 6 units per block. Access is provided to each unit by an internal private road connecting to Elgin Street and to King Street. The applications propose to amend the Town of The Blue Mountains Official Plan to the Residential 'RES' designation within the Thornbury Urban Area, and to amend the Zoning By-law (10-77) to the Residential Multiple 'RM1' zone. A number of modifications have also been proposed to the RM1 zone to reduce the minimum interior side, exterior side and rear yard setback requirements.

In support of these applications, the Town has received an addendum Planning Justification Report, Concept Site Plan, Concept Elevation Drawings, Stage 1 Archaeological Assessment, Functional Servicing and Stormwater Management Report, Traffic Impact Study, Environmental Noise Feasibility Study, and a Community Design Guidelines Commentary.

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

The lands affected by these applications are owned by 1136965 Ontario Inc. The subject lands are legally described as THORNBURY TOWN PLOT PT LOTS 15 TO 19 PT MCAULY ST RP 16R8184 PARTS 2 AND 4, THORNBURY TOWN PLAN PT LOTS 16 TO 18 NE KING ST RP 16R9726 PART 9, and Part of THORNBURY TOWN PLOT LOT 22 W/S BAY ST PT LOTS 21 23 AND 24 W/S BAY ST PT LOTS 15 TO 24 S/S HURON ST PT HURON ST PT MCAULY ST AND RP 16R5032; Town of The Blue Mountains. These lands are 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.

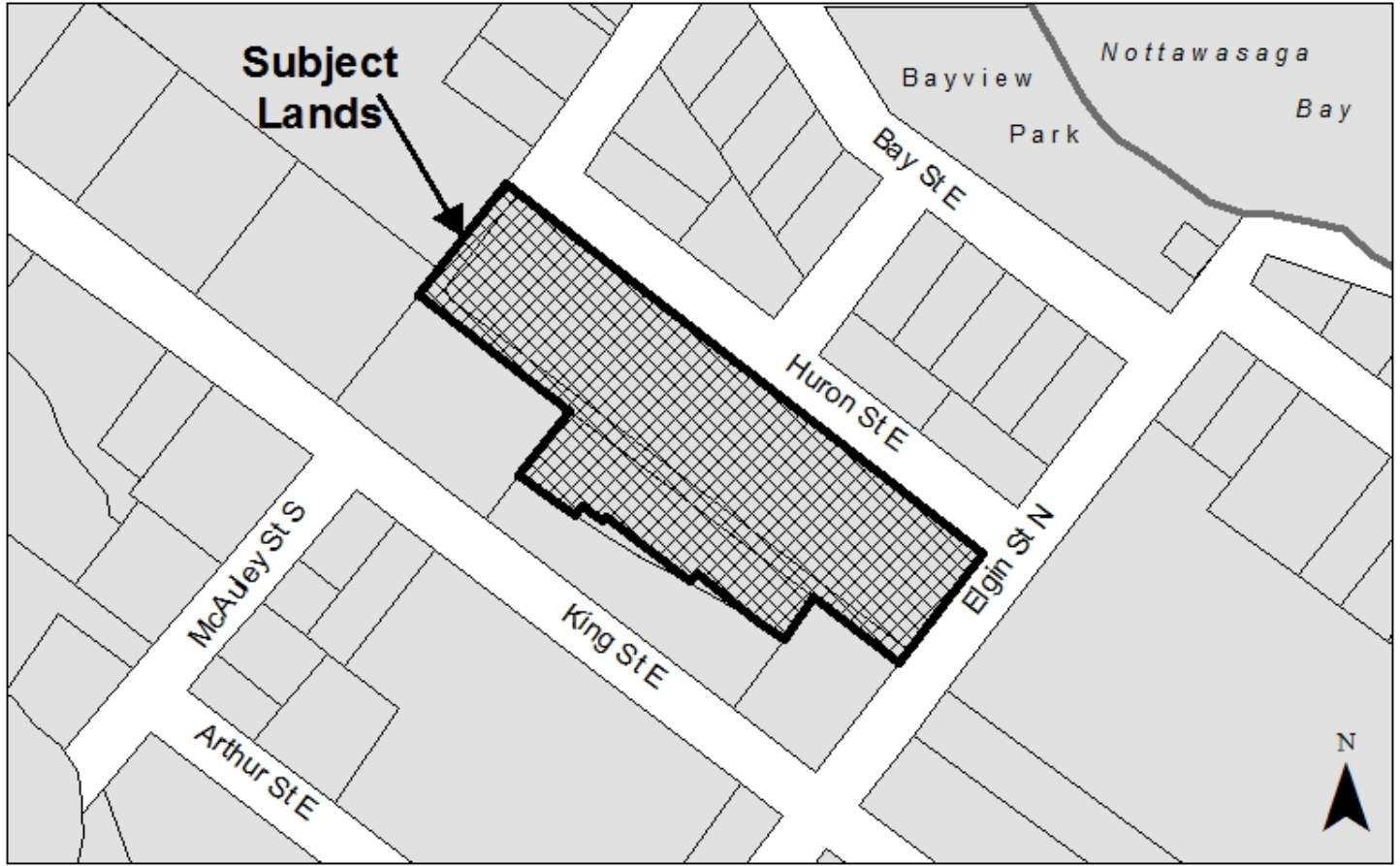
If a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be 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 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.

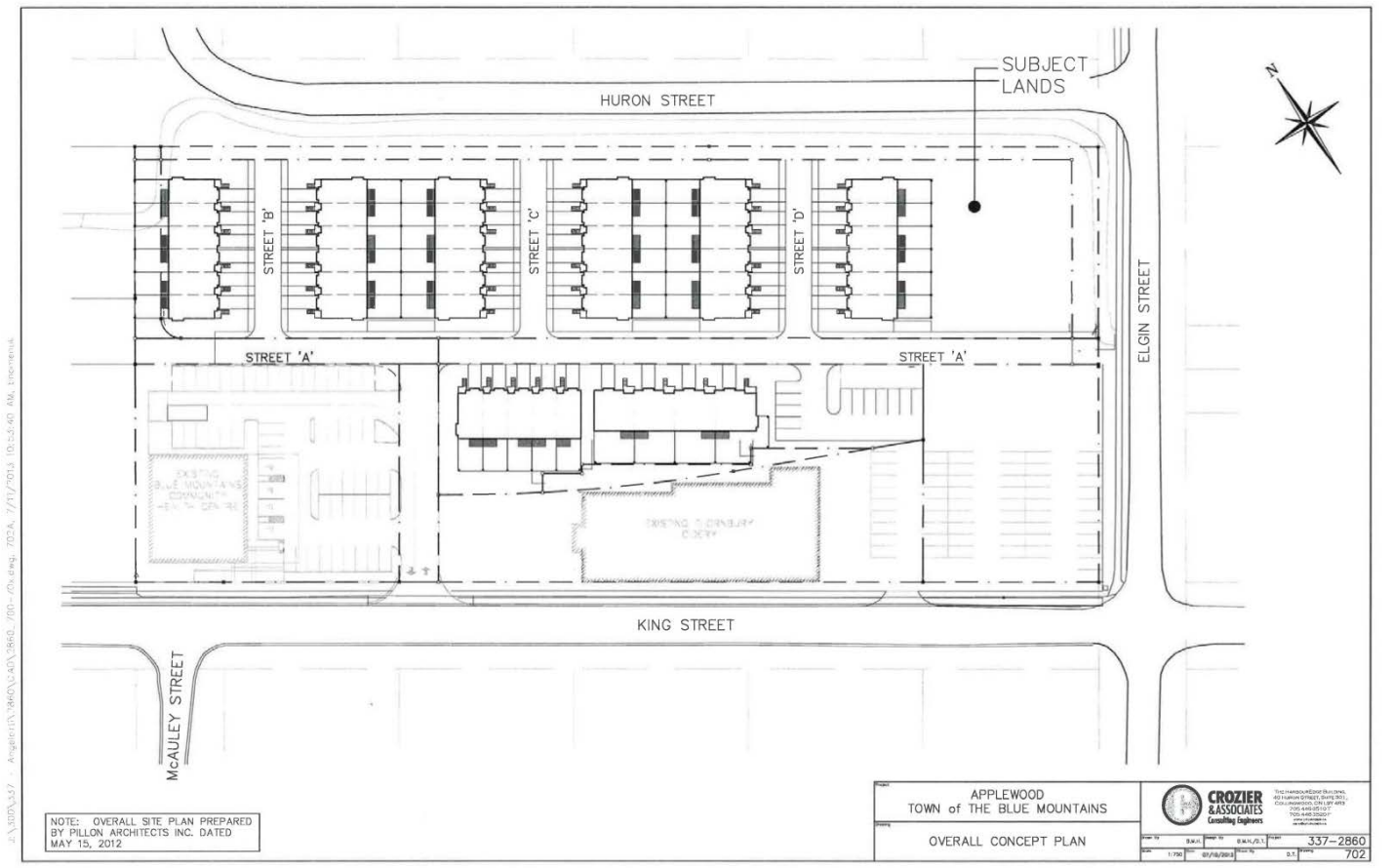
DATED at Town of The Blue Mountains this 12th day of February, 2014.

Corrina Giles, Clerk, Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON N0H 2P0
(519) 599-3131

LOCATION



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



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 information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town's website and/or made available to the public upon request.