



Notice of Public Meeting

Gyles / Gooderham Zoning Amendment

Roll#: 42420000406500

Application for Zoning Amendment

Property Location: 55259 6th Line

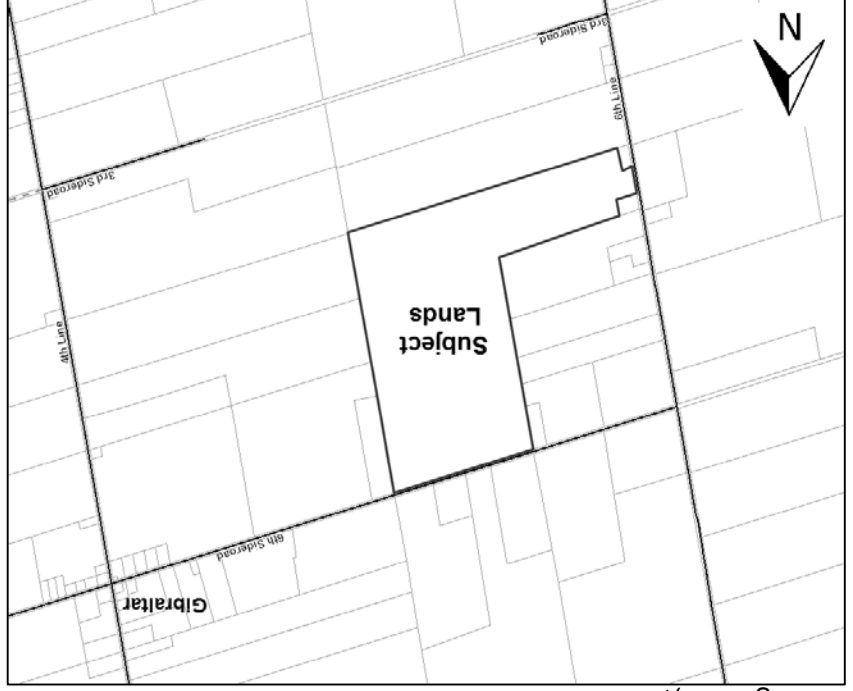
Public Meeting: November 14, 2016 at 5:00 PM
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON

What is being proposed?

This application for zoning amendment is applies only to a portion of the lot and is required as a condition of Consent File #B02-2016. In that application, the property owners applied to sever a 40 ha (100 ac) lot from their property. While the new lot is not proposed for any new buildings at this time, protection for the area of Significant Woodlands is required to ensure any future development will not have a negative impact on the woodlands. In order to protect the woodlands, a zoning amendment is required to limit development to a building envelope outside of the Significant Woodlands Area.

The zoning amendment would rezone the lands to place a Holding "H" provision on the lands, except for the approved building envelope at the north-east corner of the property. A sketch is on the back of this notice. The Holding provision may only be removed where an Environmental Impact Study demonstrates there will be no negative impacts as a result of development. The property would remain in General Rural (A1) and Hazard zone.

The legal description of the property is Concession 6, Part of Lot 5 and Part of Lot 6 (formerly the Township of Collingwood), Town of The Blue Mountains.



Questions? Want more information? Ask the Planner!

Denise Whaley, MSc MCIP RPP, Planner II

Phone: (519) 599-3131 ext 262 or Toll Free (888) 258-6867 Email: dwhaley@thebluemountains.ca

What happens at a Public Meeting?

The public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say!

Any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendment.

Where do I find more information?

Visit us in Planning Services, Town Hall during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. or contact the planner for this file.

Where do I submit my comments?

Your written comments may be sent to the Town Clerk, Corrina Gyles:

By Mail or in Person:

32 Mill St. Box 310,
Thornbury ON, N0H 2P0
Fax: (519) 599-7723
Email: townclerk@thebluemountains.ca

Written comments are requested by

November 11, 2016 so that they may be read at the public meeting for the benefit of everyone in attendance.

When will a decision be made?

A decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting.

After reviewing the application and any comments received, Town staff will bring a recommendation on this project to a future council meeting.

Want to be notified of a decision?

You must make a request in writing if you wish to receive a notice of any decision of Council on this proposal.

Your rights to appeal a decision:

If a person or public body does not make oral submissions at a public meeting or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of Council to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Date of this Notice: October 25, 2016

Applicants' Severance Sketch with proposed Building Envelope area Shown

- LEGEND**
- Subject Land.
 - Returned land
 - Proposed severed Parcel.
 - Agricultural (row)
 - Wetlands.
 - Tree-managed woodlot
 - Stream
 - Well
 - Septic tank.
 - Buildings

TREES - Managed Woodlot

APPADWOOD - 140ac.
 PLANTATION - 39ac.
 REGENERATION: 11ac.
 CEDAR : 4ac.
 TOTAL : 194ac

WETLANDS: 37.3ac
 DAL 48.10ac



A Note about information you may submit to the Town:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town's website, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.