

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

**“REVISED”
NOTICE OF PUBLIC MEETING TO CONSIDER
A PLAN OF SUBDIVISION AND OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS
“GEORGIAN GATE”**

TAKE NOTICE THAT the Planning & Development Department of the Corporation of the County of Grey has received an application for a Plan of Subdivision and the Planning Services Division of the Corporation of the Town of The Blue Mountains has received applications for Official Plan and Zoning By-law Amendments for the subject lands (being Part Lot 16, Concession 1, Town of The Blue Mountains and as shown on the Key Map).

AND THAT the Corporation of the County of Grey has delegated the holding of the Public Meeting for the Plan of Subdivision to the Corporation of the Town of The Blue Mountains;

AND THAT the Planning and Building Committee of the Council of the Corporation of the Town of The Blue Mountains will hold a **PUBLIC MEETING** at the **L. E. SHORE MEMORIAL LIBRARY, 173 BRUCE STREET SOUTH, THORNBURY, ONTARIO, COMMENCING AT 7:00 P.M. ON THE 4th DAY OF APRIL 2011**, for the purpose of receiving comments from the public and public agencies with respect to the application for a Plan of Subdivision and the related Official Plan and Zoning By-law Amendments.

The purpose of this Public Meeting is to receive comments from the public and public agencies on the request by the applicant to develop a Plan of Subdivision proposed to contain 609 dwelling units comprised of a mixture of single detached and semi-detached dwellings and to consider proposed Official Plan and Zoning By-law Amendments for the subject lands.

The application for an Official Plan Amendment proposes to increase the permissible unit yield for the subject lands from 601 dwelling units to 900; proposes approximately 2,787 square metres of non-residential floor area at the north-east corner of Grey Road 21 and Grey Road 19; and proposes to allow for development to proceed on the easterly portion of the subject lands (Exception 51 Lands) in advance of the completion of all Ministry of Transportation, County of Grey and Town of The Blue Mountains transportation studies and the affect on the subject lands has been determined.

The application for a Zoning By-law Amendment proposes to rezone the subject lands from the Deferred Development ‘DD’ Zone and Hazard ‘H’ Zone to the Residential ‘R2-Exception-h’ Zone, Public Open Space ‘OS1’ Zone and Hazard ‘H’ Zone and proposes to modify the Zone Standards (yard setbacks). The Holding ‘-h’ symbol is being considered to ensure that development does not proceed until such time as a Master Development Agreement and a Subdivision Agreement have been executed and registered and until the Plan of Subdivision is registered. The proposed Zoning By-law would implement the policies of the Official Plan to the extent that 607 of the proposed 900 dwelling units would be zoned for (with the Holding ‘-h’ symbol). The balance of the 293 dwelling units and the 2,787 square metres of non-residential floor area requested pursuant to the Official Plan Amendment and proposed for the north-east corner of Grey Road 21 and Grey Road 19, would not be recognized under the proposed Zoning By-law Amendment and would be subject to a future Zoning By-law Amendment application.

The subject lands are owned by Georgian Gate Limited and 6352987 Canada Inc. and are legally described as Part of Lot 16, Concession 1, Town of The Blue Mountains, and as shown on the attached Key Map.

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 Plan of Subdivision or Official Plan and Zoning By-law Amendments.

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 Plan of Subdivision, Official Plan and Zoning By-law Amendments, the person or public body is not entitled to appeal the decision of Town Council or County 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 on the Town’s website at www.thebluemountains.ca, for inspection during regular office hours in the Planning Services Division at the Municipal Office, Thornbury, or contact the Planning Services Division directly at (519) 599-3131 ext.283.

DATED at Town of The Blue Mountains this 9th day of March, 2011.

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
(Ph.) 519-599-3131, Extension 232
(Toll Free) 1-888-258-6867

