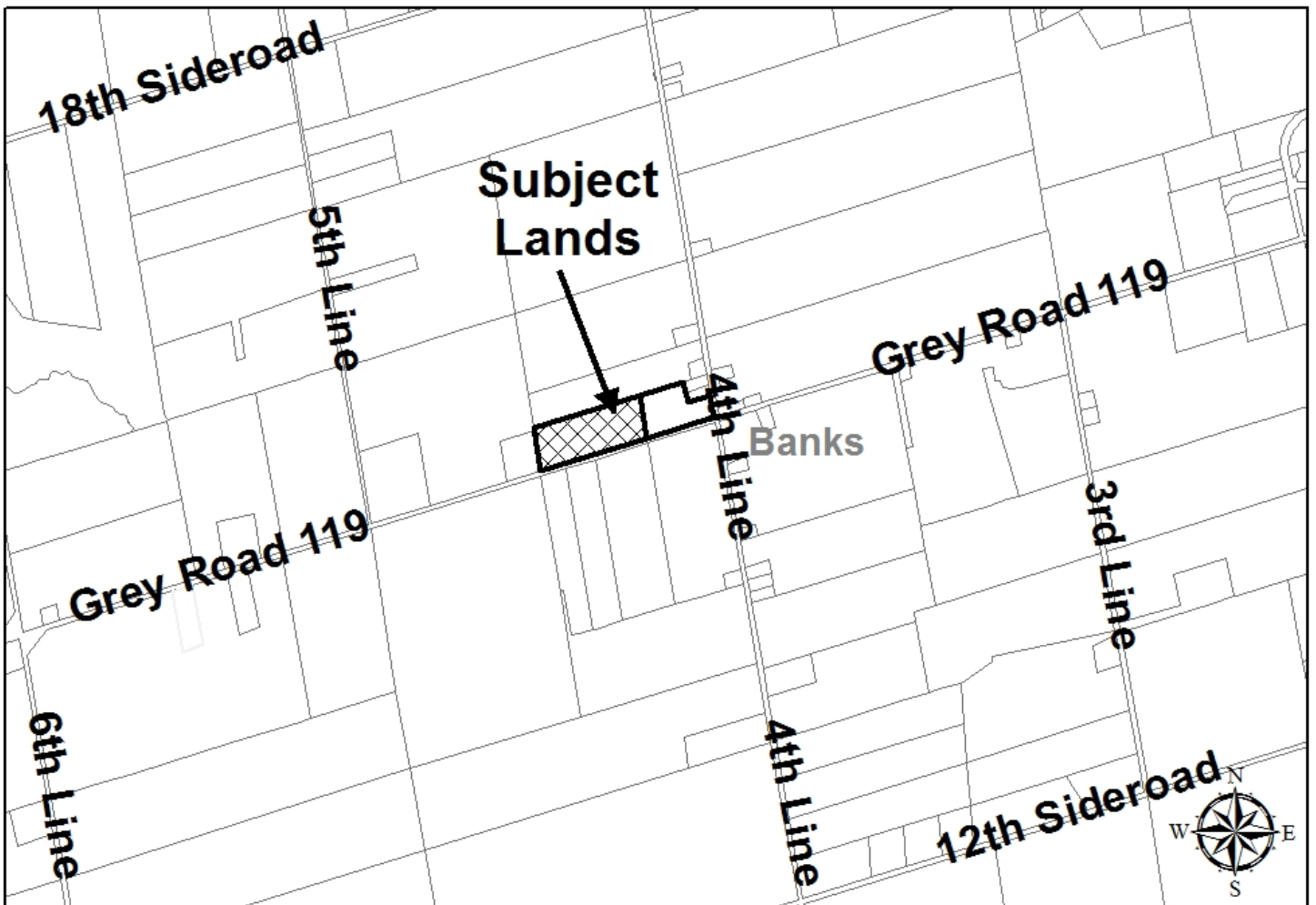
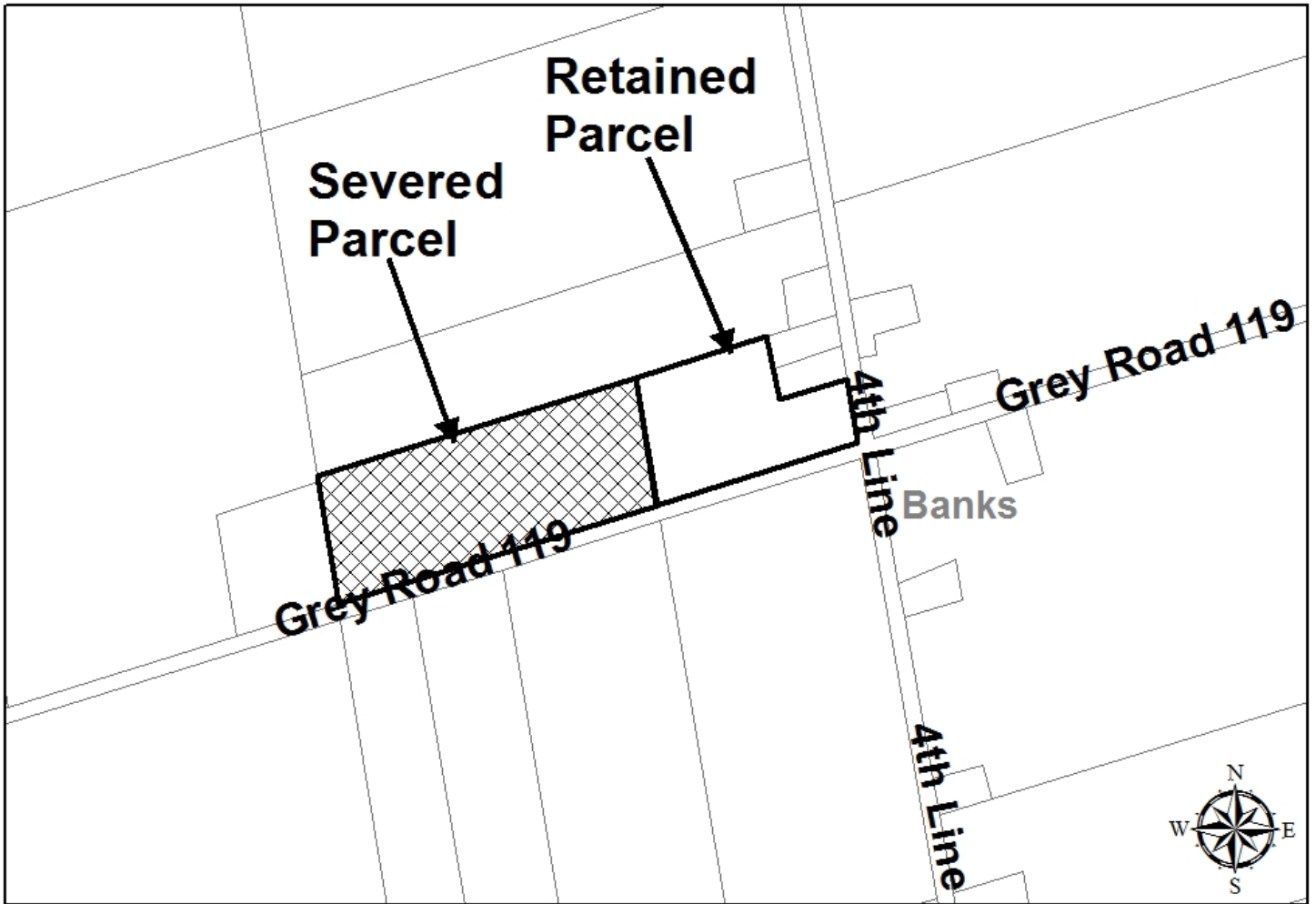


LOCATION



**TOWN OF THE BLUE MOUNTAINS
NOTICE OF APPLICATION & PUBLIC MEETING
TO CONSIDER A ZONING BY-LAW AMENDMENT**

TAKE NOTICE THAT the Planning Division of the Planning & Building Services Department of the Corporation of the Town of The Blue Mountains has received an Application for a Zoning By-law Amendment;

AND THAT the Planning & Building Committee of Council of the Corporation of the Town of The Blue Mountains will hold a **PUBLIC MEETING** in the **L. E. SHORE MEMORIAL LIBRARY, 183 BRUCE STREET SOUTH, THORNBURY, ONTARIO, COMMENCING 7:00 P.M. ON THE 1ST DAY OF JUNE, 2009**, for the purpose of considering an Application for a Zoning By-law Amendment.

The purpose of this By-law is to address a potential condition of Consent on Application B12-2009. The consent application proposes to sever a 6.6 hectare vacant rural parcel on the western portion of the property; while retaining a 4.0 hectare parcel, containing an existing dwelling and storage barn. An amendment is required to rezone the retained parcel of a residential zoning; to recognize the severed parcel as being deficient of the 20 hectare lot area requirement of the General Rural (A1) Zone; the deficient front yard setback for the existing dwelling on the retained parcel; and the existing storage barn being located closer to the street than the dwelling on the retained parcel.

The effect of this By-law is to rezone the subject lands to General Rural (A1) Zone, Hazard (H) Zone and Village Residential (VR) Zone; to establish a new minimum lot area of 6.0 hectares for the severed parcel in the General Rural (A1) Zone; to establish a new minimum front yard setback of 5.72 metres on the retained parcel for the existing dwelling; and to establish a new minimum exterior side yard setback of 16.05 metres on the retained parcel for the existing storage barn.

The subject lands of this By-law are owned by Arseny Taranenko and are legally described as East Part Lot 16, Concession 5; Town of The Blue Mountains. These lands are locally described as being located to the northwest of the intersection of the 4th Line and Grey Road 119, within the Community of Banks with a civic address of 596006 4th Line; as 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 submissions at a public meeting or make written submissions to the Corporation of the Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of the Corporation of the Town of The Blue Mountains 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 the Corporation of the 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.

Additional information relating to the proposed Amendment is available for inspection during regular office hours in the Planning Division of the Planning & Building Services Department at the Municipal Office, Thornbury, Ontario or contact the Planning Department directly at (519)599-3131 ext.269.

DATED at Town of The Blue Mountains this 6th day of May, 2009.

Stephen Keast, Clerk,
Town of The Blue Mountains
P.O. Box 310
26 Bridge Street East
Thornbury, Ontario
N0H 2P0
(519) 599-3131

