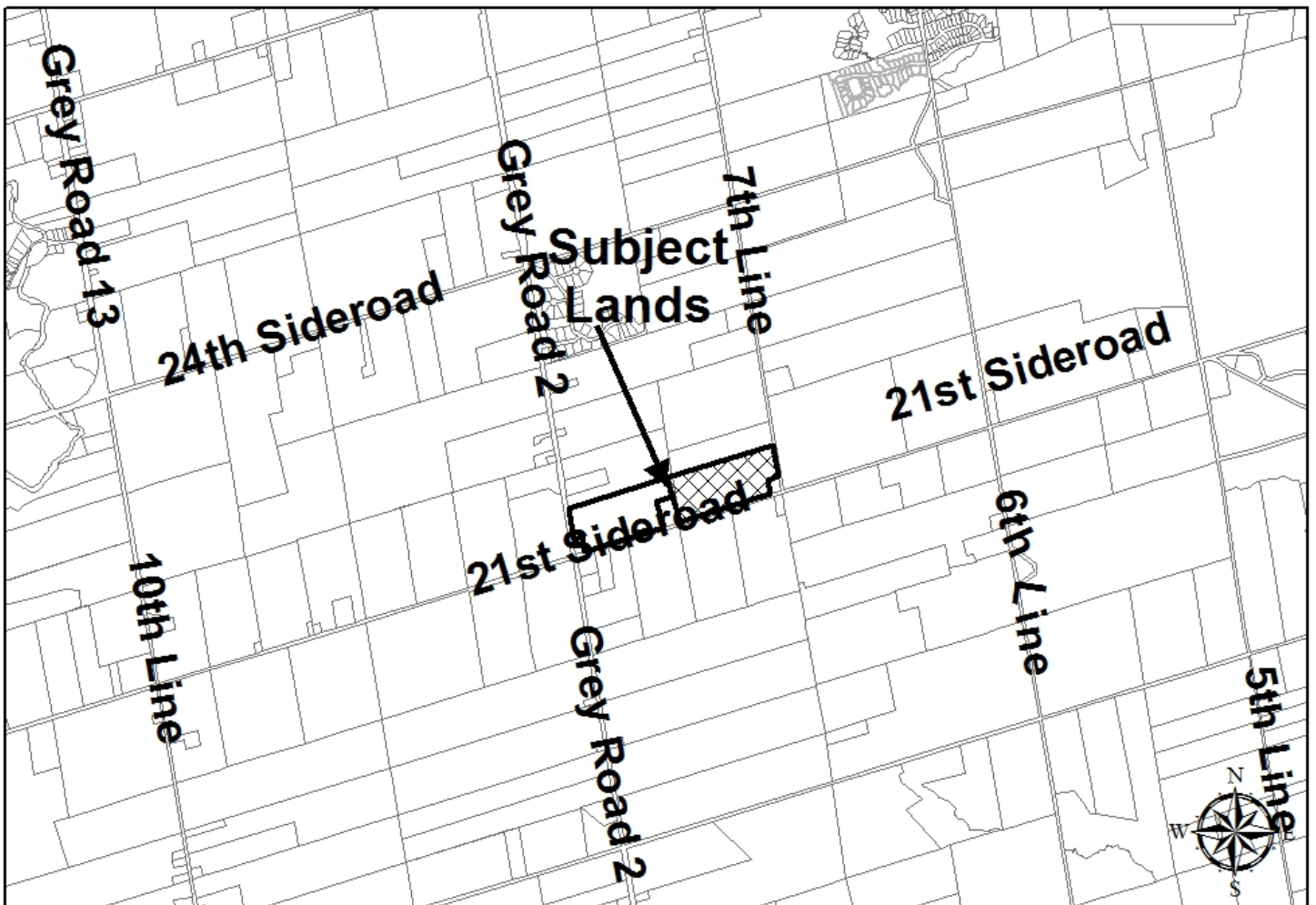
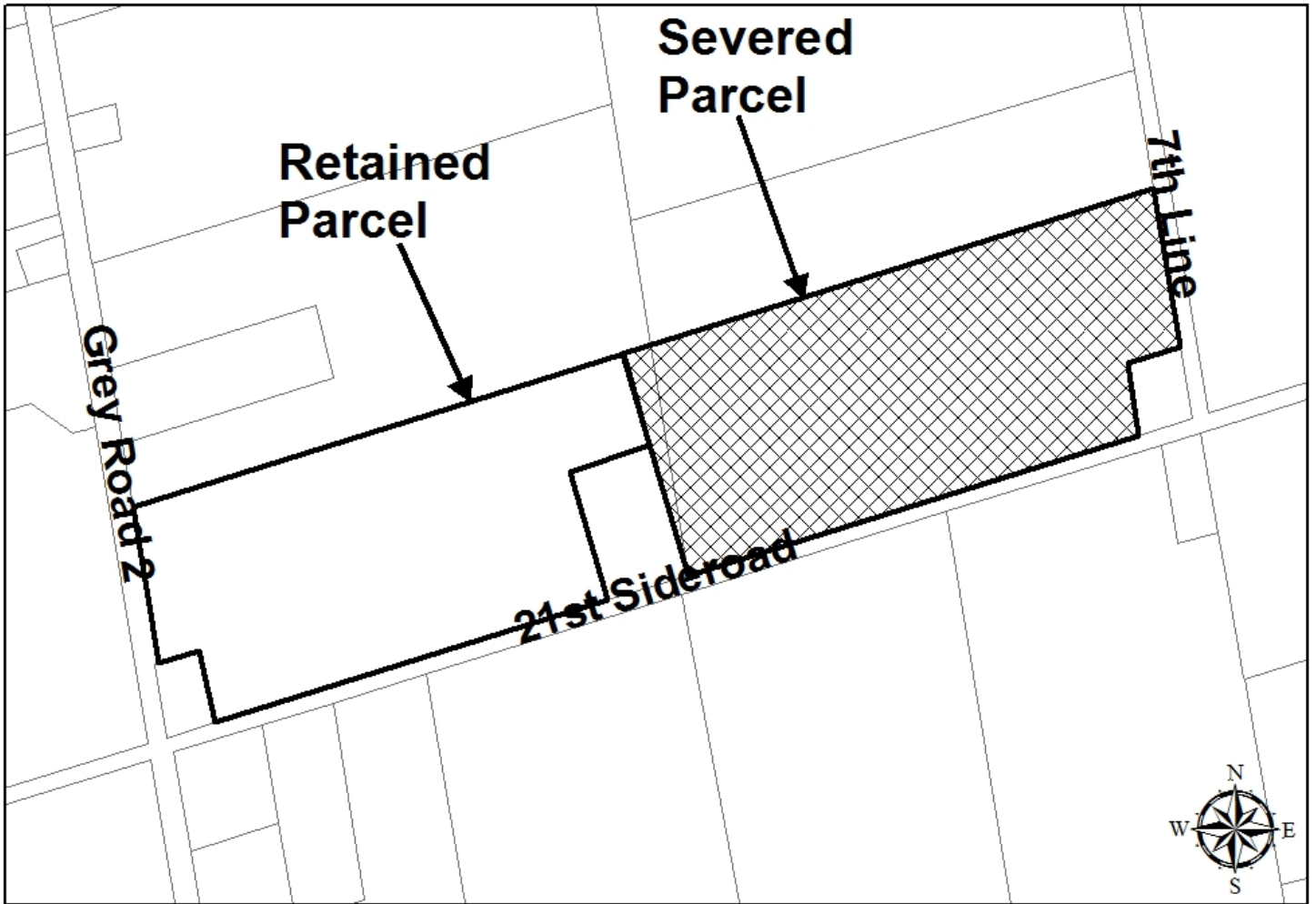


LOCATION



**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 B11-2009. The consent application proposes to sever a 19.8 hectare parcel on the eastern portion of the property, containing an existing dwelling, accessory garage and orchard operation building; while retaining a 17.5 hectare parcel, containing an existing bunkhouse for temporary farm help accommodation. An amendment is required to recognize the hazard constraints associated with the watercourses; to recognize both the retained and severed parcels as being deficient of the 20 hectare lot area requirement of the General Rural (A1) Zone; and to establish a building envelope for a single detached dwelling on the retained parcel.

The effect of this By-law is to rezone the subject lands to General Rural (A1) Zone and Hazard (H) Zone; to establish a new minimum lot area of 17 hectares for the retained parcel in the General Rural (A1) Zone; and to establish a new minimum lot area of 19 hectares for the severed parcel in the General Rural (A1) Zone; and to establish a building envelope for a single detached dwelling on the retained parcel.

The subject lands of this By-law are owned by Brad Grainger and are legally described as Part Lot 22, Concession 8; Part 1 & 3, RP 16R-3653; Town of The Blue Mountains. These lands are locally described as being located on the north side of the 21st Sideroad between Grey Road 2 and the 7th Line with a civic address of 728285 21st Sideroad and 516338 7th 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

