

8.1

NOTICE OF APPLICATION FOR CONSENT

The Planning Act, R.S.O. 1990, as amended

APPLICATION FOR CONSENT - FILE NO. B18-2007

OWNER: McKean Gravel and Stone Ltd.

APPLICANT: Same as Owner

PURPOSE AND EFFECT: The purpose of this consent is to consider a request to sever a 4.7 hectare parcel, containing an existing single detached dwelling and detached garage; while retaining a 35.47 hectare parcel, containing the existing gravel pit operation.

MUNICIPALITY: Town of The Blue Mountains

LEGAL DESCRIPTION: South Part Lot 5, Concession 4;

SEVERED PARCEL: FRONTAGE: 285 m. DEPTH: 120 m. AREA: 4.7 hectares

RETAINED PARCEL: FRONTAGE: 20 m. DEPTH: 1,408 m. AREA: 35.47 hectares

HAVING ACCESS ON: Open and Maintained Municipal Street

MUNICIPAL WATER: No
MUNICIPAL SEWER: No

SEE SKETCH ATTACHED

The land is also subject to an application for:

Official Plan Amendment n/a
Zoning By-law Amendment YES

All property owners within 120 metres (legislation requires 60 metres) of the subject land are hereby notified of the above application for consent.

If a person or public body that files an appeal of a decision of the Council of The Blue Mountains in respect of the proposed consent does not make written submissions to the Council of The Blue Mountains before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of the Council of The Blue Mountains in respect of the proposed consent, you make a written submission to: Office of the Clerk, P.O. Box 310, Thornbury, Ontario N0H 2P0.

Additional information from the Planning Department regarding the application is available for public inspection from Monday to Friday 8:30 a.m. to 4:30 p.m. at the Town of The Blue Mountains, 26 Bridge St., Thornbury, Ontario N0H 2P0 or call 519-599-3131 ext.248.

When requesting information please quote File No. B18-2007.

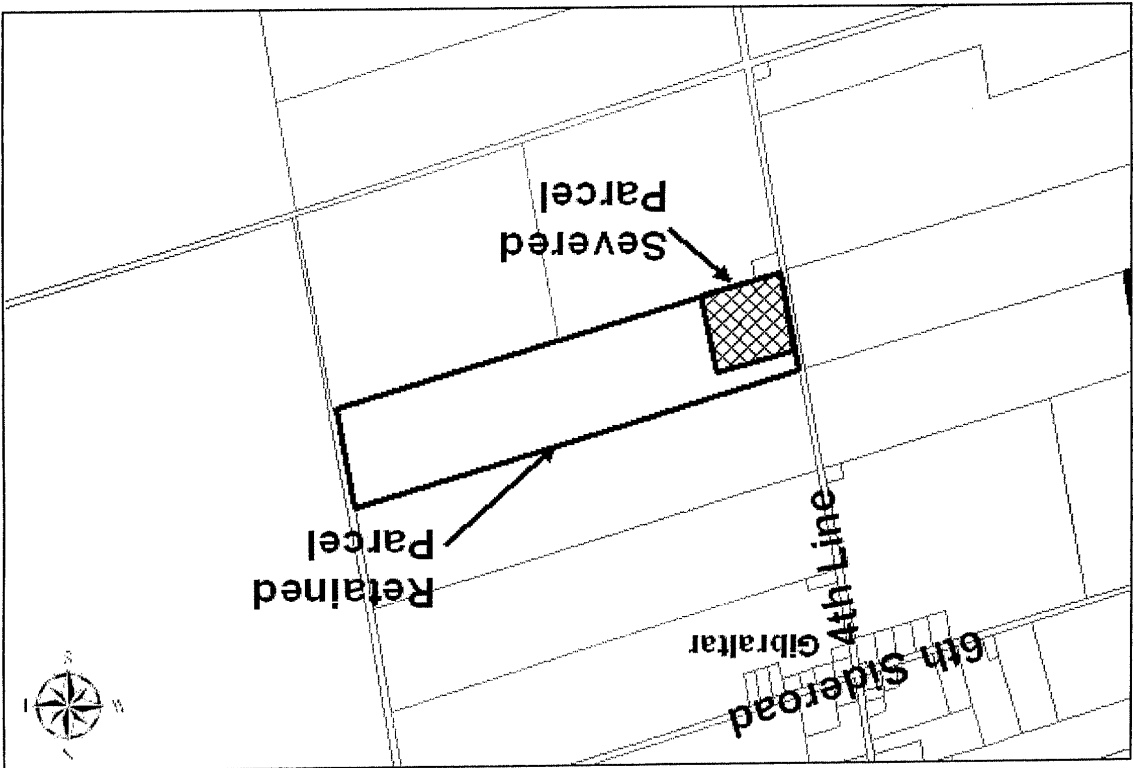
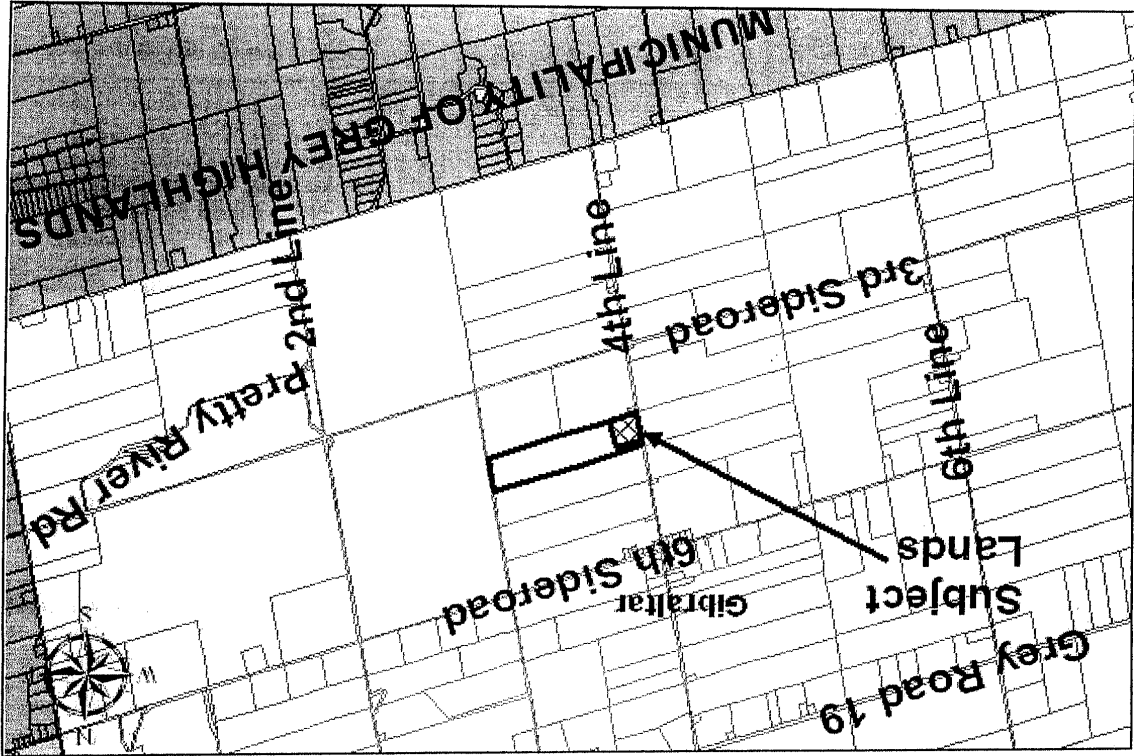
PUBLIC HEARING

It is not a requirement of the Planning Act, however, it is the policy of the Council of the Blue Mountains to hold a public hearing on severance applications.

TAKE NOTICE that the Council of the Town of The Blue Mountains has appointed **Monday November 5, 2007 at 7:00 p.m.** for the purpose of a public hearing into this matter. The hearing will be held at the **L. E. SHORE MEMORIAL LIBRARY, 183 BRUCE STREET SOUTH, THORNBUARY, ONTARIO.**

AGENCIES: It is requested that your comments be submitted to the Town approximately 20 days after the notice of hearing so that a consolidated planning report can be prepared for Council by Planning Staff.

Clerk, Town of The Blue Mountains



LOCATION

3.1

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

TAKE NOTICE THAT the Planning Department of the Corporation of the Town of The Blue Mountains has received an Application for a Zoning By-Law Amendment;

AND THAT the 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, THORNHURRY, ONTARIO, COMMENCING 7:00 P.M. ON THE 05th DAY OF NOVEMBER, 2007, 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 for Application No. B18-2007. The consent application proposes to sever a 4.7 hectare parcel, containing an existing single detached dwelling and detached garage; while retaining a 35.47 hectare parcel, containing the existing gravel pit operation.

The effect of this By-law is to rezone the severed parcel from General Rural (A1) Zone and Extractive Industrial (M4) to the Rural Estate Residential (RERa) Zone and to rezone the retained parcel from Extractive Industrial (M4) to Extractive Industrial Exception 209 (M4-209) Zone. Exception 209 prohibits any future residential development on the severed parcel.

The subject lands of this By-law are comprised of South Part Lot 5, Concession 4; locally known as 595267 4th Line, south of the community of Gibraltar; as shown on the attached sketch.

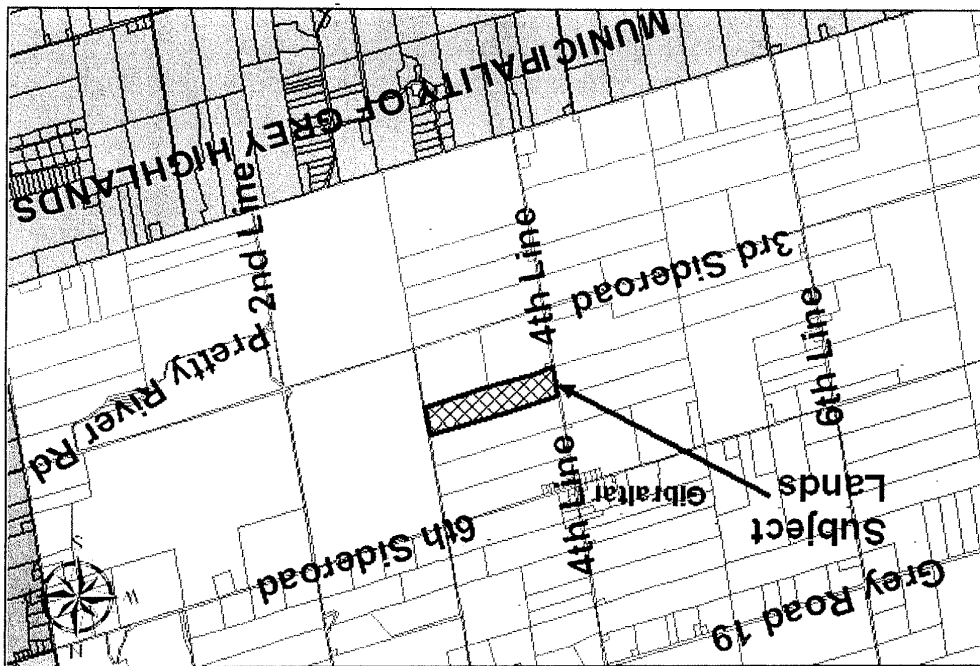
Any person or agency may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Amendment.

If a person or public body does not make oral 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 contact the Planning Department directly at (519)599-3131 ext.248.

DATED at Town of The Blue Mountains this 12th day of October, 2007.

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



Plans

3.2

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

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

AND THAT the 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 05th DAY OF NOVEMBER, 2007, for the purpose of considering an Application for a Zoning By-law Amendment.

The purpose of this By-law is to address a condition of consent for Application No. B09-2007 that proposed to sever a 178 square metre parcel off the western portion of the adjacent property to the east, and deed it as a lot addition to the existing 688 square metre residential parcel. The lot addition will provide an increased side yard on the east side of the property, providing access to the rear of the property, but the lot addition will remain deficient of minimum side yard setbacks on both sides. The property is zoned General Commercial C1-87 which only permits a retail store and one residential dwelling unit. The minimum side yard setbacks abutting a residential zone shall be 6 metres. A new minimum side yard setback is required on both sides and the exception will need to be revised to recognize the property as only being used for a residential dwelling unit and/or a retail store.

The effect of this By-law is to establish a new minimum interior side yard setback of 0.2 metre for the westerly side yard, 2.74 metres for the easterly side yard and to modify Exception 87 to the General Commercial C1-87 zone to permit one residential dwelling unit and/or a retail store on the lands.

The subject lands of this By-law are comprised of Part Lot 2 and 4, and Lot 3, Plan 355; locally known as 105 Main Street in the community of Heathcote; 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 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 contact the Planning Department directly at (519)599-3131 ext.248.

DATED at Town of The Blue Mountains this 15th day of October, 2007.

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

