

**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 Planning 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 8<sup>th</sup> DAY OF SEPTEMBER, 2010**, for the purpose of considering an Application for a Zoning By-law Amendment.

The purpose of this By-law is to consider a request by the applicant to permit a 97 unit adult lifestyle village on the subject lands. The proposed adult lifestyle village will include 97 leasehold townhouse residential units, made up of 17 townhouse buildings, each containing 4 or 6 townhouse units. One stand alone dwelling unit will also be included. It is proposed that each unit will include its own private garage and parking space in front. Access to all units is proposed through an internal looped road. As part of the development proposal, a private recreation clubhouse, maintenance building, visitor parking and open space amenities will be located in the centre of the development.

The intent of this development is to be able to provide smaller and more moderately priced units for the Thornbury area. Leasehold ownership is a unique form of property ownership that is found in adjacent municipalities and in other areas of the Province. Residential unit owners will maintain ownership of their individual unit, but overall land ownership and stewardship for the adult lifestyle village will be the responsibility of the developer with land rental, management and service fees paid by each unit owner.

The effect of this By-law is to rezone the subject lands from the Development 'D' zone to the Residential Multiple 'RM1' zone. Additional variances are requested to reduce the required rear yard setback from 10 metres to 6 metres, to establish a minimum parking requirement of 12 spaces for the recreation clubhouse / maintenance building, to increase the lot maximum permitted lot coverage from 35% to 40%, to provide an exception to the RM1 zone in order to permit a single detached dwelling unit, and to an exception to recognize the land lease tenure. The holding '-h' symbol is proposed to ensure Site Plan Approval and the completion of a Site Plan Agreement.

In support of this proposal, the Town has received a Planning Justification Report, a Functional Servicing Report, an Environmental Soils Investigation, an Archaeological Study, a Site Plan and other related plans. In addition to this Zoning By-law Amendment, an application for Consent and an application for Site Plan Approval have also been submitted.

Town Plot Lot 4 Napier W/S; Town of The Blue Mountains, 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.

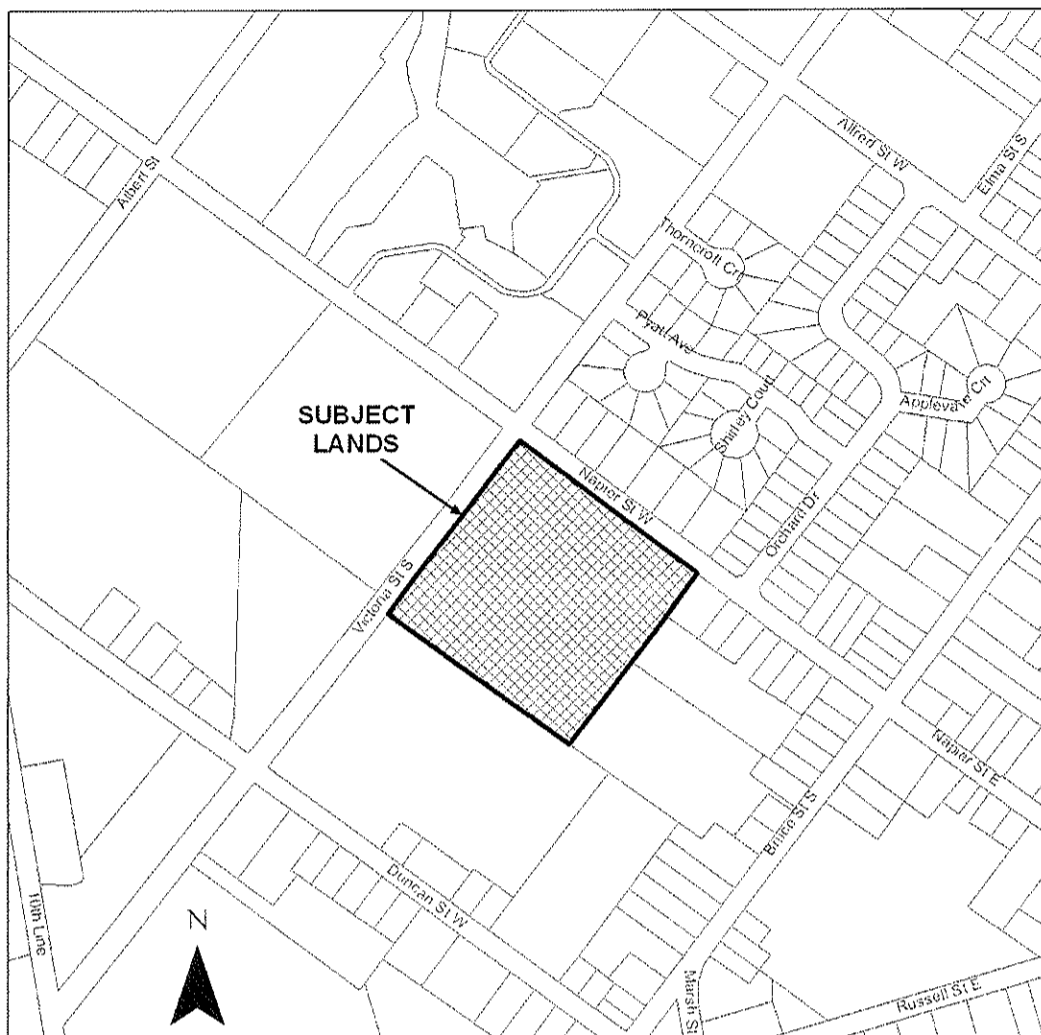
If a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be 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 17<sup>th</sup> day of August, 2010.

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

### Key Map



### Site Plan

**SKETCH OF PROPOSED DEVELOPMENT**  
PART OF PARK LOT 4  
TOWNPLOT OF THORNBURY  
SOUTHWEST OF NAPIER STREET  
TOWN OF THE BLUE MOUNTAINS  
COUNTY OF GREY

ORCHARD DRIVE

NAPIER STREET

**NOTES:**  
1. ALL LOTS ARE TO BE DEVELOPED WITH RESIDENTIAL USE.  
2. ALL LOTS ARE TO BE DEVELOPED WITH ACCESS TO THE PARK.  
3. ALL LOTS ARE TO BE DEVELOPED WITH ACCESS TO THE STREET.

**PATTEN & THOMAS**