

**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 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 **TOWN HALL COUNCIL CHAMBERS, 32 MILL STREET, THORNBURY, ONTARIO, COMMENCING 5:00 P.M. ON THE 2<sup>nd</sup> DAY OF DECEMBER, 2013**, for the purpose of considering an Application for Zoning By-law Amendment.

The purpose of this Public Meeting is to consider a request to re-establish a residential lot that has merged together with an adjacent residential lot (See also Consent File B07-2013). An amendment is required in order to recognize setback encroachments of the existing dwelling and detached shed, as well as to consider a request to increase the minimum side yard setback for the proposed vacant residential lot to be re-created.

The effect of this By-law is to establish a new minimum rear yard setback of 3.9 metres for the existing dwelling, to establish a new minimum side yard and rear yard setback of 0.9 metres and 1 metre respectively for the existing shed and to establish a new minimum side yard setback of 6.0 metres for the northerly side lot line on the proposed vacant residential lot.

In support of this application, a Planning Justification Report and Preliminary Servicing and Drainage Strategy has been submitted.

The lands subject to this By-law are comprised of CON 2 S PT LOT 19 AND PT ROAD ALLOWANCE and CON 2 PT LOT 18 & PT ROAD ALLOWANCE and are locally described as 127 and 131 Happy Valley Road, 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 4<sup>th</sup> day of November, 2013.

Corrina Giles, Clerk, Town of The Blue Mountains  
32 Mill Street, P.O. Box 310  
Thornbury, ON N0H 2P0  
(519) 599-3131

## LOCATION

