

**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 **TOWN COUNCIL CHAMBERS, 32 MILL STREET, THORNBURY, ONTARIO, COMMENCING 7:00 P.M. ON THE 5th DAY OF DECEMBER 2011**, for the purpose of considering an Application for a Zoning By-law Amendment.

The purpose of this By-law is to consider a request to establish a new building envelope on the subject lands. The lands were subject to a previous consent application (File B03-2004) which created a new vacant residential lot subject to a number of conditions. One of the conditions of the consent application required an amendment to the Zoning By-law. By-law 2007-24 was then passed and it established a new building envelope on the lands for the proposed lot to be created by consent. Prior to the completion of all conditions of consent, the property owner withdrew her intentions of creating the new lot. The consent expired and the application was deemed refused. Zoning By-law 2007-24 remains in effect for the lands, and it is now being requested that an amendment be granted to establish a new building envelope on the lands respecting the intent of the original building envelope, but removing the interior side yard restrictions imposed along the proposed boundary of the lots that were to be created.

The effect of this By-law is to establish a new building envelope for the subject lands that respects the minimum setback requirements for the Residential 'R3' Zone, and to increase the minimum rear yard setback from 10 metres to 15 metres and to increase the easterly side yard setback from 2 metres to 15 metres to provide a minimum of 15 metres from the centre of the creek and a minimum of 9 metres from the top of slope related to the creek.

The subject lands of this By-law are legally described as Lot 48 and Lot 49 of Judges Plan 529; Town of The Blue Mountains, as shown on the attached key map.

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.

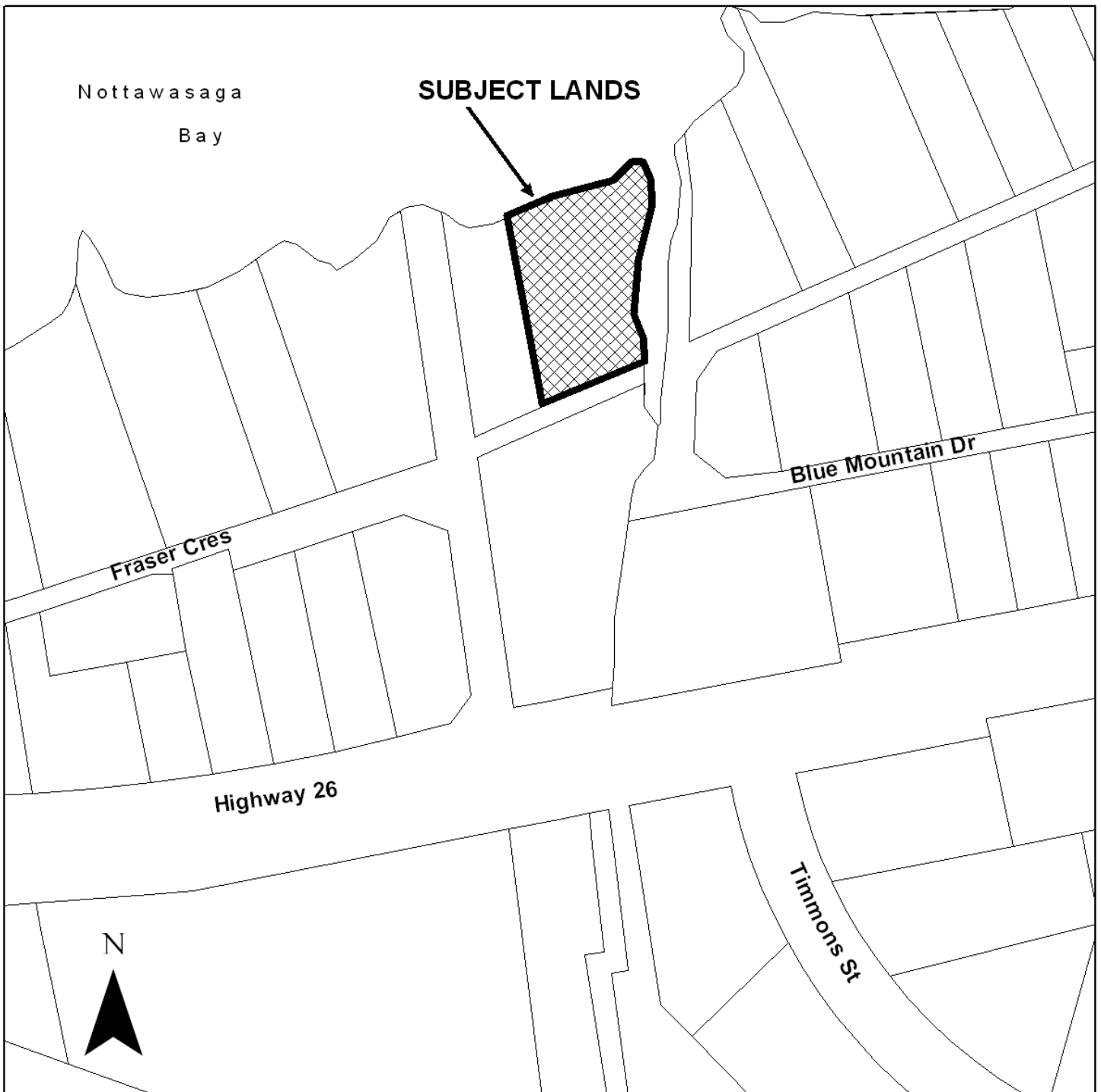
If a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be 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 14th day of November, 2011.

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

KEY MAP



Previous Building Envelope (By-law 2007-24) Proposed Building Envelope

