



**TOWN OF THE BLUE MOUNTAINS
NOTICE OF APPLICATIONS & PUBLIC MEETING
TO CONSIDER CONSENT B03-2015 AND
ASSOCIATED ZONING BY-LAW AMENDMENT**

TAKE NOTICE THAT the Planning Division of The Corporation of the Town of The Blue Mountains has received complete applications for Consent to sever land and associated Zoning By-law Amendment;

AND THAT the Council will hold a **PUBLIC MEETING** in the **TOWN HALL COUNCIL CHAMBERS, 32 MILL STREET, THORNBURY, ONTARIO, STARTING AT 5:00 P.M. ON June 29, 2015**, to consider the Applications.

PLEASE NOTE that previous public meetings have already been held on these files. This notice and public meeting is intended to provide information to those properties which were not previously notified.

The proposal is to sever a vacant 18.21 hectare farm parcel from a 30.35 hectare farm parcel. The retained parcel contains a house and farm buildings. The property is designated "Special Agriculture" in the Town of The Blue Mountains Official Plan.

OWNER AND APPLICANT: Liam Ardiel

PROPERTY ADDRESS: Town of The Blue Mountains
Concession 9, North Part of Lot 24

SEVERED PARCEL: **FRONTAGE:** 390 m **DEPTH:** 600 m **AREA:** 18.21 hectares

RETAINED PARCEL: **FRONTAGE:** 400 m **DEPTH:** 375 m **AREA:** 12.14 hectares

ROAD ACCESS ON: Grey Road 2, County opened and maintained road, and 24th Side Road, municipal opened and maintained road

SERVICING: Individual private well and septic system

This proposal is also subject to a zoning by-law amendment in order to fulfil a condition of the proposed Consent application (#B03-2015). If approved, the severance would create two lots which do not conform to the minimum lot area of the General Rural (A1) zone in the Former Township of Collingwood Zoning By-law 83-40. The Minimum Lot Area of the A1 zone is 20 hectares. The effect of this proposed Zoning By-law amendment is to rezone the property to a "site-specific" zoning category that will recognize a new minimum lot area for both the severed and retained parcels.

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 during regular office hours in the Planning Division at the Town Hall Office, Thornbury, Ontario or contact Denise Whaley, the Planner responsible for this file at (519) 599-3131 ext. 262.

If you have comments on this application, please submit them to the Town by Friday, June 26, 2015, so that comments can be read at the public meeting for the benefit of the Applicant, Council, Staff, Agencies and the Public.

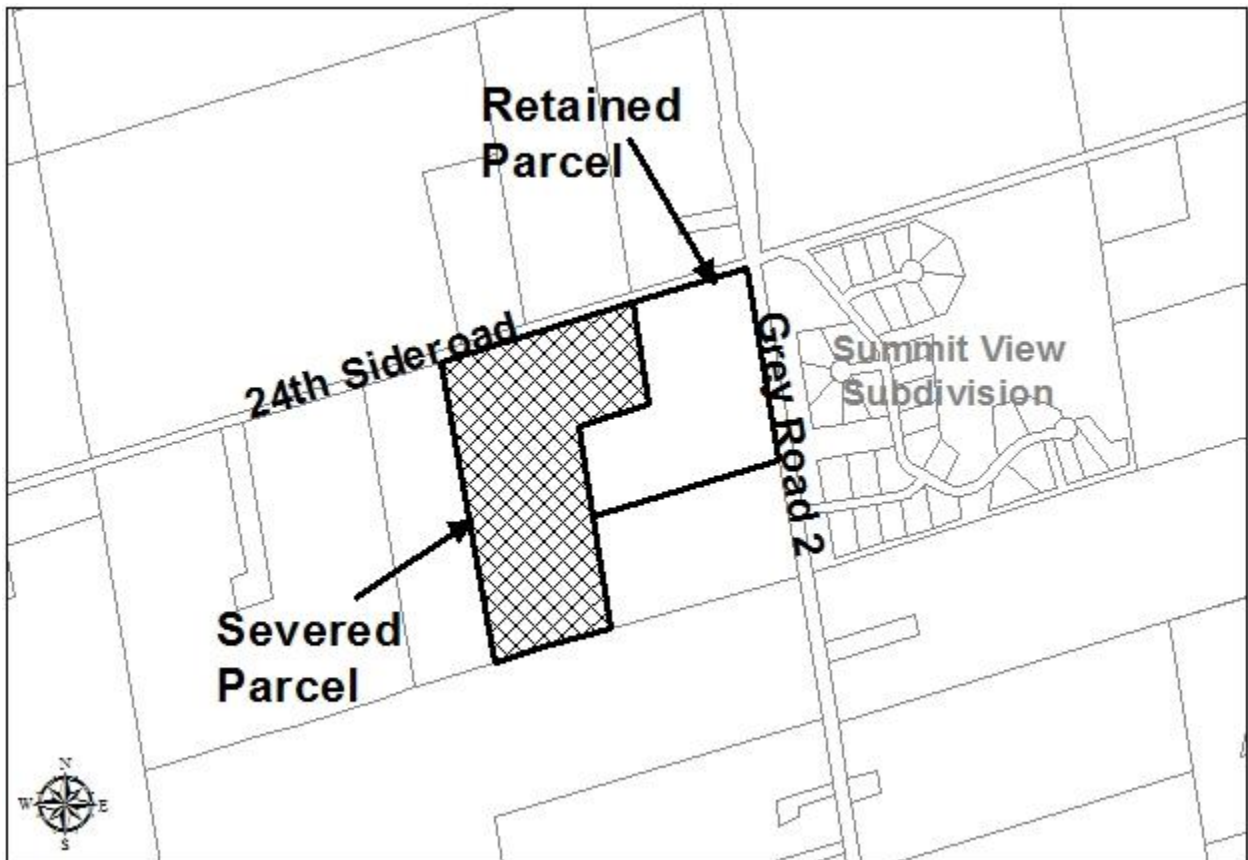
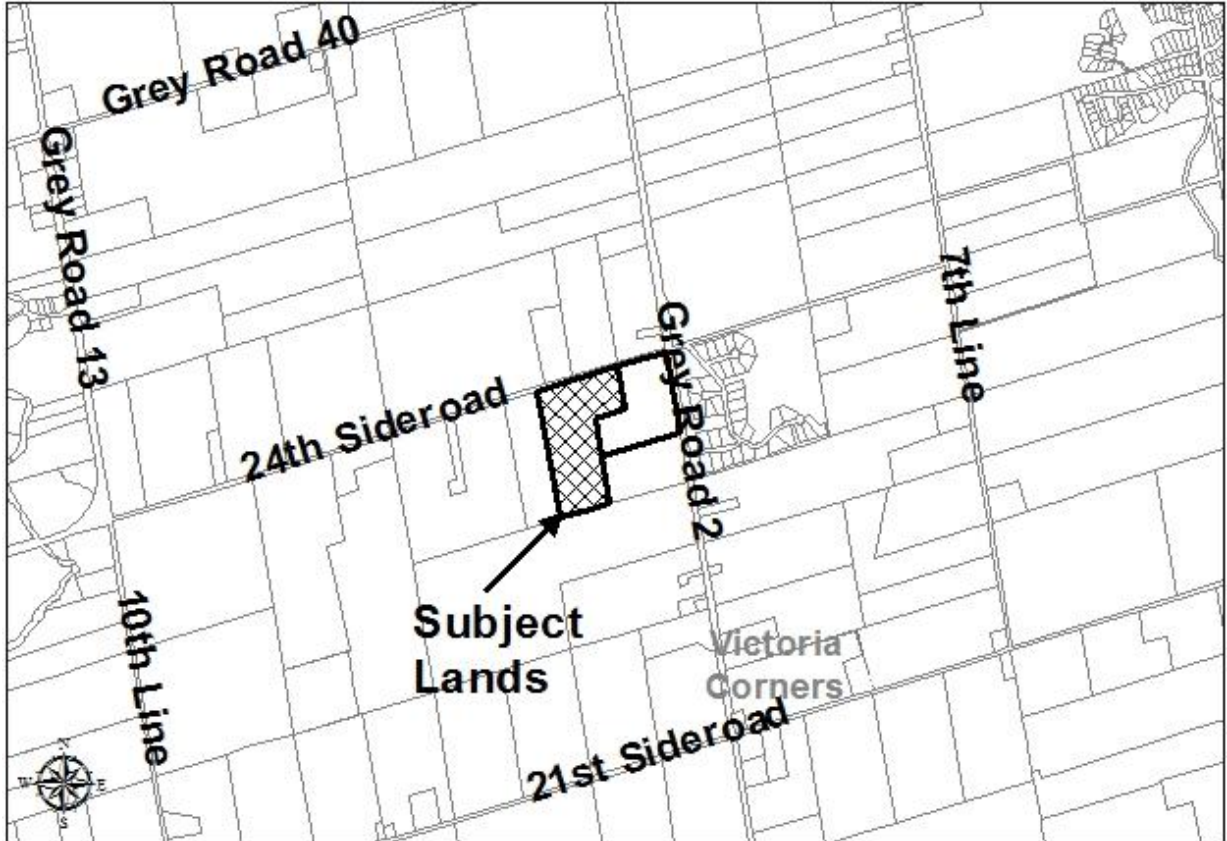
PLEASE ALSO NOTE that if you attended either of the previous the public meetings held May 20 or June 8 and already made submissions on these applications, you do not need to attend this meeting to make your views known. Previous submissions are part of these files to be used in consideration of the applications.

DATED at Town of The Blue Mountains

June 9, 2015

Corrina Giles, Town Clerk
Town of The Blue Mountains
32 Mill Street, Box 310
Thornbury, ON N0H 2P0
Toll-Free: (888) 258-6867
Telephone: (519) 599-3131
Fax: (519) 599-7723
Email: townclerk@thebluemountains.ca

Property Location



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town's website and/or made available to the public upon request.