

**TOWN OF THE BLUE MOUNTAINS**  
**NOTICE OF REVISED APPLICATION, PUBLIC OPEN HOUSE AND PUBLIC MEETING**

TAKE NOTICE THAT the Planning & Building Services Department of the Corporation of the Town of The Blue Mountains has received a revised application for Zoning By-law Amendment, Site Plan Approval and Consent from Telfer Homes Inc.;

AND THAT Telfer Homes Inc. will be hosting a **PUBLIC OPEN HOUSE** on Tuesday January 10, 2012 at the Town Hall Council Chambers, 32 Mill Street, Thornbury, Ontario from 6:00pm to 8:00pm so as to receive comments and to respond to questions as it relates to the development of the Subject Lands.

AND THAT the Planning and Building Committee of Council of the Corporation of the Town of The Blue Mountains will hold a **PUBLIC MEETING** on Monday January 16, 2012 at 7:00pm in the Town Hall Council Chambers, 32 Mill Street, Thornbury, Ontario, for the purpose of considering an Application for a Zoning By-law Amendment.

The original proposal considered an adult lifestyle village with 97 leasehold townhouse residential units, made up of 17 townhouse buildings, each containing 4 or 6 townhouse units along with a private recreation building and a maintenance building. One stand alone dwelling unit was also proposed. A Zoning By-law Amendment was required to rezone the subject lands into the Residential Multiple RM1 Zone from the Development D Zone and a number of changes to the Zone Standards were also requested (Reduced rear yard setback from 10 metres to 6 metres; a minimum parking space requirement of 12 spaces for the recreation clubhouse / maintenance building; an increase in the maximum permitted lot coverage from 35% to 40%; to permit an exception to the RM1 zone in order to also permit a single detached dwelling unit; and to consider an exception to recognize the land lease tenure.

The revised proposal considers an adult lifestyle village with 86 leasehold townhouse and semi-detached units and a proposed private recreation building. Design modifications include a lower density streetscape along Napier and Victoria Streets, an overall reduction in density, increased open space, landscaping, public access, gateway vistas and new architectural design features.

The purpose and effect of the revised Zoning By-law Amendment is to rezone the subject lands from the Development 'D' zone to the Residential Multiple 'RM1' zone and to consider a reduction to the minimum required rear yard setback from 10 metres to 8 metres along the easterly property line; and to consider an exception to recognize the land lease tenure.

In support of the revised proposal, the Town has received a Supplemental Planning Justification Report, a Functional Servicing Report, a Traffic Impact Assessment, revised Site Plan, Landscaping Plans and Architectural sketches. Included with the original submission are an Environmental Soils Investigation and an Archaeological Study. These studies, plans and drawings are available for download at the Town of The Blue Mountains website at [www.thebluemountains.ca](http://www.thebluemountains.ca)

The subject lands of this By-law are legally described as Town Plot Lot 4 Napier W/S; Town of The Blue Mountains, County of Grey as shown on the attached key map (see reverse).

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.

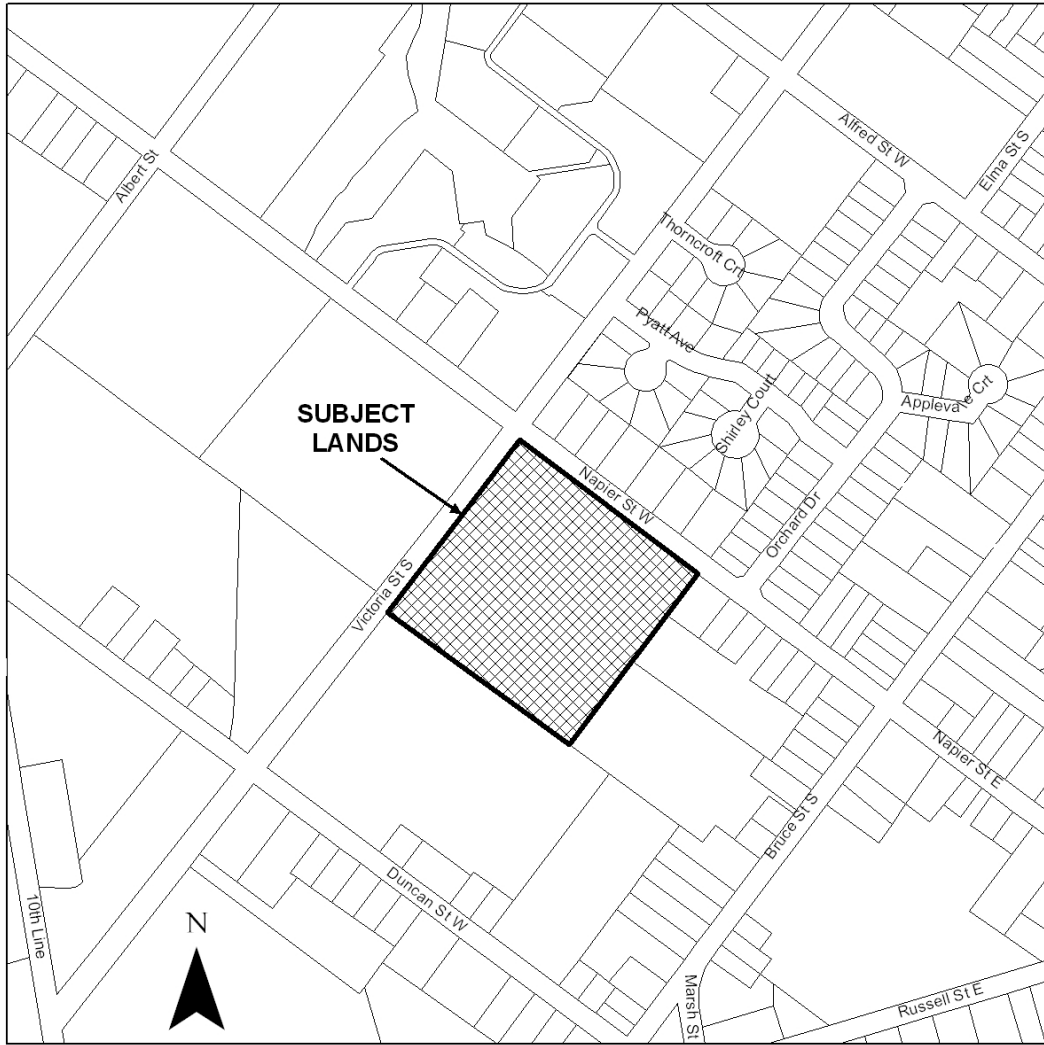
If a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be 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 15<sup>th</sup> day of November, 2011.

Corrina Giles, Clerk, Town of The Blue Mountains  
P.O. Box 310, 32 Mill Street, Thornbury, Ontario N0H 2P0

Key Map



Revised Site Plan

