



Notice of Complete Application

Application for Zoning By-law Amendment

TAKE NOTICE that the Town of The Blue Mountains has received a Complete Application for Zoning By-law Amendment in accordance with the Planning Act and the Town of The Blue Mountains Official Plan

**Property Location: Part Lot 17, Concession 1
(Key Map on Reverse)**

A Public Meeting to consider these applications has not yet been scheduled.

A Second Notice will be provided indicating a Public Meeting Date when scheduled.

What is being proposed?

The purpose of this application is to consider the zoning requirements to implement a proposed Plan of Subdivision on the subject lands. The Plan of Subdivision proposes 133 lots, open space, environmental protection areas and a public park area.

The effect of this application is to rezone the subject lands from the Development 'D' and Hazard 'H' zones to the Residential 'R1-2', Open Space 'OS' and Hazard 'H' zones. Exceptions are proposed on the Residential 'R1-2' lands to limit residential uses to single detached and semi-detached dwellings up to a maximum of 180 units. An increase in permitted lot coverage (35% to 38%) and minimum lot requirements for semi-detached units (225 sq m lot area, 7.5 m lot frontage) are also proposed. Short Term Accommodation uses are proposed to be prohibited.

Exceptions are proposed on the Open Space lands to permit a private recreational facility having a maximum floor area of 500 sq m and a minimum rear yard and side yard setback of 1 metre.

The Holding '-h' symbol is proposed to require a Subdivision Agreement and registered Plan of Subdivision prior to development. Permission is requested to permit up to three model homes to be constructed on the lands prior to the removal of the Holding '-h' symbol subject to a Model Home Agreement with the Town.

It is noted that the subject lands are also subject to County of Grey approvals for the Plan of Subdivision. Separate notice of Complete Application will be sent by the County of

Grey when they receive a complete submission.

What happens at the future Public Meeting?

The public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say!

Any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendment.

Where do I find more information?

Our website contains background studies, reports, plans and drawings. They are available for viewing or download at www.thebluemountains.ca

Or come visit us in Planning Services, Town Hall during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. or contact the planner for this file.

Where do I submit my comments?

Your written comments may be sent to the Town Clerk, Corrina Giles:

By Mail or in Person:

32 Mill St. Box 310, Thornbury ON, N0H 2P0

Fax: (519) 599-7723

Email: townclerk@thebluemountains.ca

When will a decision be made?

A decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, Town staff will bring a recommendation on this project to a future council meeting.

Want to be notified of a decision?

You must make a request in writing if you wish to receive a notice of any decision of Council on this proposal.

Your rights to appeal a decision:

If a person or public body does not make oral submissions at a public meeting or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of Council to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

Questions? Want more information? Ask the Planner!

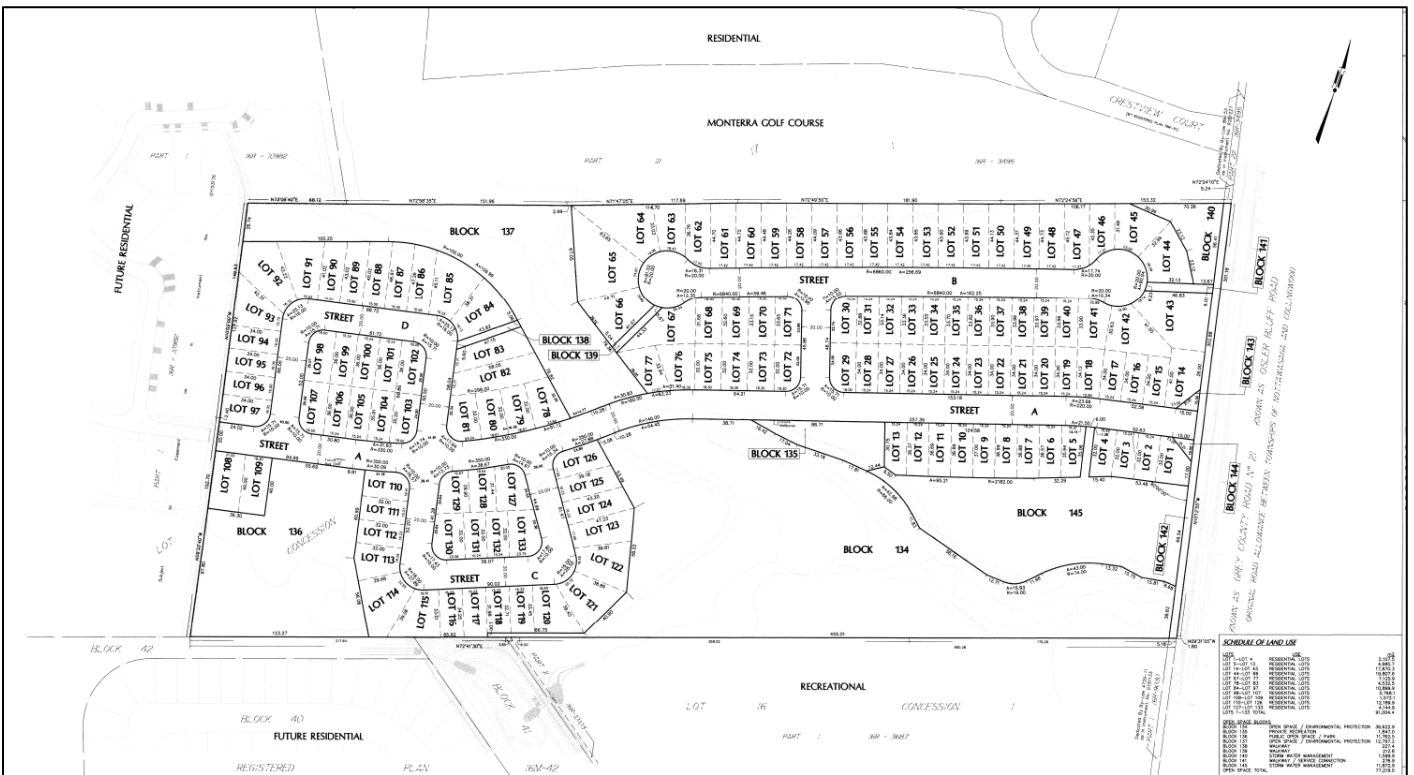
Shawn Postma, Senior Policy Planner

Phone: (519) 599-3131 ext 248 or Toll Free (888) 258-6867 Email: planning@thebluemountains.ca

Key Map



Draft Plan



A Note about information you may submit to the Town:

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

This document can be made available in other accessible formats as soon as practicable upon request.