

Tax Roll#: 4242-0000-11-032-40-0000



# Notice of Public Meeting

## Applications for Consent and Zoning By-law Amendment: File B11-2017 and B12-2017 for two new lot creations.

**Property Location: Block 37, Plan 16M-24**

**Public Meeting: October 2, 2017 at 5:00 PM  
Town Hall, Council Chambers  
32 Mill Street, Thornbury, ON**

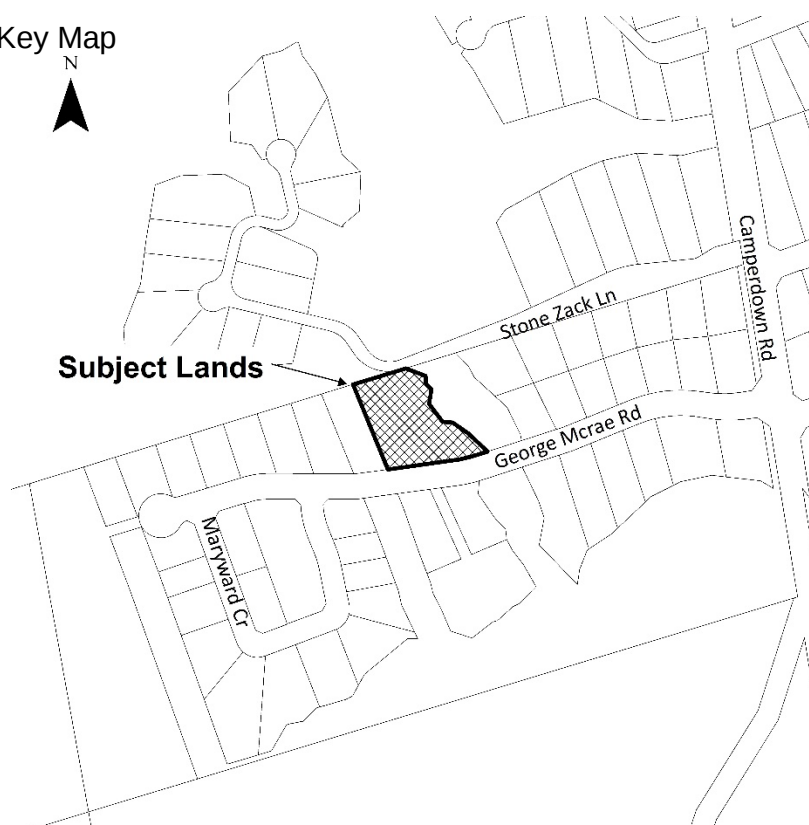
### What is being proposed?

Solcorp (Peaks Ridge) has submitted two applications for consent to create three residential lots (two new parcels and one retained parcel). The three residential lots propose the future construction of a new single detached residential dwelling on each. Block 37 Plan 16M-24 originally anticipated the construction of eight (8) multi-attached (townhouse) units.

The purpose and effect of the Zoning By-law Amendment is to rezone the lands from the Multiple Residential R6-166-h zone to the Residential R3 zone. An exception to the R3 zone is also requested for Lot 1 to consider a new minimum lot frontage of 10 metres, and revised setbacks to establish a suitable building envelope due to the 'L' shape configuration of the lot.

A key map showing the subject lands and proposed lot layout is included on this notice.

Key Map



**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: [spostma@thebluemountains.ca](mailto:spostma@thebluemountains.ca)

### What happens at a 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?

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](mailto:townclerk@thebluemountains.ca)

**Written comments are requested by September 29, 2017** so that they may be read at the public meeting for the benefit of everyone in attendance.

### 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.

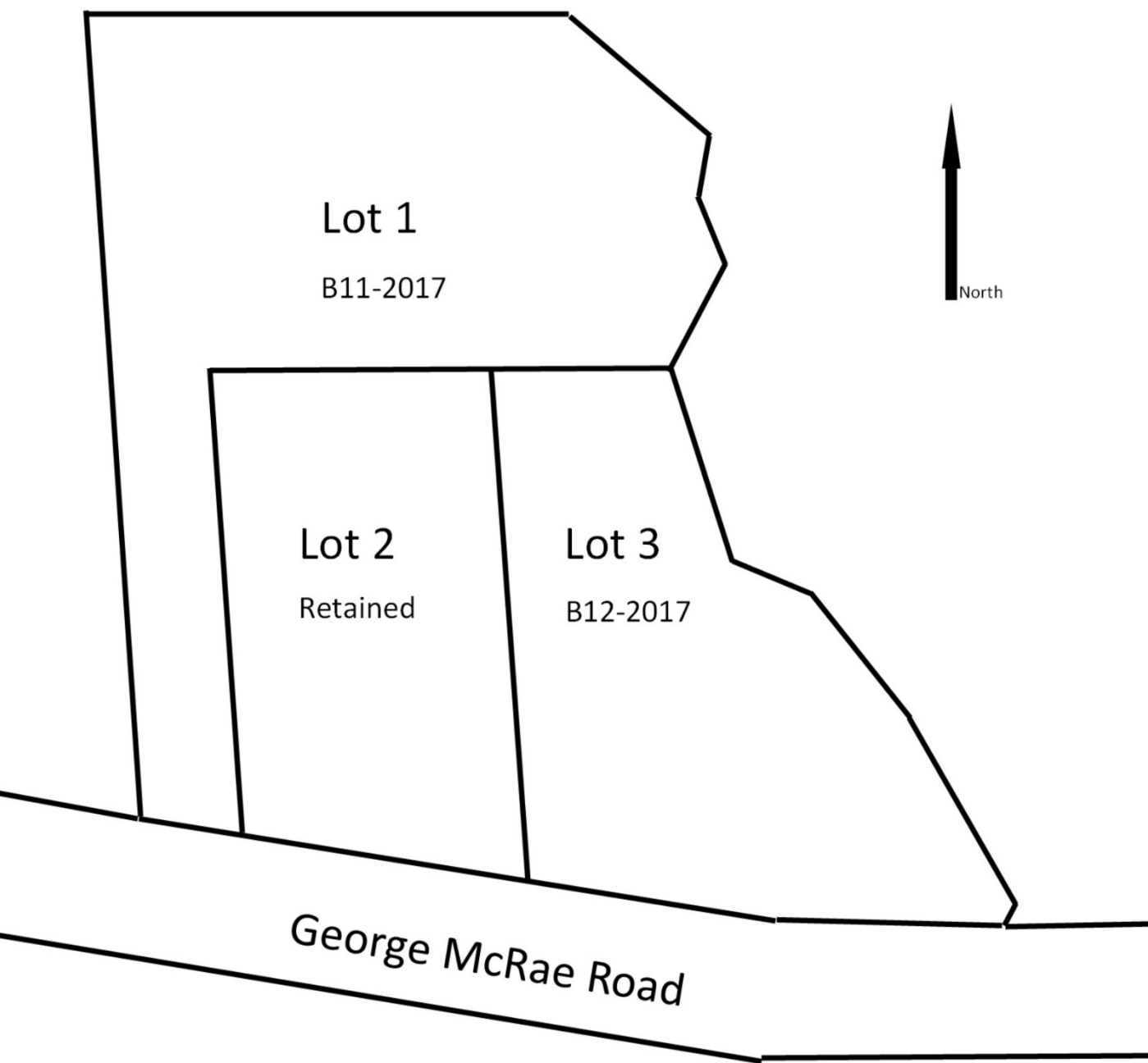
### Want to be notified of a decision?

If you wish to be notified of the decision of the Council of the Town of The Blue Mountains in respect of the proposed consent, you must make a written request to Town of The Blue Mountains at the address provided above.

### Your rights to appeal a decision:

If a person or public body that files an appeal of a decision of Town of The Blue Mountains in respect of the proposed consent does not make written submissions to Town of The Blue Mountains before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

Severance Sketch



|       | Lot Frontage | Lot Area   |
|-------|--------------|------------|
| Lot 1 | 10 m         | 2,685 sq m |
| Lot 2 | 30 m         | 1,485 sq m |
| Lot 3 | 50 m         | 1,915 sq m |

**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.