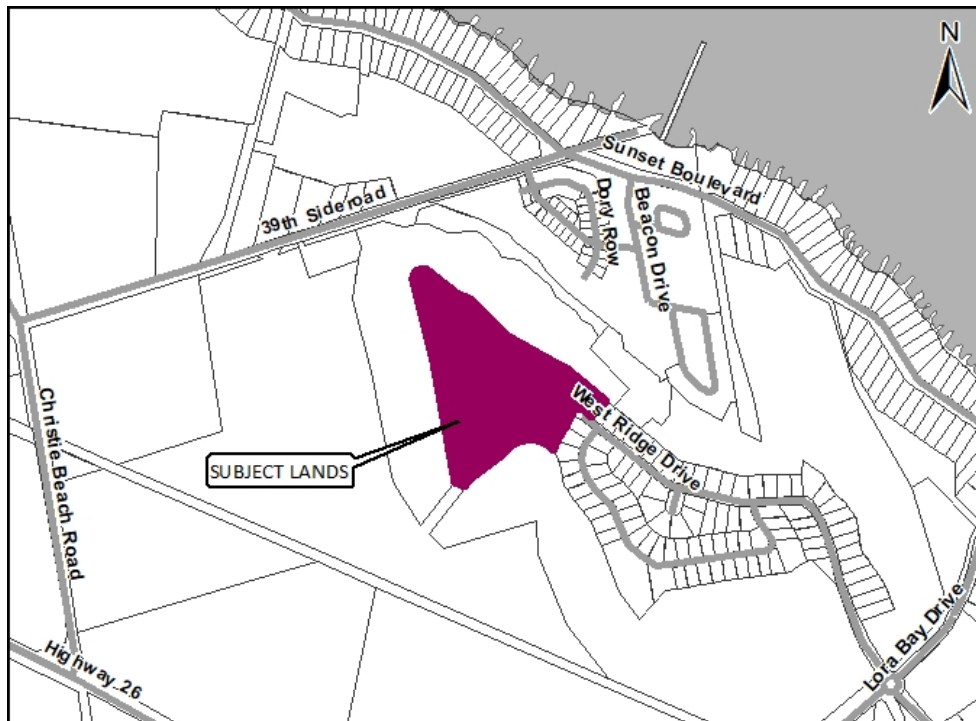


NOTICE OF COMPLETE APPLICATION - WE WANT TO HEAR FROM YOU

WHAT: The County and Town are seeking input on development applications **within 120 metres of your property** that would create a total of 38 single detached residential units and a future development block (Block 39) for multi-residential units.

SITE: Block 1 and Part of Block 2, Plan 16M-8, Town of The Blue Mountains



PUBLIC MEETING LOCATION? Town of The Blue Mountains, Town Hall Council Chambers, 32 Mill Street, Thornbury, ON, N0H 2P0

TIMING OF PUBLIC MEETING? Monday, January 14th, 2019 at 5:00pm

How can I contribute my opinion?

Any person or agency may attend the Public Meeting and/or make verbal or written comments regarding this proposal.

How do I submit comments?


Submit written comments or sign-up to be notified of a decision by mailing or contacting:

Request for information

For information on the Subdivision Application visit www.grey.ca/planning-development/planning-applications

For all supporting studies and reports for the proposed Zoning By-law Amendment contact:

Randy Scherzer (Grey County Planner)

 County of Grey Planning Department
595 9th Avenue East
Owen Sound, ON, N4K 3E3




randy.scherzer@grey.ca



519-519-372-0219 ext. 1237

Travis Sandberg (Town Planner)

 Town of The Blue Mountains
PO Box 310 – 32 Mill Street
Thornbury, ON, N0H 2P0



planning@thebluemountains.ca



519-599-3131 ext. 283

What is being proposed through the applications?

The County has received a plan of subdivision application known as Lora Bay Phase 4 (County file number 42T-2018-10) to create a total of 38 single detached residential units and a future development block (Block 39) for multi-residential units. The proposal would be to develop Block 39 through a future condominium application and site plan application that could include an additional thirty-six (36) residential multi-attached units proposed within three (3) separate three (3) storey, twelve (12) unit buildings. Access to the lots would be via two public roads, one would be an extension of West Ridge Drive and the second road would be a crescent shown as Street A on the proposed plan. Servicing to the proposed subdivision will be via municipal water and sewer services.

The purpose and effect of the proposed zoning by-law amendment application is to rezone the lands from the Development (D) zone and Special Recreational (SR-177) zone to the Residential Third Density Zone (R3) and Residential Sixth Density (R6) Zone in the current Township of Collingwood Zoning By-law to facilitate the development of 38 single detached residential units and the future multi-residential units within proposed Block 39.

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

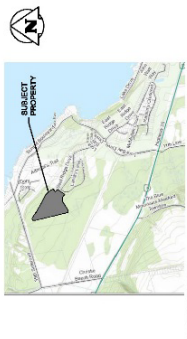
The public meeting will take place at a Council meeting and the moderator will keep the meeting in order and allow the applicant (and their development team), the public, and members of Council to speak and ask questions. No decisions are made at this meeting, it is simply an opportunity to learn and provide feedback.

Why is this Public Meeting being held and what are your rights?

Within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. By law a municipality must hold a public meeting, and this meeting is just one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is sections 34 and 51 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment or Plan of Subdivision.
2. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the zoning by-law is approved or refused, or to the County of Grey before the Plan of Subdivision is approved or refused, the person or public body is not entitled to appeal the decisions of the Town of The Blue Mountains or the County of Grey to the Local Planning Appeal Tribunal.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the zoning by-law is approved or refused, or to the County of Grey before the Plan of Subdivision is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the Board, there are reasonable grounds to do so.
4. If you wish to be notified of the decision by the Town of The Blue Mountains in respect to the approval or refusal of the Zoning By-law Amendment, or the County of Grey in respect to the approval or refusal of the Plan of Subdivision, you must make a written request to the Town or the County, at the addresses noted on the previous page. Please note application file#P2673 (for the Zoning By-law Amendment) when directing correspondence to the Town and Plan of Subdivision Application 42T-2018-10 when directing comments to the County.
5. If you have any questions please do not hesitate to contact County or Town staff, who would be happy to answer any questions on the matter.

Dated at Owen Sound this **24th** day of **October, 2018**.



DRAFT PLAN OF SUBDIVISION

PART OF BLOCKS 1, 29, 30
REGISTERED PLAN 16M-8
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY
AUGUST 15, 2018



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51
(17) OF THE PLANNING ACT, R.S.O., 1990

- (a) AS SHOWN
- (b) AS SHOWN
- (c) AS SHOWN
- (d) AS SHOWN
- (e) AS SHOWN
- (f) AS SHOWN
- (g) AS SHOWN
- (h) AS SHOWN
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- (u) AS SHOWN
- (v) AS SHOWN
- (w) AS SHOWN
- (x) AS SHOWN
- (y) AS SHOWN
- (z) AS SHOWN

SCHEDULE OF LAND USE			
LAND USE	BLOCKS	AREA (ha)	UNITS
LOTS	1-39	4.92	39
MULTI UNIT	39	1.40	36
ROADS	WEST RIDGE	0.62	
STREET A		0.06	
OPEN SPACE	40	0.09	
TOTAL		7.09	74

SURVEYOR'S CERTIFICATE

I, SURVEYOR, CERTIFY THAT THE LAND SHOWN ON THIS PLAN AND THE ADJACENT LANDS ARE CORRECTLY SHOWN.

PAUL R. THOMSON, B.Sc., O.L.S.
REGISTERED PROFESSIONAL SURVEYOR
DATE: _____

OWNER'S AUTHORIZATION

WE, THE UNDERSIGNED, BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS SHOWN ON THIS PLAN, HEREBY AUTHORIZE THE SURVEYOR TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF GREY FOR APPROVAL.

LOAN BY CORPORATION _____ DATE: _____

