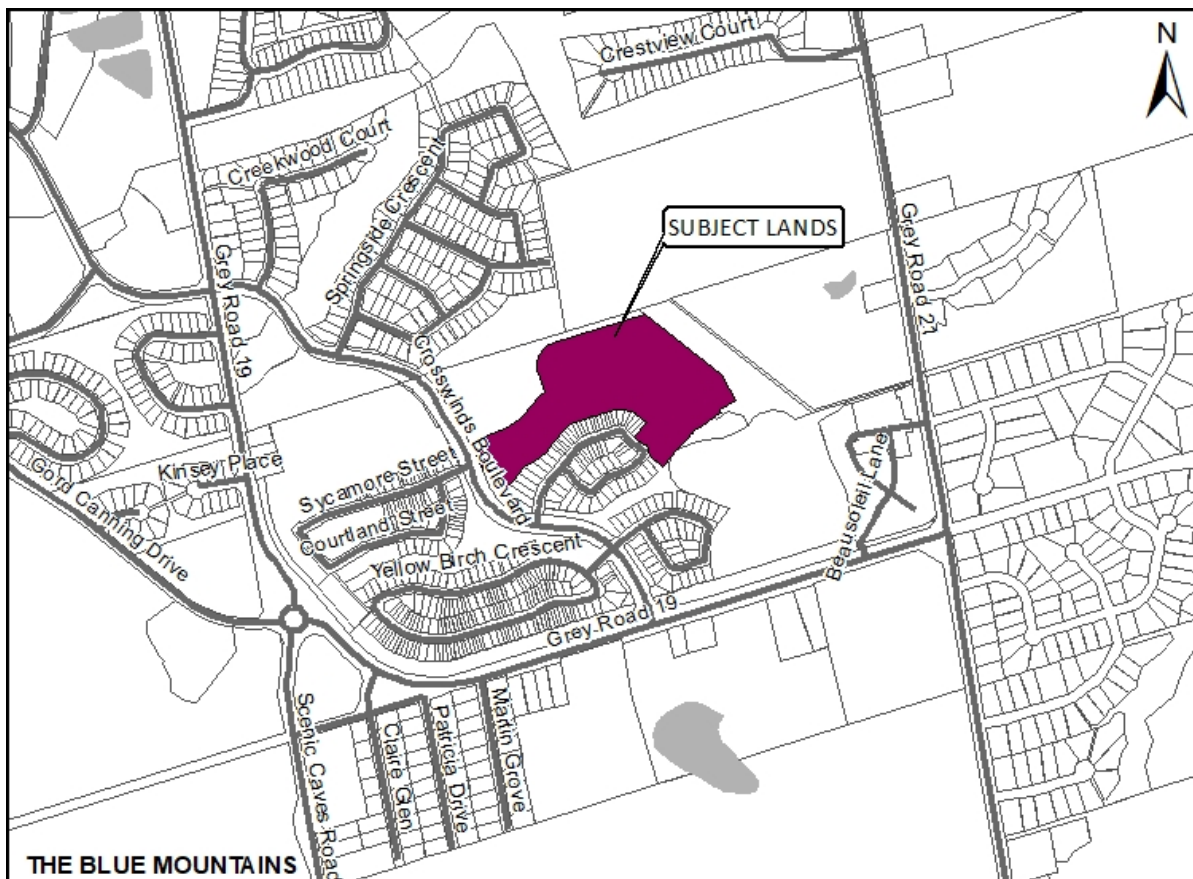


NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING – WE WANT TO HEAR FROM YOU

WHAT: The County and Town are seeking input on development applications within 120 metres of your property that propose to make revisions to an existing draft approved subdivision plan known as Windfall. The proposed revisions would increase the total number of residential units within Phase 6 of the development to 166 dwelling units comprising of 58 single detached units and 108 semi-detached units. The overall residential units within the Windfall development would increase from 609 units to 659 units.

SITE: Block 40, Registered Plan 16M-42, Part of Lot 16, Concession 1, Town of The Blue Mountains



Connection Details and Timing of Public Meeting? – November 30th, 2020 at 10:00am - (Virtual Meeting via Microsoft Teams)

To help limit the spread of COVID-19, this Public Meeting will be held in a virtual (online) format. You are encouraged to provide your comments or questions in writing using email or regular letter mail to the Town Clerk in advance of the Public Meeting. Comments received one full business day in advance of the Meeting (by 10am on November 27th, 2020) will be read by the Town Clerk at the Virtual Public Meeting. All written comments received will be circulated to Council.

Anyone wishing to speak on this matter at the Virtual Public Meeting is encouraged to pre-register early, and no later than five days in advance of the Meeting (by 10am on November 25, 2020). Those who are registered can speak via telephone or internet login. Contact the Town Clerk to pre-register at townclerk@thebluemountains.ca or by calling the Town at 519-599-3131 extension 232.

How do I submit comments?

You may choose to submit comments via letter or email after taking the time to learn about the proposed development. See contact information on the following page:

Randy Scherzer (Grey County Planner)

Shawn Postma (Town Planner)



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

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



randy.scherzer@grey.ca

planning@thebluemountains.ca



519-372-0219 ext. 1237

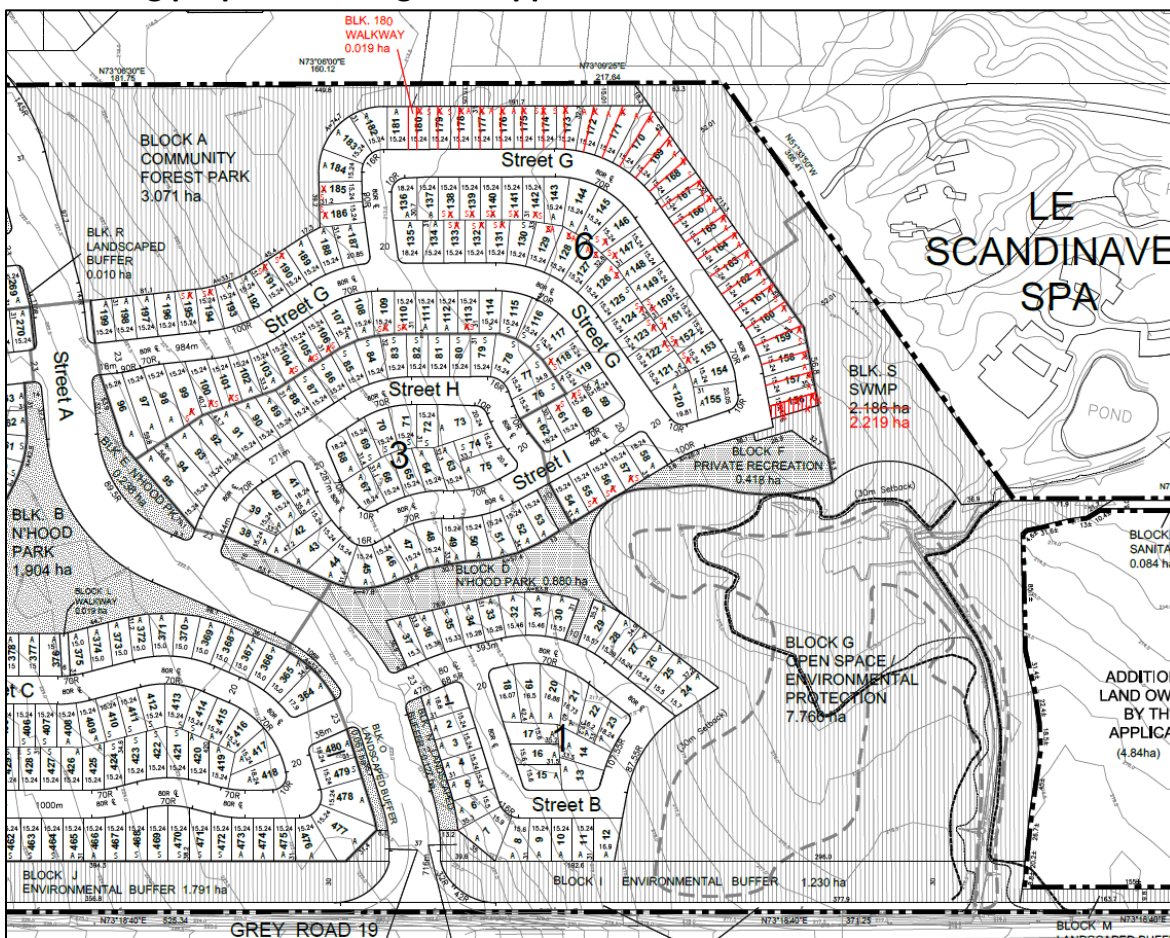
519-599-3131 ext. 248

Request for information

For information on the plan of subdivision application visit <https://www.grey.ca/planning-development/planning-applications/windfall-redline-revisions-phase-6>

For all supporting studies, reports for the proposed zoning by-law application visit <https://www.thebluemountains.ca/windfall-phase-4-5-6.cfm?is=26>

What is being proposed through the applications?



The Windfall development is being developed in a total of 6 phases. The current draft approved plan permits 609 residential units. Phases 1, 2, and 3 are developed, Phase 4 is under construction and Phase 5 is in the subdivision agreement review process. In December 2018, Windfall applied to amend the draft plan through a proposed redline revision and also applied to the Town for an implementing zoning by-law amendment to permit a proposed increase in approved residential units to 680. In March 2019 Windfall requested that the applications be deferred in order to review the number and allocation of the proposed residential unit increase, which was partially due to the comments received as part of the first submission. Windfall has recently submitted revised applications to amend the current draft approved plan through an updated redline revision submission as well as submitted a new proposed zoning by-law amendment application to the Town. The proposed revisions are now seeking approval for a total of 659 residential units (total increase of 50 residential units). The proposed revisions are



focused on the Phase 6 lands only and would result in Phase 6 having 166 dwelling units comprising of 58 single detached units and 108 semi-detached units. Revised supporting documents have been submitted with the revised applications which can be accessed using the links above.

A zoning by-law amendment application has also been submitted to the Town of The Blue Mountains in order to reflect the proposed increase in the number of units from 609 to 659. No other changes to the applicable zoning by-law provisions are proposed.

What can I expect at the Virtual Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed development. A brief presentation will be made about the development. Those who have preregistered with the Town Clerk can ask questions, and/or make statements either in favour of, or in opposition to the development.

The public meeting will take place at a Virtual 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.

Anyone wishing to listen to the Public Meeting can watch the livestream on the Town's Website. Following the meeting the video of the meeting will also be posted on the Town's Website.

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 connect to 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 proposed revisions to the draft plan of subdivision (please pre-register with the Town Clerk in advance if you wish to speak at the meeting).
2. If a *person* or public body would otherwise have an ability to appeal the decisions of the Town of The Blue Mountains or the County of Grey to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Town before the zoning by-law amendment is approved or refused, or to the County of Grey before the revisions to the plan of subdivision are approved or refused, the person or public body is not entitled to appeal the decisions.
3. If a *person* or public body does not make oral submissions at a public meeting or make written submissions to the Town before the zoning by-law amendment is approved or refused, or to the County of Grey before the revisions to the plan of subdivision are approved or refused, 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 Tribunal, there are reasonable grounds to do so.
4. If you wish to be notified of the decision by the Town 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 proposed revisions to the draft 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 P2697 for the zoning by-law amendment when directing comments to the Town and plan of subdivision application 42T-2010-03 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.

*Notwithstanding the above, only a 'person' listed in subsection 51(48.3) of the Planning Act may appeal the decision of the County of Grey to the Local Planning Appeal Tribunal (LPAT) as it relates to the proposed plan of subdivision. Below is the prescribed list of 'persons' eligible to



appeal a decision of the County of Grey related to the proposed plan of subdivision as per subsection 51(48.3) of the Planning Act. These are recent changes that have been made to the Planning Act by the province. A link to the revised Planning Act can be found here - <https://www.ontario.ca/laws/statute/90p13>. For more information about these recent changes, please visit the LPAT website or contact LPAT - <https://elto.gov.on.ca/tribunals/lpat/about-lpat/>. The prescribed list of 'persons' eligible to appeal a decision of the County on the proposed plan of subdivision as per subsection 51(48.3) of the Planning Act is as follows:

1. A corporation operating an electric utility in the local municipality or planning area to which the plan of subdivision would apply.
2. Ontario Power Generation Inc.
3. Hydro One Inc.
4. A company operating a natural gas utility in the local municipality or planning area to which the plan of subdivision would apply.
5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the plan of subdivision would apply.
6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the plan of subdivision would apply.
7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the plan of subdivision would apply.
8. A company operating as a telecommunication infrastructure provider in the area to which the plan of subdivision would apply.

Dated at the Town of The Blue Mountains this 16th day of **October, 2020**.

A note about information you may submit to the Town or the County: 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 or County websites, and/or made available to the public upon request.