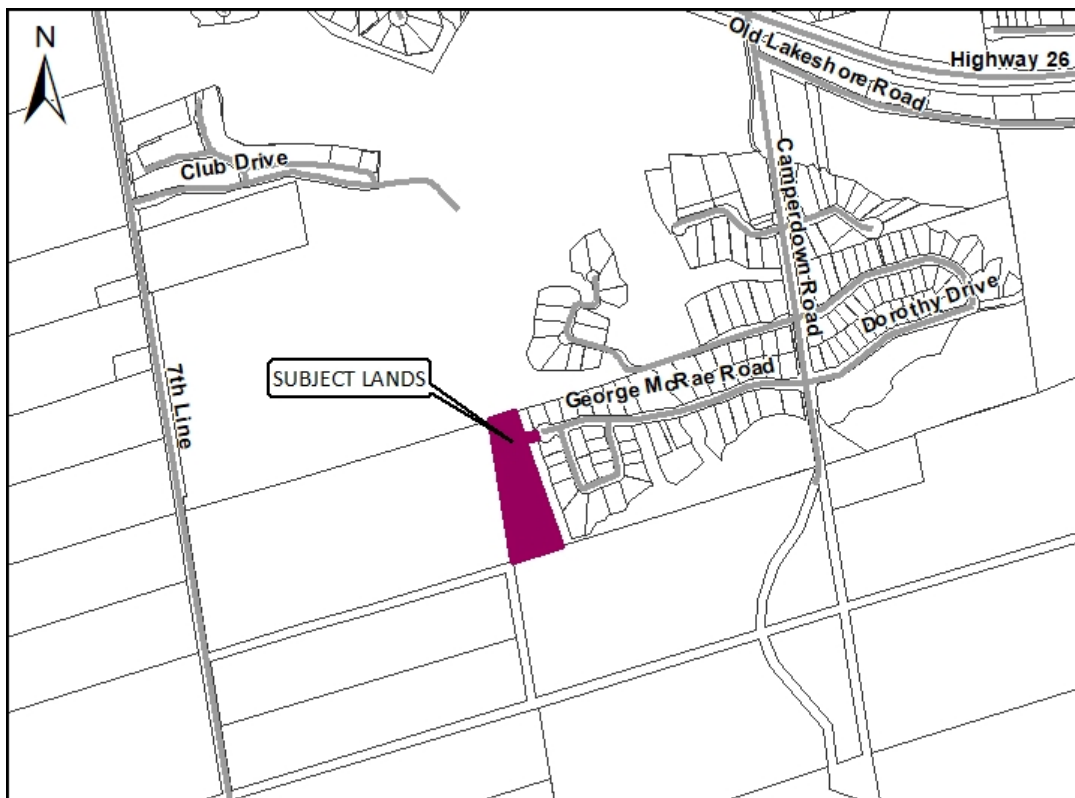


NOTICE OF PUBLIC MEETING - WE WANT TO HEAR FROM YOU

WHAT: The County and Town are seeking input on development applications **within 120 metres of your property** that would create a total of 31 single detached residential units.

SITE: Block 38, Registered Plan 16M-24, Town of The Blue Mountains



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

TIMING OF PUBLIC MEETING? October 7, 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:

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

Request for information

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

For information on the Zoning By-law Amendment Application visit:

<https://www.thebluemountains.ca/development-projects.cfm?is=26>

Shawn Postma (Town Planner)

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

 planning@thebluemountains.ca

 519-599-3131 ext. 248



What is being proposed through the applications?

The County has received a plan of subdivision application known as Ridge Estates Block 38 (County file number 42T-2018-13A & B) that proposes to create a total of 31 single detached residential units. An associated draft plan of condominium has also been submitted to create private road allowances as well as a private recreational facility on proposed Block 32. Access to the lots would be from the private road allowance that would connect to George McRae Road. Servicing to the proposed subdivision will be via municipal water and sewer services.

The Town of The Blue Mountains has received an application for Zoning By-law Amendment. The purpose of the proposed amendment is to change the permitted uses from a maximum of forty two (42) multi-residential uses to thirty one (31) single detached lots plus a private recreation facility serviced by a private condominium road. The effect of the proposed amendment is to rezone the subject lands from the Residential 'R2-47-h7' Zone, Open Space 'OS' Zone and Hazard 'H' Zone to the Residential 'R1-3-Exception' Zone and Recreation 'REC3' Zone. An Exception to the Residential 'R1-3' zone is requested to increase the maximum permitted height from 8 metres / 2 storeys to 9.5 metres / 2.5 storeys. The Recreation 'REC3' Zone would permit the development of the private recreation facility potentially consisting of a private pool, shared building and visitor parking proposed on Block 32.

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/Condominium.
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/Condominium 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 (LPAT).
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/Condominium 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 LPAT, 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/Condominium, you must make a written request to the Town or the County, at the addresses noted on the previous page. Please note application file#P2675 (for the Zoning By-law Amendment) when directing correspondence to the Town and Plan of Subdivision/Condominium Application 42T-2018-13A & B when directing comments to the County.

Town of The Blue Mountains Zoning By-law Amendment File#P2675

Grey County Plan of Subdivision Application 42T-2018-13A & B



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 Town of The Blue Mountains this 17th Day of September.



DRAFT PLAN OF SUBDIVISION

BLOCK 38

REGISTERED PLAN 16M-24

TOWN OF THE BLUE MOUNTAINS
(Formerly Township of Collingwood)

COUNTY OF GREY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN WAS OBTAINED BY ME OR BY A PERSON UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER OF THE ASSOCIATION OF PROFESSIONAL SURVEYORS OF ONTARIO.

REF: 21, 2018
PAUL A. TREMBLAY, F.S.S.
PAUL TREMBLAY & THOMSON LTD.

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN WAS OBTAINED BY ME OR BY A PERSON UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER OF THE ASSOCIATION OF PROFESSIONAL SURVEYORS OF ONTARIO.

REF: 21, 2018
ANDREW PASCUZZO, M.P.R.
PASCUZZO PLANNING INC.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

(a) AS SHOWN ON DRAFT PLAN,	(b) AS SHOWN ON DRAFT PLAN,
(c) AS SHOWN ON DRAFT PLAN,	(d) AS SHOWN ON DRAFT PLAN,
(e) AS SHOWN ON DRAFT PLAN,	(f) AS SHOWN ON DRAFT PLAN,
(g) AS SHOWN ON DRAFT PLAN,	(h) AS SHOWN ON DRAFT PLAN,
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(w) AS SHOWN ON DRAFT PLAN,	(x) AS SHOWN ON DRAFT PLAN,
(y) AS SHOWN ON DRAFT PLAN,	(z) AS SHOWN ON DRAFT PLAN,

SCHEDULE OF LAND USE

	UNITS	AREA
SINGLE-FAMILY RESIDENTIAL (LOTS 1-31)	31	1.76 ha.
COMMON ELEMENT CONDOMINIUM (PRIVATE ROAD AND AMENITY AREA - BLOCK 32)		0.61 ha.
TOTAL	31	2.37 ha.

NOTE:

METRIC

ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DWG: 944-18-DP5

PASCUZZO PLANNING INC.