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Notice of Complete Applications and Public Meeting

Applications for Zoning By-law Amendment (P3359) and Draft Plan of Vacant Land Condominium (P3358)

Property Location: 516681 7th Line

Public Meeting: January 30, 2024 at 9:30AM
Hybrid Format (In-person AND Virtual via Microsoft Teams)
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON

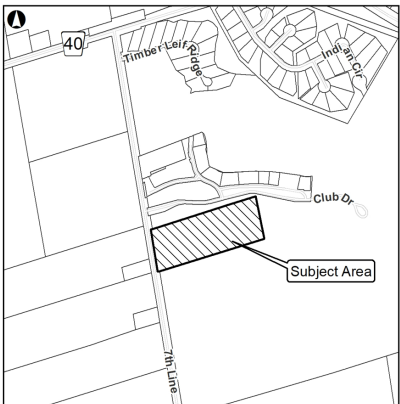
What is being proposed?

Complete applications for a proposed Zoning By-law Amendment and Draft Plan of Vacant Land Condominium have been received by the Town and the County respectively. The purpose of the applications is to:

- re-zone the subject lands from the Development (D) Zone to Residential Type One (R1-1) and Open Space (OS) Zones of the Town of The Blue Mountains Zoning By-law 2018-65 ; and
- create a 22 residential unit draft plan of vacant land condominium.

The effect of the applications is to permit the development of the lands for 22 single detached residential dwelling units (3.71 HA), private street (0.6 HA) and open space (0.51 HA) where currently the subject site is a forested significant woodland occupied by a residential dwelling and accessory structures.

Key Map



Questions? Want more information? Ask the Planner!

Adam Farr, Senior Planner
Phone: (519) 599-3131 ext. 283 or Toll Free (888) 258-6867 Email: planning@thebluemountains.ca

How do I submit my comments?

Written Comments – You are encouraged to provide your comments or questions in writing using email or regular letter mail to the Town Clerk.

Written comments received by January 24, 2024 will be read by the Town Clerk at the Public Meeting and will be included in the record of the Public Meeting.

Comments can be faxed to 519-599-7723, or emailed townclerk@thebluemountains.ca.

Your written comments may be sent to the County:
595 9th Avenue East, Owen Sound, ON, N4K 3E3
Fax: (519) 376-7970

Email: planning@grey.ca

Any submitted comments become part of the public record, including names and addresses.

Verbal Comments – This Public Meeting is a hybrid meeting, allowing the public to attend the meeting in person or virtually. Those that wish to make verbal comments virtually are required to pre-register with the Town Clerk, no later than five business days in advance of the Public Meeting, by 12 noon January 26, 2024.

Anyone wishing to provide their verbal comments in person at the Public Meeting, can attend the Town Hall, Council Chamber. Those providing their comments in person, are required to follow the Public Health Guidelines of the Town, as recommended by the Grey Bruce Health Unit.

Contact the Town Clerk to pre-register or submit comments to townclerk@thebluemountains.ca or by calling the Town at 519-599-3131 extension 232 or Fax: (519) 599-7723

Comments by mail: Town Clerk, Town Hall, 32 Mill St. Box 310, Thornbury ON, N0H 2P0

What happens at the 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 www.grey.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.

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 Council on the proposed zoning by-law amendment and/or draft plan of vacant land condominium, you must make a written request to the Town Clerk.



Rights of Appeal

Within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. By law municipalities 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 would otherwise have an ability to appeal the decisions of the Town of The Blue Mountains or the County of Grey to the Ontario Land Tribunal but the 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 zoning by-law amendment is approved or refused, or to the County of Grey before the plan of vacant land condominium is 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 of The Blue Mountains before the zoning by-law amendment 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 Ontario Land 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 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 P3359 for the zoning by-law amendment when directing comments to the Town and plan of subdivision application P3358 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(43)(2.1) of the Planning Act may appeal the decision of the County of Grey to the Ontario Land Tribunal (OLT) as it relates to the proposed plan of condominium. Below is the prescribed list of ‘persons’ eligible to appeal a decision of the County of Grey related to the proposed plan of condominium as per subsection 51(43)(2.1) 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 OLT website or contact OLT <https://olt.gov.on.ca/about-olt/>. The prescribed list of ‘persons’ eligible to appeal a decision of the County on the proposed plan of condominium as per subsection 51(43)(2.1) 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.

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.