

2706499 Ontario Ltd. (150 King St.)  
Roll: 000016067150000 &  
Thornbury Hills Ltd. (160 King St.)  
Roll: 000016067200000

Date of this Notice: April 10, 2024  
File No: P3405



# Notice of Complete Application, Public Meeting & Recommendation

## Town initiated Zoning By-law Amendment to Apply a Holding (H) By-law and related provisions

**Property Location:** 150-160 King St. (PART OF LOTS 6 to 14 and Part of Wellington Street)

### Public Meeting & Committee of the Whole Meeting:

April 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?

#### COMMERCIAL ONE (C1) TO COMMERCIAL ONE HOLDING (C1-HX)

A proposed Town initiated Zoning By-law Amendment to apply a Holding (H) symbol that is not to be removed from the whole or part of the lands until such time as the following has been completed:

- Execution of a Site Plan Agreement
- Municipal Water and Sanitary Sewage capacity has been confirmed as available and has been allocated to the satisfaction of the Town to service the development.

A Holding By-law applies restrictions to the use of a property, restricting the ability to gain final approvals and construct and can only be removed once the content of the related provisions have been fulfilled to the satisfaction of the municipality.

### See Key Map on Page 2 of this Notice.

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 April 25, 2024 will be read by the Town Clerk at the Public Meeting and will be included in the record of the Public Meeting.

### 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](mailto:planning@thebluemountains.ca)

Comments can be faxed to 519-599-7723, or emailed [townclerk@thebluemountains.ca](mailto:townclerk@thebluemountains.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 April 22, 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](mailto: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](http://www.thebluemountains.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.

### SCAN THE IMAGE BELOW FOR MORE INFORMATION



### When will a decision be made?

A decision on this proposal has NOT been made at this point and IS EXPECTED TO BE MADE following the Public Meeting at the Committee of the Whole meeting.

Town staff will bring a recommendation report on this project to the Committee of the Whole meeting scheduled for April 30 2024 and Council approval consideration on May 13, 2024.

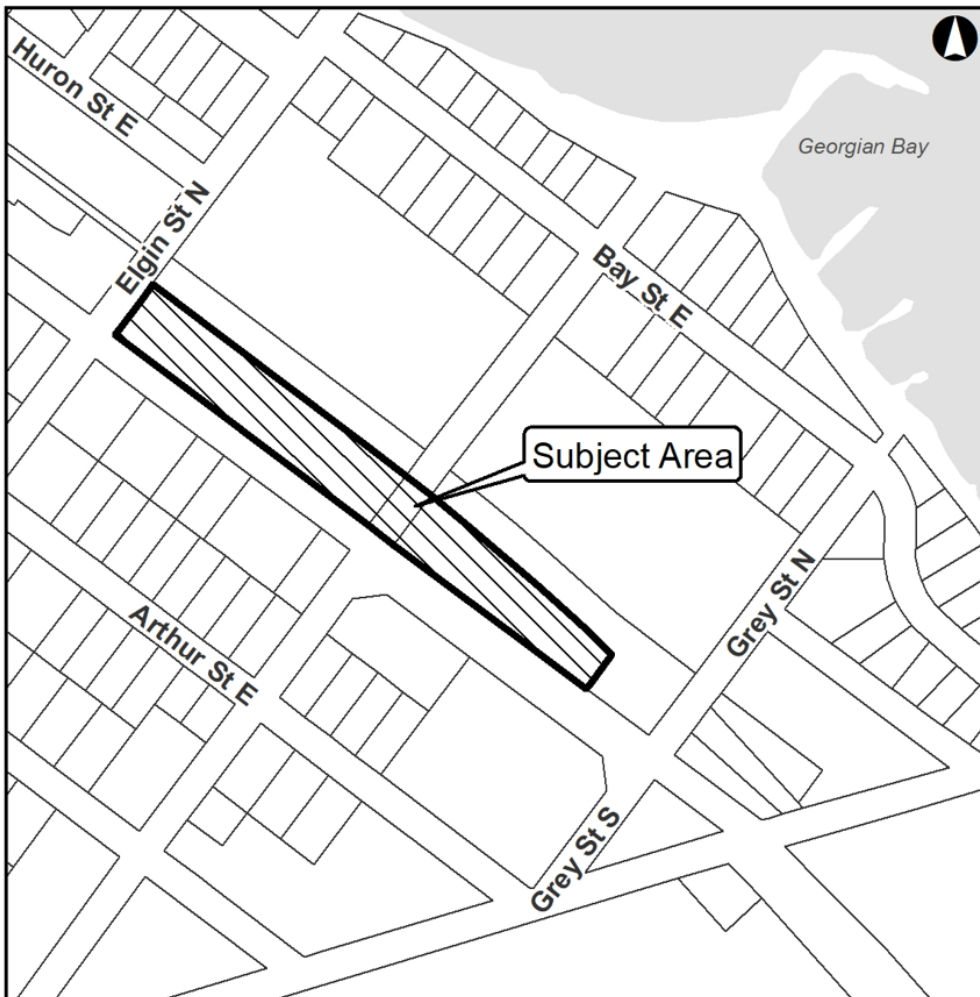
**Want to be notified of a decision?**

If you wish to be notified of the decision of Council on the proposed zoning by-law amendment you must make a written request to the Town Clerk.

**Your rights to appeal a decision:**

If a person or public body would otherwise have an ability to appeal the decision of Council of the Town of The Blue Mountains 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 the Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a 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 by-law is passed, 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.



**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.