

Lora Greens

Date of this Notice: May 4, 2023

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4242 000 015 00320
4242 000 015 00330

File No: P3270, 42T-2023-03



Notice of Complete Application and Public Meeting

Application for Zoning Bylaw Amendment, and Plan of Subdivision

Property Location: Concession 10 Part Lots 35 & 36
RP;16R3168 Parts 32, 33, 34, 35 and 36

The application was deemed **Complete** on March 29, 2023.

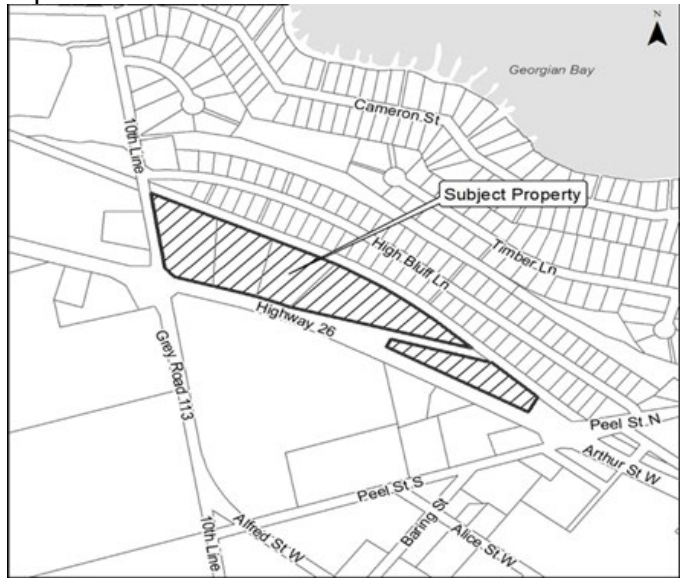
A Public Meeting held by the Town of The Blue Mountains to consider these applications has been scheduled for **May 30, 2023 at 9:30 am**, Hybrid Format (In-person AND Virtual/Online)

Location: Council Chambers, Town Hall
32 Mill Street, Thornbury, ON N0H 2P0
OR Virtual - Online format using Microsoft Teams

What is being proposed?

The proposal involves the development of a Draft Plan of Subdivision to create 38 residential lots. The proposed zoning by-law amendment would rezone the subject property from Development 'D' zone, Holding Symbol 'h40' and Holding Symbol 'H-h39' to Residential One 'R1-1' and Holding Symbol 'H-h39' to permit 38 single detached dwellings. The dwellings are proposed to connect to municipal water and wastewater services. The proposal includes the construction of a new road, a stormwater management facility and a walkway linkage to the Georgian Trail. The subject property is currently vacant.

Key Map



Questions? Want more information? Ask the Planner!

Adam Fraser, Intermediate Planner

Phone: (519) 599-3131 ext. 308 or Toll Free (888) 258-6867 **Email:** afrazer@thebluemountains.ca

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

A QR code is also available above for direct access to the Town of The Blue Mountains' website.

Or come visit us in Planning Services, Town Hall or at the County Offices during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. or contact the planner for this file.

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 amendments.

Where do I submit my comments?

Your written comments may be sent to the Town Clerk, Corrina Giles:

By Mail or in Person:

32 Mill St. Box 310, Thornbury ON, N0H 2P0
Fax: (519) 599-7723

Email: 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

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 and County staff will bring recommendations on this project to a future council meetings.

Want to be notified of a decision?

You must make a request in writing if you wish to receive a notice of any decision of Town or County Councils on this proposal.

Your rights to appeal a decision:

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 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 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 or 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 (File # 3266) or the County of Grey in respect to the approval or refusal of the Plan of Subdivision (File # 42T-2023-03), you must make a written request to the Town or the County, at the addresses noted on the previous page. Please indicate the file numbers noted above when directing correspondence to the Town or the County.

*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 Ontario Land Tribunal (OLT) 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 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 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.

A Note about information you may submit to the Town or 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'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.