

Durst

Date of this Notice: January 22, 2024

Roll: 42420000624800

File No: P3368



Notice of Complete Application and Public Meeting

Application for Zoning Bylaw Amendment

Property Location: 209579 Highway 26

The application was deemed **Complete** as of January 5, 2024.

A Public Meeting to consider this application has been scheduled for February 13, 2024 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

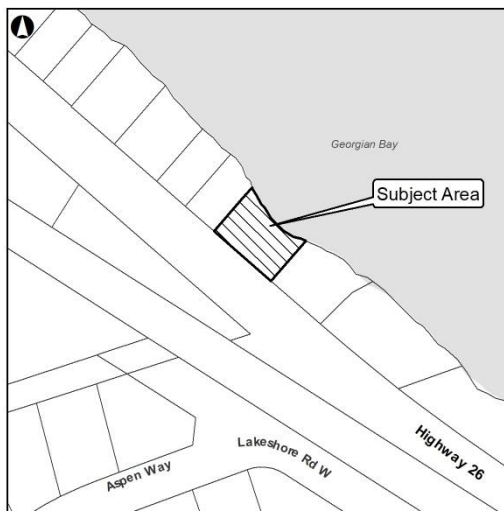
What is being proposed?

The proposal is seeking an amendment to Zoning By-law 2018-65 to construct a single detached dwelling and requests the following amendments to the Zoning By-law to permit:

1. A minimum required setback from a Provincial Highway of 8.0m, whereas a minimum setback of 14.0m is required.
2. A minimum required setback from the 177.9 GSC elevation of 7.0m for a dwelling and 3.0m for a deck, whereas a minimum setback of 15m is required.
3. Retaining walls greater than 1m in height to be located within the front, interior side, and rear yards, whereas they are required to be no closer to the front lot line than the main building and no closer than 1.2m from interior and rear lot lines.
4. A maximum of 3 storeys, whereas a maximum of 2.5 storeys is permitted.

The legal description of the subject lands is Plan 320 Lot 74 to 75.

Key Map



Where do I find more information?

Our website contains background studies, reports, plans and drawings. They are available for viewing or download at <http://www.thebluemountains.ca/209579highway26> or by scanning the QR code below.



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.

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

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 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 Council on this proposal.

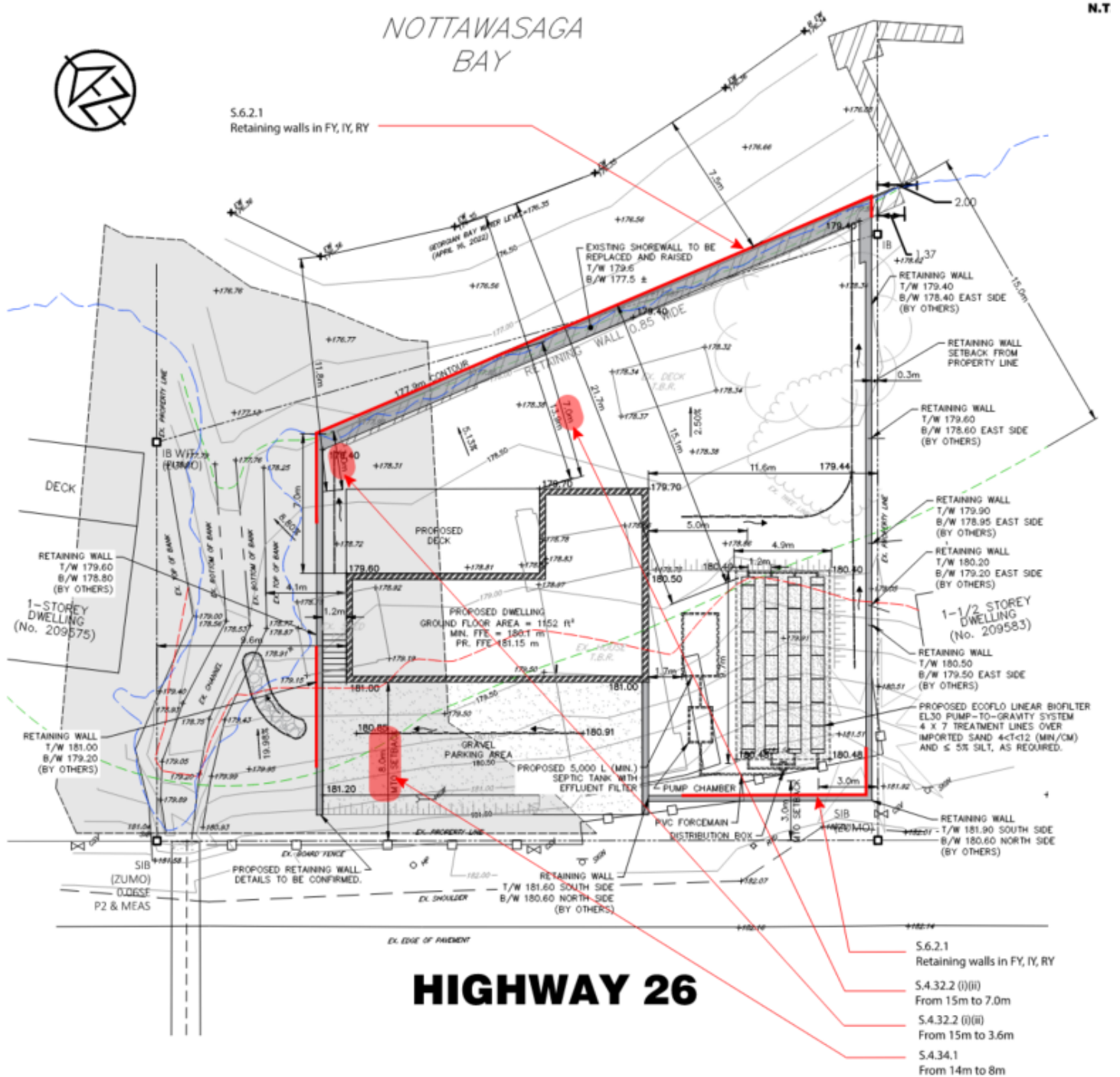
Questions? Want more information?

Phone: (519) 599-3131 ext. 263 or
Toll Free (888) 258-6867
Email: planning@thebluemountains.ca

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.

Applicant's Proposed Site Plan



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.
2. If a person or public body would otherwise have an ability to appeal the decisions 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 Town of The Blue Mountains before the Zoning By-law Amendment 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, 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, you must make a written request to the Town at the addresses noted on the previous page. Please note the file numbers noted above when directing correspondence to the Town.