



Notice of Complete Application, Public Meeting and Decision Date

Committee of Adjustment

Application for Consent and Minor Variance

Property Location: 415782 10th Line

Public Meeting: October 16, 2024 at 1:00pm

Virtual Hearing via Microsoft Teams & In-person

What is being proposed?

The purpose of this application is to consider a consent for lot addition. The Owner wishes to enlarge an existing 43.5 ha rural/farm parcel, and to retain a 1.5 ha rural residential parcel. (Please refer to the key map indicating the proposed changes to the lot fabric).

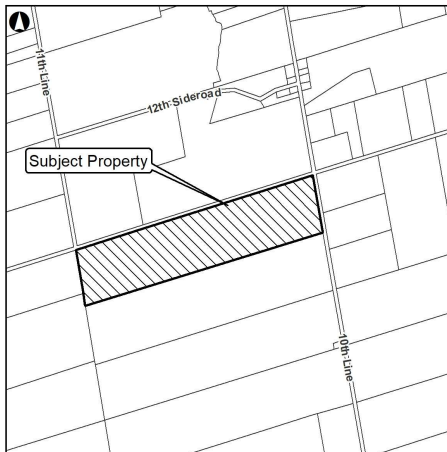
The lands to be severed include a 39.6 ha parcel to be added to the existing parcel to the south. A rural residential lot of 1.15 ha and 100 m of frontage will be retained.

The effect of this application is to seek consent to sever the subject lands and obtain a minor variance for:

1. Sever a 39.6 ha parcel and deed it to the southerly 43.5 ha parcel which will result in a new rural parcel with a total lot area of 83.1 ha
2. Retain a 1.5 ha parcel with a minimum lot frontage of 100 metres.
3. To obtain a minor variance to establish a new minimum lot area of 1.5 ha and minimum lot frontage of 100 metres whereas the Zoning By-law requires a minimum lot area of 20 ha and minimum lot frontage of 150 metres.

It should be noted that no new lots will be created as a result from this lot addition.

The legal description of the subject lands is Concession 11 Part Lot 12



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. All public meetings may also be recorded, and the 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.

What happens at the Public Hearing?

The public hearing is your chance to make your views about the proposal known. Information from the public will help the Committee in their decision-making process, so make sure to have your say!

Written Comments: You are encouraged to provide your comments or questions in writing using email or regular letter mail. Written comments received before 9:00am on October 14, 2024 will be read aloud at the Public Meeting. Comments received after this deadline will not be read aloud but all comments will be circulated to Staff and the Committee. To ensure enough time for circulation and review of your comments, please submit them prior to the day of the meeting. Comments can be faxed to 519-599-7723, or emailed secretarytreasurer@thebluemountains.ca.

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 Secretary Treasurer, no later than 1:00pm on October 11, 2024.

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

Where do I find more information?

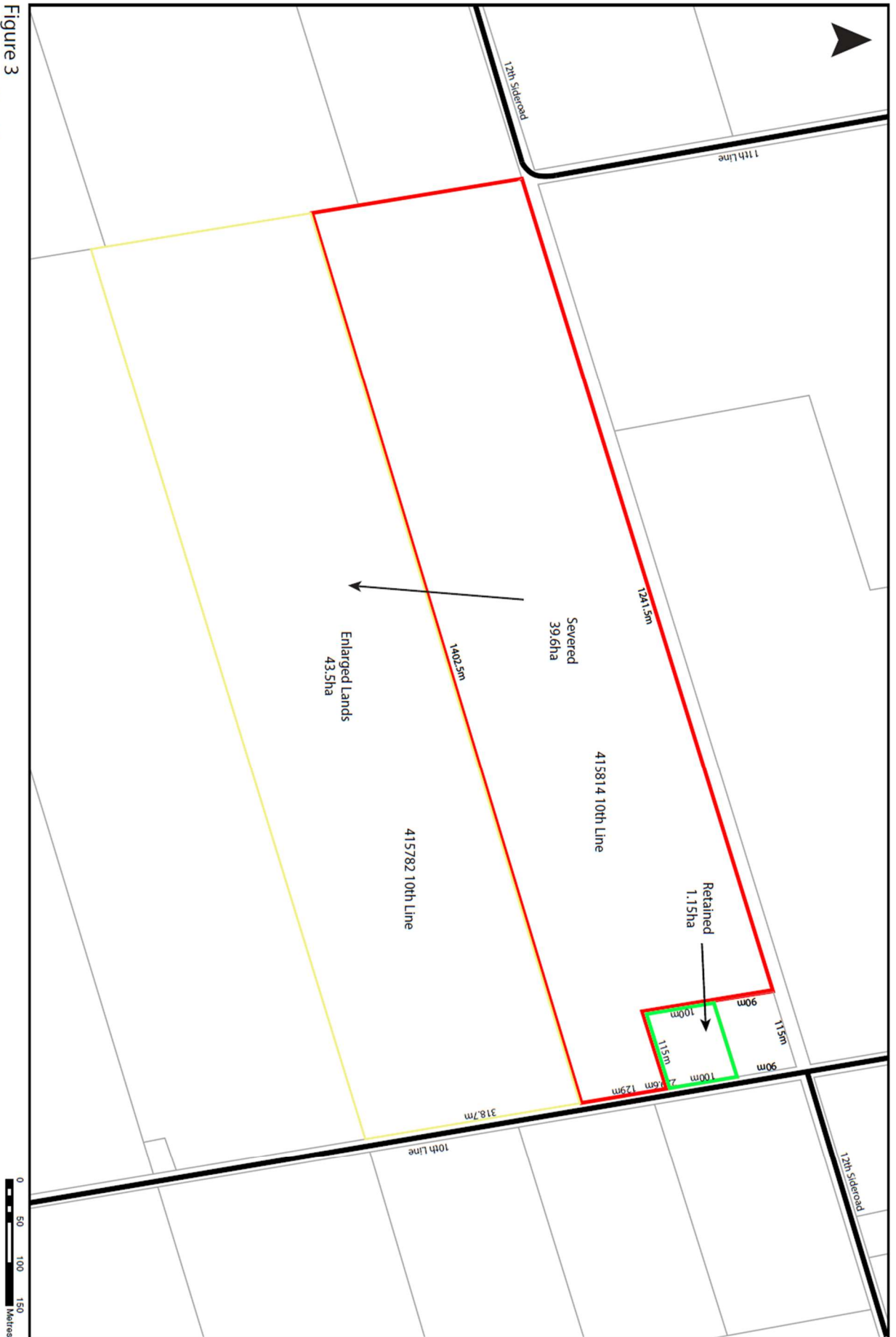
Additional information is available during regular office hours from Planning Services at Town Hall or by contacting:

Secretary-Treasurer,
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0
Phone: (519) 599-3131 ext.219
Toll Free: (888) 258-6867
Fax: 519-599-7723
Email: secretarytreasurer@thebluemountains.ca

Manuel Rivera, Planner I
Phone: (519) 599-3131 ext. 308
Toll Free (888) 258-6867
Email: planning@thebluemountains.ca

Proposed Consent

Figure 3
 Consent Sketch
 41581410th Line
 Town of the Blue Mountains



LOFT PLANNING
 July 30, 2024



Notes:

1. If you are the owner of land that contains seven or more residential units, please post this notice in a location that is visible to all residents.
2. If a person or public body has the ability to appeal the decision of the Town of The Blue Mountains in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Town of The Blue Mountains before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.
3. If you wish to be notified of the decision of the Town of The Blue Mountains in respect of the proposed applications, you must make a written request to the Town of The Blue Mountains.