



# Notice of 2nd Public Meeting

## Application for Zoning Amendment and Red-lined Revision to Draft Plan

**Property Location: Part of Lot 39, Concession 12, Part of Lots 1 and 3, Plan 1032, 42-CMD-2006-11**

**Public Meeting: August 21, 2017 at 5:00 PM  
Town Hall, Council Chambers  
32 Mill Street, Thornbury, ON**

### What is being proposed?

In response to comments received to date, there have been some changes made since the last public meeting, to both the red-line revision and the zoning amendment. In particular, the rezoning of the existing Recreation Centre, as included in the initial application, has been removed from the proposal.

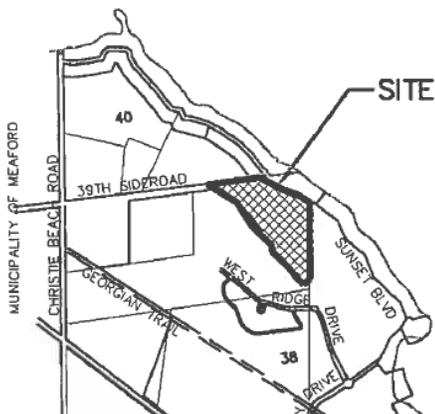
The applicants are proposing a major plan revision to amend the approved Draft Plan for Condominium 42-CMD-2006-11, specifically the area east of Beacon Drive referred to as Phases 3 and 4. This revision proposes a revised road pattern and lot layout, referred to as a red-lined revision. In order to achieve these revisions an amendment to the existing zoning bylaw is required.

The purpose behind the plan revision is to eliminate oddly configured and undersized lots that would not support single family home construction, and to increase roadway widths and turning radii to meet current Ontario Building Code requirements.

Approval for the Red-lined Revision rests with the County of Grey. Approval of the Zoning Bylaw Amendment rests with the Town of The Blue Mountains.

Additional information regarding this application can be found on the County of Grey website: [www.grey.ca](http://www.grey.ca)

### Location Map



### What happens at a 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?

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.

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

**Written comments are requested by August 16, 2017** so that they may be read at the public meeting for the benefit of everyone in attendance.

### 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?

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

### Your rights to appeal a 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 is not entitled to appeal the decision of Council to the Ontario Municipal Board.

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 Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

### Questions? Want more information? Ask the Planner!

Town of The Blue Mountains  
Michael Benner MCIP RPP  
**Phone:** (519) 599 3131 ext. 246

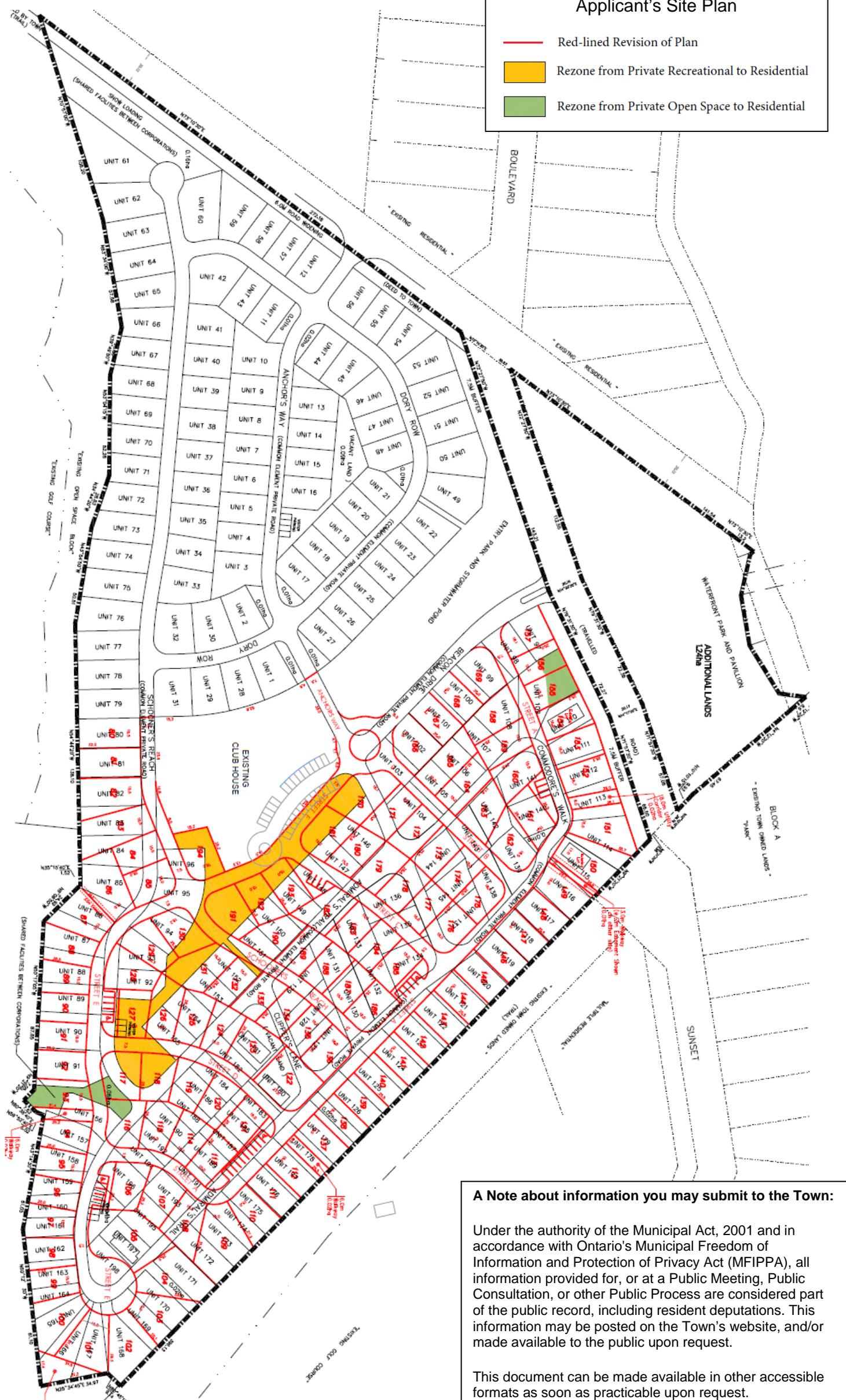
**Email:** [mbenner@thebluemountains.ca](mailto:mbenner@thebluemountains.ca)

County of Grey  
Scott Taylor MCIP RPP  
**Phone:** (519) 372 0219 ext. 1238

**Email:** [Scott.Taylor@grey.ca](mailto:Scott.Taylor@grey.ca)

# Applicant's Site Plan

- Red-lined Revision of Plan
- Rezone from Private Recreational to Residential
- Rezone from Private Open Space to Residential



**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.