



The Corporation of the Town of The Blue Mountains

Notice of Complete Application for a proposed Official Plan Amendment and a Zoning By-law Amendment

(Notice is provided under sections 22 (6.4) and 34 (10.7) Planning Act, R.S.O.1990, c. P. 13)

Take Notice that the Corporation of the Town of The Blue Mountains received complete applications for **Official Plan Amendment** and **Zoning By-law Amendment**.

Please Also Note that a Public Meeting for these applications has not yet been scheduled.

A Second Public Notice will be circulated at a later time once a Public Meeting Date is scheduled.

The purpose of these applications is to permit a new proposed subdivision development. The proposal is a 277 unit residential development, consisting of 85 single detached units, 60 semi-detached units and 132 townhouse units.

The subject lands include three parcels on Concession 2, Part of Lot 20, with road access on Grey Road 19. Two parcels are owned by MacPherson Builders (Blue Mountains) Limited and one parcel is owned by the Town of The Blue Mountains. A land exchange has been proposed where the developer would give the Town of The Blue Mountains a section of land in exchange for a municipal parcel. A map of the subject lands and concept plan are found on the back of this notice.

This development also requires application be made to the County of Grey. A Notice from the County of Grey may be circulated at a future date.

The effect of the proposed Official Plan Amendment is to re-designate a portion of the lands from the Institutional (I) and Recreational Residential Exception (RR-50) designations to a new Recreational Residential Exception (RR-xx) and Public Open Space (P). The Hazard Lands designation is also proposed to be refined. The RR-xx exception would limit development to a maximum number of 277 residential units, within single detached, semi-detached and townhouse dwellings, would permit a private neighbourhood recreation centre, and would establish parameters for the exchange of lands.

The effect of the proposed Zoning By-law Amendment is to re-zone the subject lands from the Deferred Development (DD) zone and Hazard (H) Zone to a combination of Residential Second Density Exception (R2-xx), Residential Third Density Exception (R3-xx), Residential Fourth Density Exception (R4-xx), Residential Sixth Density Exception (R6-xx), Public Open Space (OS1), Private Open Space (OS2), Private Recreational (PREC), and Hazard (H) zones. The various Residential Exception zones would establish specific building types permitted in each zone, the required setbacks, lot coverage, and building height specific to this property. The zones would also be subject to a Holding -h symbol that would restrict development until the Holding symbol is removed, which will require Site Plan Approval and the execution of a Site Plan Agreement.

Supporting documents: The Town of The Blue Mountains has received the following documents in support of these applications: Planning Justification Report, Environmental Impact Study, Functional Servicing and Stormwater Report, Urban Design Report/Architecture & Streetscape Design, Cultural Heritage Assessment, Cultural Heritage Documentation, Stage 1 and 2 Archaeological Assessment, Traffic Impact Study, Geotechnical Investigation, Natural Hazard Setback and Slope Stability Requirements, Visual Impact Assessment, Phase 1 Environmental Site Assessment, Well Assessment and Plan of Proposed Subdivision.

Any Person may attend the future public meeting and/or make written or verbal representation either in support of or in opposition to the applications. More information will be provided in a later notice.

If You Wish to Be Notified of the decision of the Town of The Blue Mountains in respect to the proposed applications, you must make a written request to the Town Clerk at the address listed below.

Additional Information relating to this proposal may be obtained by contacting the Town of The Blue Mountains Planning and Building Services Department located at 32 Mill Street, Thornbury, Ontario N0H 2P0, by phone at 519-599-3131 Ext.262, or by visiting the Development and Construction Projects page of the Town of The Blue Mountains Website at www.thebluemountains.ca/planning-development-proje.cfm

Date of this Notice: July 23, 2015

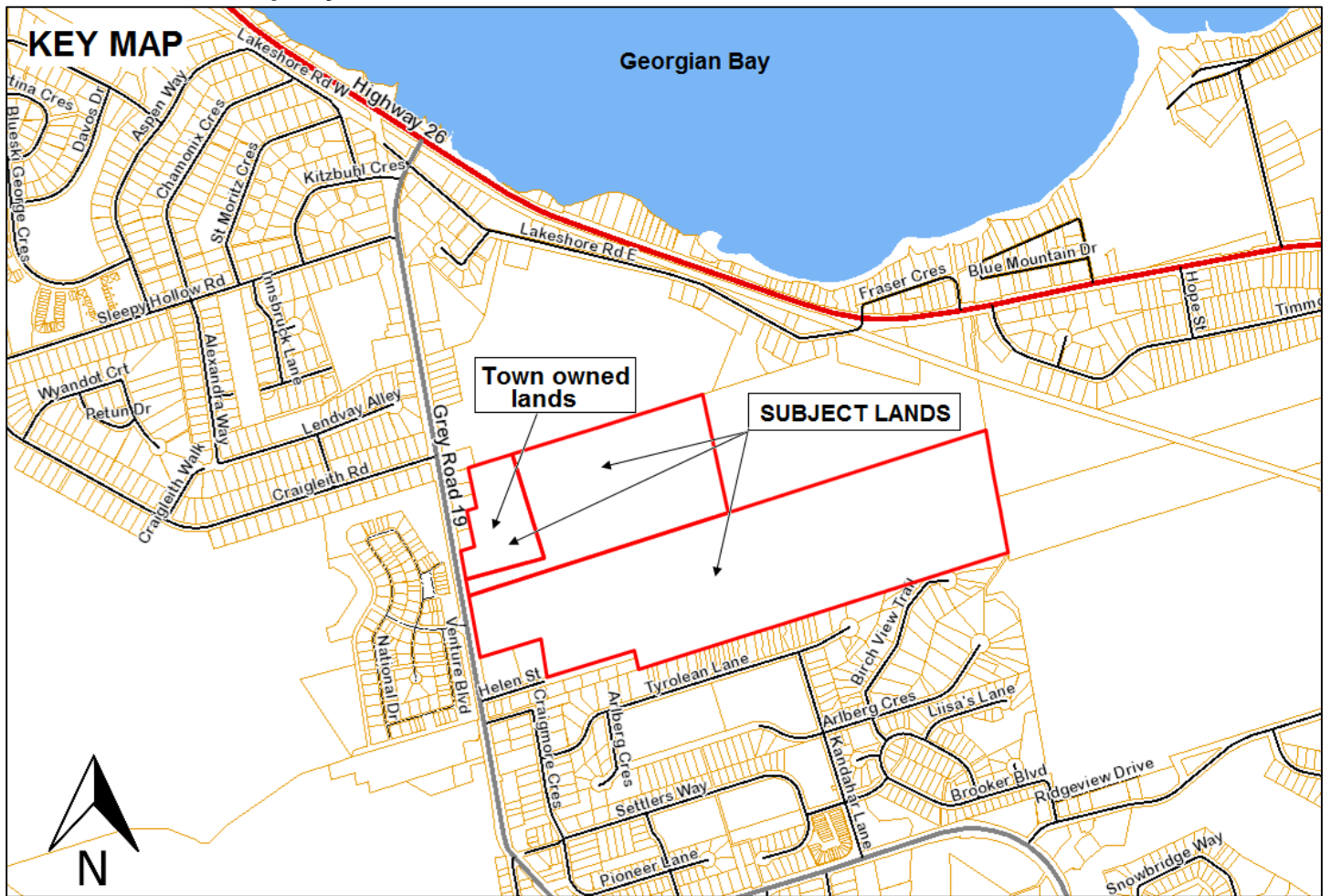
Town Clerk, Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON N0H 2P0

Telephone: (519) 599-3131 Toll-Free: (888) 258-6867

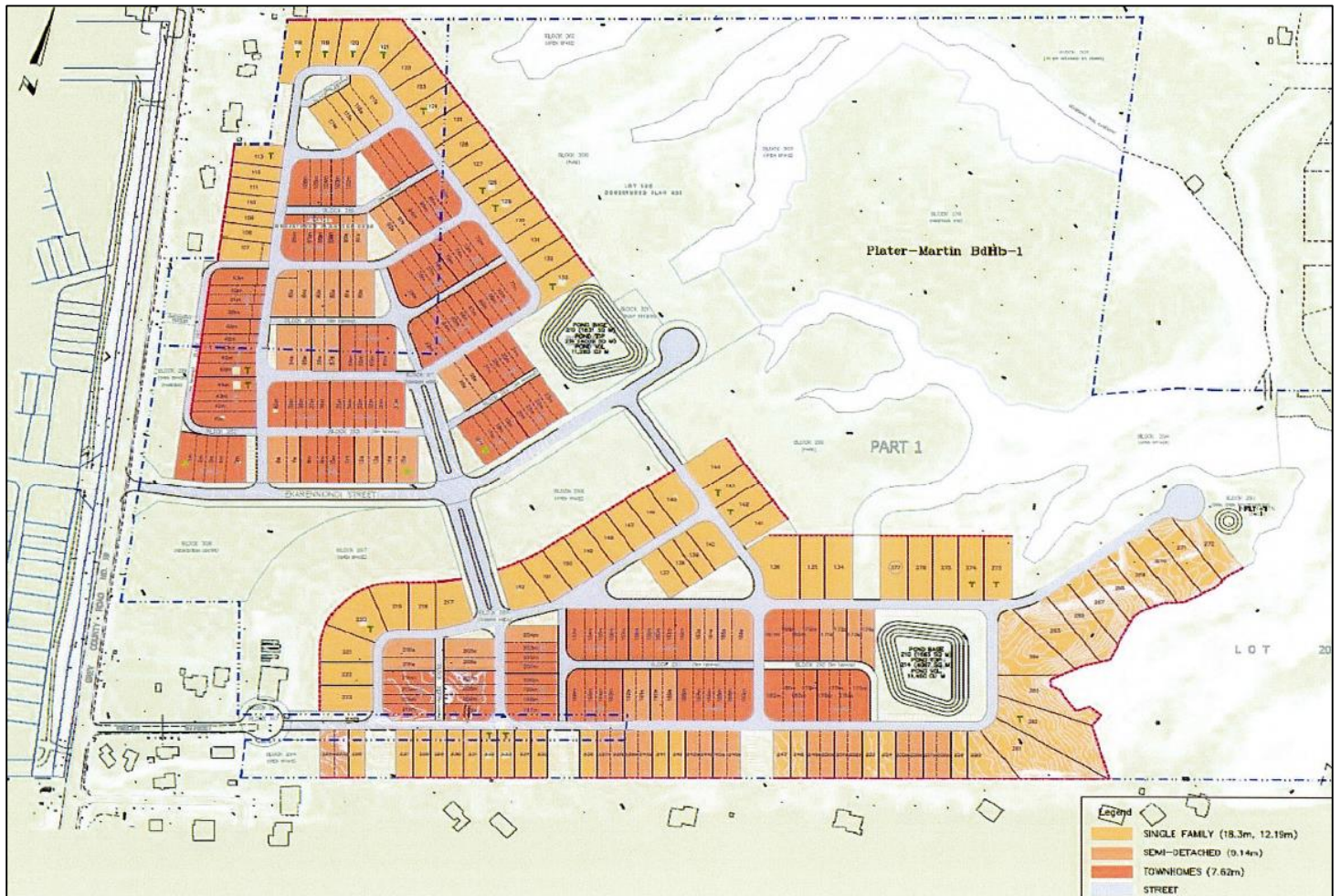
Fax: (519) 599-7723

Email: townclerk@thebluemountains.ca

Location of the Property



Draft Concept Plan (From Applicant's Urban Design Report)



Under the authority of the *Municipal Act, 2001* and in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town's website and/or made available to the public upon request.