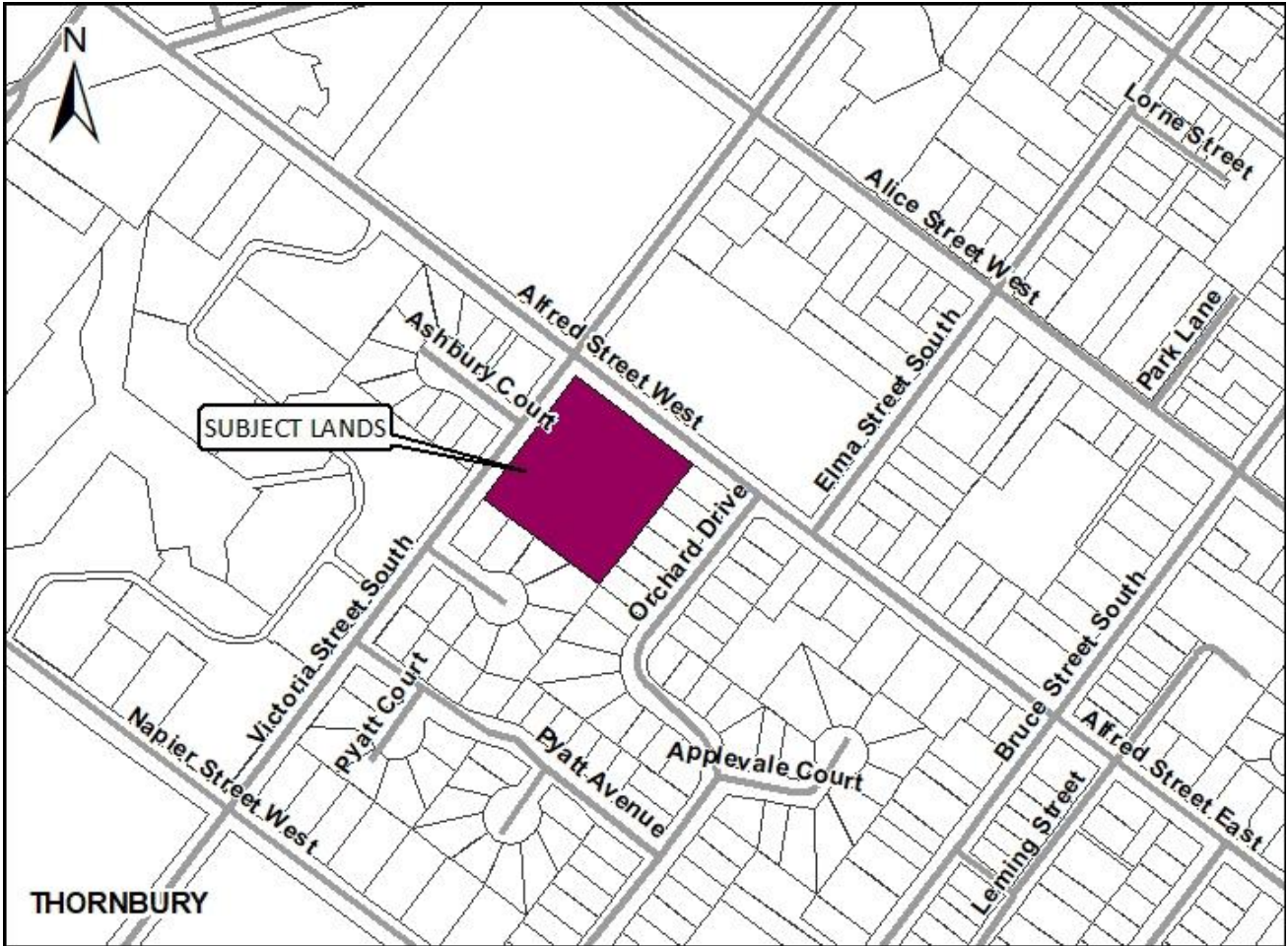




## NOTICE OF COMPLETE APPLICATIONS

**What:** The County and Town are seeking input on development applications within 120 metres of your property that would consider allowing a 15-unit plan of subdivision and zoning by-law amendment.

**Site:** 61 Alfred Street West, Town of the Blue Mountains (geographic Town of Thornbury)



**Public Meeting:** At this point a public meeting has not been scheduled. Once a public meeting has been scheduled you will be notified of the date, time, and location.

**Request for information:** For information on the County Plan of Subdivision visit:  
[www.grey.ca/planning-development/planning-applications](http://www.grey.ca/planning-development/planning-applications)

For information on the Town’s Zoning By-law Amendment process visit:  
<https://www.thebluemountains.ca/development-applications.cfm?is=2>

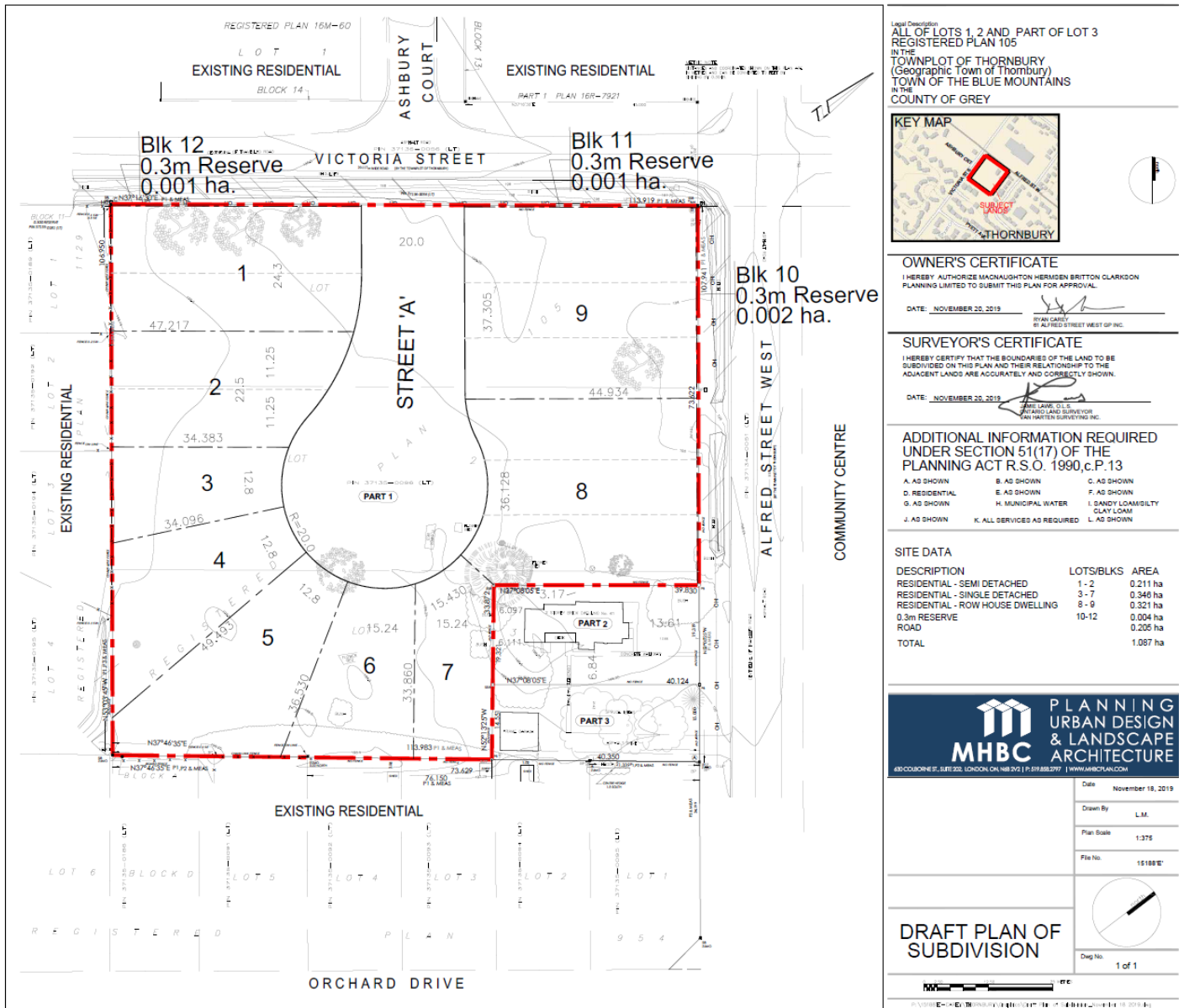
**How do I submit comments?** You may choose to submit comments via letter or email after taking the time to learn about the proposed development. See contact information below:

County of Grey Contact Information:	Town of The Blue Mountains Contact Information:
<p>Stephanie Lacey-Avon (Planner)</p> <p>✉ County of Grey Planning Department 595 9th Avenue East Owen Sound, Ontario, N4K 3E3</p> <p>☎ Phone: 519-372-0219 ext. 1296</p> <p>@ Email: <a href="mailto:Stephanie.Lacey-Avon@grey.ca">Stephanie.Lacey-Avon@grey.ca</a></p>	<p>Denise Whaley (Planner)</p> <p>✉ Town of The Blue Mountains PO Box 310 – 32 Mill Street Thornbury, ON N0H 2P0</p> <p>☎ Phone: 519-599-3131 ext. 262</p> <p>@ Email: <a href="mailto:dwhaley@thebluemountains.ca">dwhaley@thebluemountains.ca</a></p>



**What is being proposed through these applications?**

Below is a map showing the proposed plan of subdivision. A full version of this map is available on the County website, or at the County office in Owen Sound, or Town office in Thornbury.



**What is being proposed through the applications?**

The purpose and effect of the plan of subdivision is to create nine (9) lots on a new internal cul-de-sac road. Some of the lots will be further sub-divided later through Part-lot Control, resulting in fifteen (15) total lots. There will be two semi-detached dwellings (4 units), five single-detached dwellings (5 units), and two, 3-unit townhouses (6 units).

The proposed subdivision would be serviced by municipal water and sewer services.

The purpose of the zoning by-law amendment is to rezone the subject lands from the Development (D) zone to the R1-2 and R2 zones, to permit the development of single, semi-detached and townhouse dwellings. Please note that currently the property falls under the Town of Thornbury Zoning By-law 10-77, and this amendment would bring the property into the Town's new Comprehensive Zoning By-law 2018-65.

**What can I expect at the Public Meeting?**

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees can hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

**(Plan of Subdivision #42T-2019-03 61 Alfred Street West & Zoning By-law Amendment)**



The public meeting will take place at a Council meeting and the moderator will keep the meeting in order and allow the applicant (or their development team), the public, and Council to speak and ask questions. No decisions are made at this meeting, it is an opportunity to learn and provide feedback.

### **Why is a Public Meeting being held and what are your rights?**

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law municipalities must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is sections 34, and 22 of the *Planning Act*, you have the following rights:

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 plan of subdivision or zoning by-law amendment.
2. If a person or public body would otherwise have an ability to appeal the decision of County of Grey in reference to the plan of subdivision, or the Town of The Blue Mountains in reference to the zoning by-law amendment to the Local Planning Appeal Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to Grey County and the Town of The Blue Mountains before the subdivision and zoning by-law are passed, the person or public body is not entitled to appeal the decision.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to County of Grey in reference to the plan of subdivision, or Town of The Blue Mountains in reference to the zoning by-law amendment before the subdivision and zoning are passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal 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 of the Town of The Blue Mountains in respect to the approval of the zoning by-law amendment, or the County of Grey in respect to the approval or refusal of the plan of subdivision, you must make a written request to the Town or the County, at the addresses noted on the previous page. Please note the project name '42T-2019-03 – 61 Alfred Street West' for the zoning by-law amendment when directing correspondence to the Town, and/or the County plan of subdivision file #42T-2019-03.

If you have any questions please do not hesitate to contact County or Town staff, who would be happy to answer any questions on these applications, or the planning process.

Dated this 12<sup>th</sup> day of February, 2020, in Owen Sound.