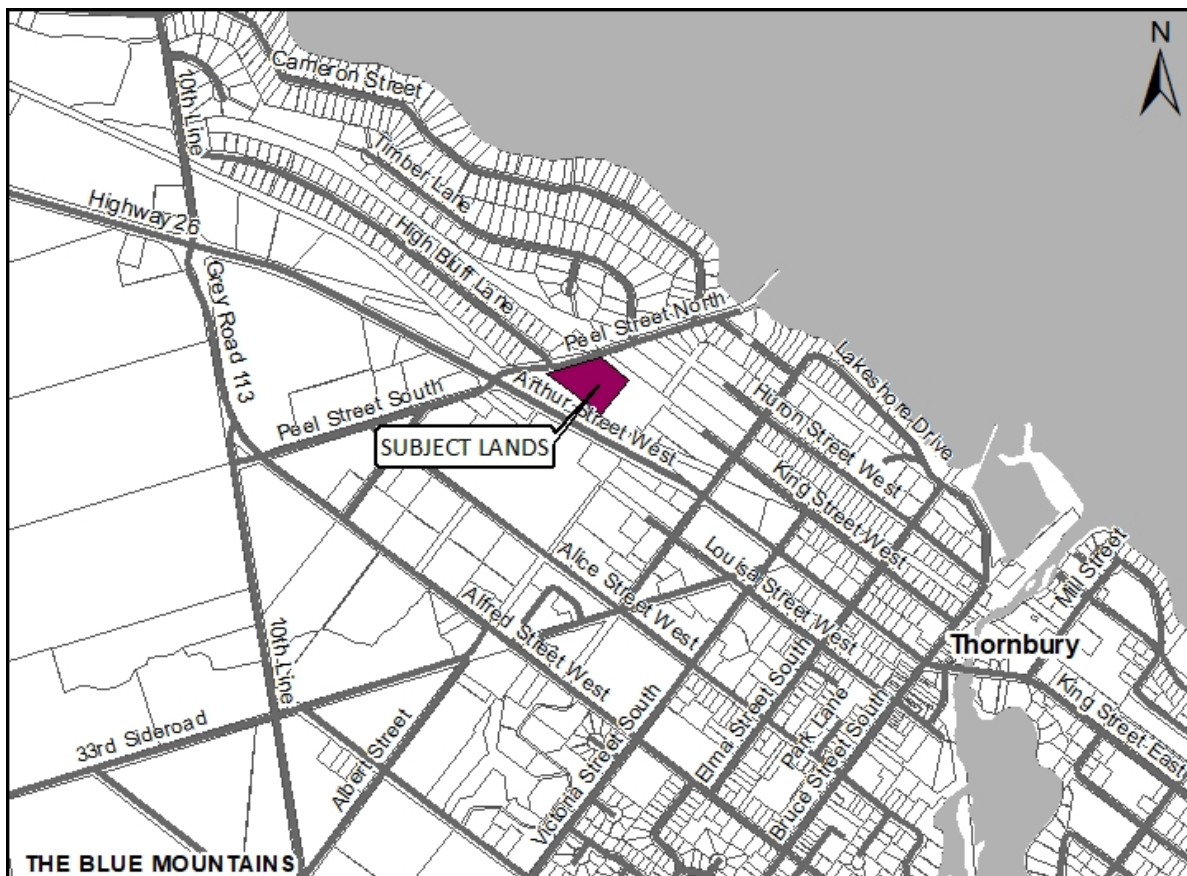


NOTICE OF COMPLETE APPLICATIONS - WE WANT TO HEAR FROM YOU

WHAT: The County and Town are seeking input on development applications within 120 metres of your property that would implement an approved site plan to create 2 single detached dwellings and 22 semi-detached dwellings.

SITE: Lots 47 and 48, Southwest of King Street, and Lots 47 to 49, Northeast of Arthur Street, and Part of Minto Street, Townplot of Thornbury, Town of The Blue Mountains (188 Peel Street N)



Connection Details and Timing of the Public Meeting? – To be scheduled at a later date.

How can I contribute my opinion?

Any person or agency may connect to the Public Meeting and/or make verbal or written comments regarding this proposal. If you wish to make verbal comments at the public meeting, please pre-register with Town staff by emailing: planning@thebluemountains.ca

How do I submit comments?

Submit written comments or sign-up to be notified of a decision by emailing, mailing or contacting:

Randy Scherzer (Grey County Planner)



County of Grey Planning Department
595 9th Avenue East
Owen Sound, ON, N4K 3E3



randy.scherzer@grey.ca



519-519-372-0219 ext. 1237

Travis Sandberg (Town Planner)

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

planning@thebluemountains.ca

519-599-3131 ext. 283

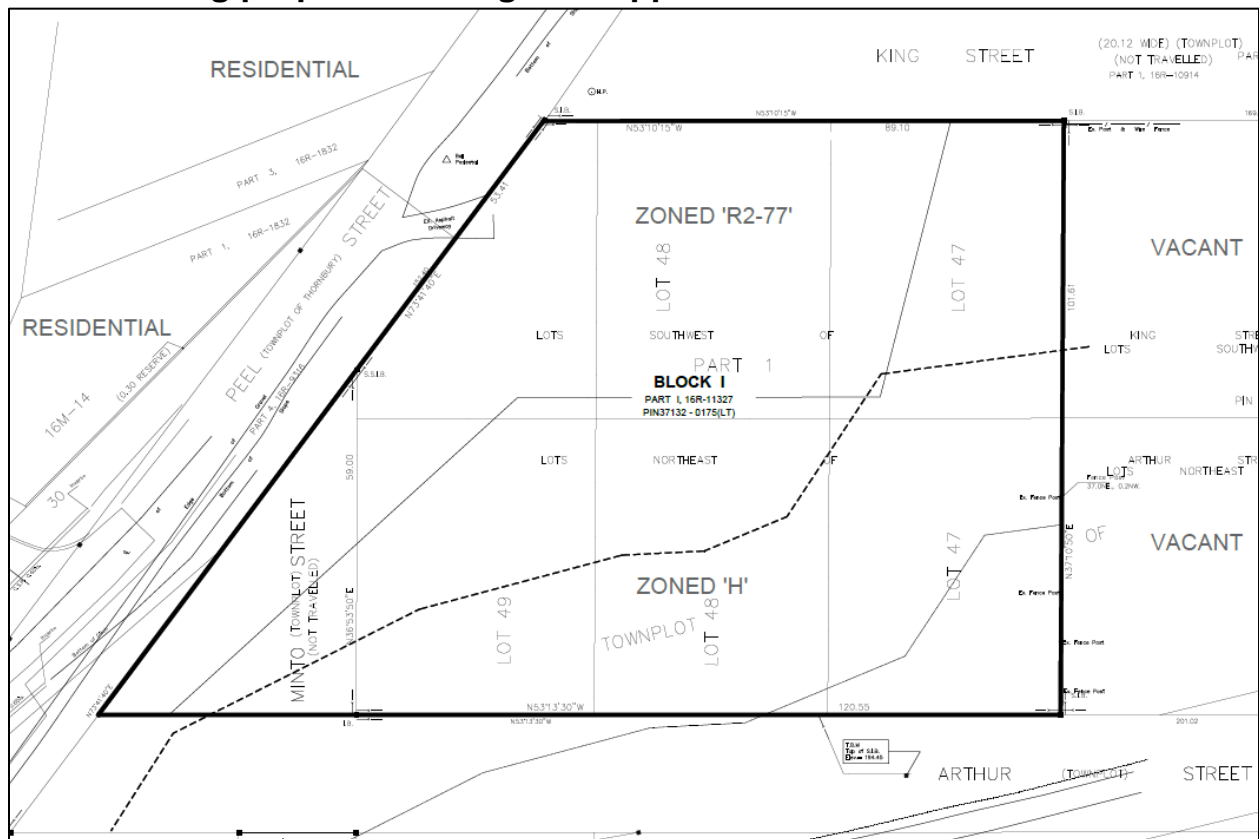
It is encouraged that written comments be submitted via email.

Request for information

For information on the plan of subdivision application visit <https://www.grey.ca/planning-development/planning-applications/richpark-homes-subdivision>

For all supporting studies and reports for the proposed zoning by-law application visit <https://www.thebluemountains.ca/development-projects.cfm>

What is being proposed through the applications?



The County has received a plan of subdivision application known as Richpark Homes (County file number 42T-2020-04) that proposes to create a single block subdivision in order to utilize Part Lot Control provisions under the Planning Act to implement a site plan that has been approved by the Town of The Blue Mountains. The approved site plan created a total of 2 single detached dwellings and 22 semi-detached dwellings. The intent is to create Parcels of Tied Land (POTL's) using the Part Lot Control provisions under the Planning Act and then create a common element condominium for the proposed private road and the open space lands to the south through a future condominium exemption application process.

The purpose and effect of the proposed zoning by-law amendment application is to modify the existing site-specific zoning provisions to facilitate the creation of a common element condominium as a form of ownership tenure for the lands. Current zoning by-law provisions treat building setbacks as if the condominium is one single property notwithstanding that 24 dwelling units are to be built. As a part of the amendment, the applicant proposes to modify the existing site-specific zoning provisions to recognize that the proposed common element lands within this zone shall be considered to be one contiguous lot.

The applicant also proposes to include additional allowances for unenclosed/uncovered decks on Units 10-21 to permit a maximum encroachment of 3.0m into a required yard,



whereas a maximum encroachment of 1.5m is currently permitted by 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. For those that connect, you will have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements (if pre-registered with the Town Clerk) either in favour of, or in opposition to the development. No decisions are made at this meeting, it is simply an opportunity to learn and provide feedback. A future Notice of Public Meeting will be circulated confirming the date, time, and connection details for the Public Meeting.

Why is this Public Meeting being held and what are your rights?

Within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. By law a municipality must hold a public meeting, and this meeting is just 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 51 of the *Planning Act*, you have the following rights:

1. Any persons may connect to the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed zoning by-law amendment or plan of subdivision (please pre-register with the Town Clerk in advance if you wish to speak at the meeting).
2. If a *person* or public body would otherwise have an ability to appeal the decisions of the Town of The Blue Mountains or the County of Grey 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 Town before the zoning by-law amendment is approved or refused, or to the County of Grey before the plan of subdivision 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 before the zoning by-law amendment is approved or refused, or to the County of Grey before the plan of subdivision is approved or refused, 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 by the Town in respect to the approval or refusal 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 application P2888 for the zoning by-law amendment when directing comments to the Town and plan of subdivision application 42T-2020-04 when directing comments to the County.
5. If you have any questions please do not hesitate to contact County or Town staff, who would be happy to answer any questions on the matter.

*Notwithstanding the above, only a 'person' listed in subsection 51(48.3) of the Planning Act may appeal the decision of the County of Grey to the Local Planning Appeal Tribunal (LPAT) as it relates to the proposed plan of subdivision. Below is the prescribed list of 'persons' eligible to appeal a decision of the County of Grey related to the proposed plan of subdivision as per subsection 51(48.3) of the Planning Act. These are recent changes that have been made to the Planning Act by the province. A link to the revised Planning Act can be found here - <https://www.ontario.ca/laws/statute/90p13>. For more information about these recent changes, please visit the LPAT website or contact LPAT - <https://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

The prescribed list of 'persons' eligible to appeal a decision of the County on the proposed plan of subdivision as per subsection 51(48.3) of the Planning Act is as follows:

1. A corporation operating an electric utility in the local municipality or planning area to which the plan of subdivision would apply.
2. Ontario Power Generation Inc.



3. Hydro One Inc.
4. A company operating a natural gas utility in the local municipality or planning area to which the plan of subdivision would apply.
5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the plan of subdivision would apply.
6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the plan of subdivision would apply.
7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the plan of subdivision would apply.
8. A company operating as a telecommunication infrastructure provider in the area to which the plan of subdivision would apply.

Dated at the City of Owen Sound this 13th day of **August 2020**.

A note about information you may submit to the Town or the 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 or County websites, and/or made available to the public upon request.