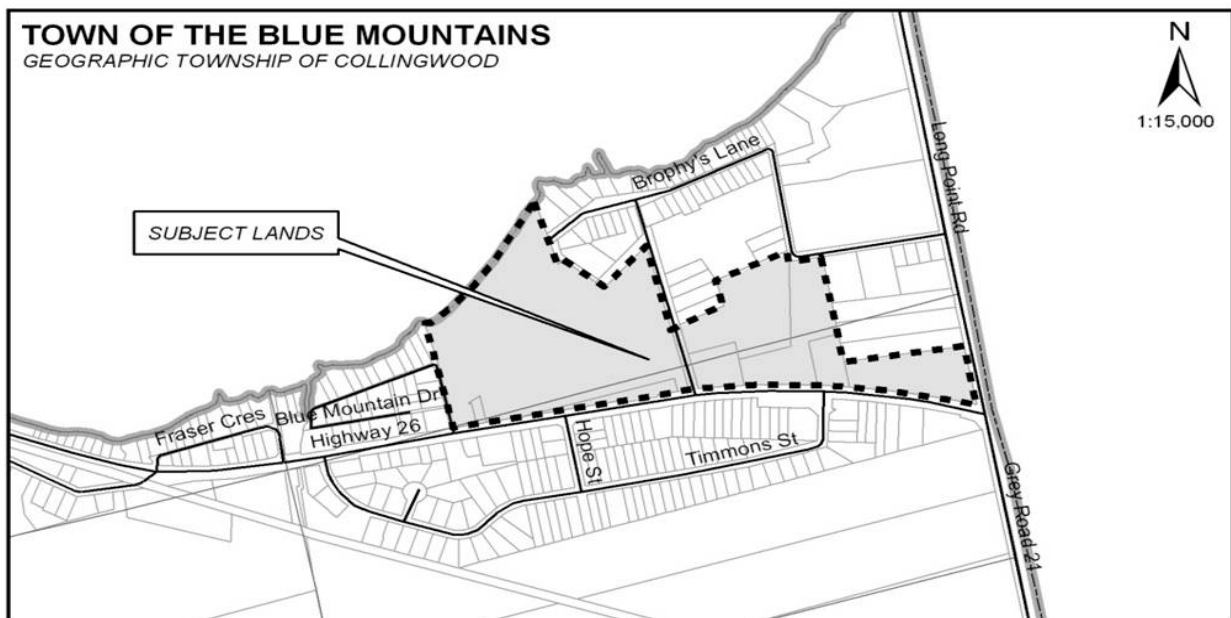


NOTICE OF PUBLIC MEETING - WE WANT TO HEAR FROM YOU

WHAT: The County and Town are seeking input on development applications within 120 metres of your property for a proposed Official Plan Amendment, Zoning By-law Amendment and revised Draft Plan of Subdivision.

SITES: Lots 59, 110 – 112 and Part Lots 87, 89 & 114
and Part Block D, Plan 529
Being Part 1, Reference Plan 16R-4094
Part Lot 89 & Lot 113, Plan 529
Being Part 2, Reference Plan 16R-4094
Part Lot 88, Plan 529
Being Part 1, Reference Plan 16R-1584
Town of The Blue Mountains, County of Grey



Location and Timing of the Public Meeting? **September 30, 2020 at 10:00 am** (Virtual Meeting via Microsoft Teams)

To help limit the spread of COVID-19, this Public Meeting will be held in a virtual (online) format. You are encouraged to provide your comments or questions in writing using email or regular letter mail to the Town Clerk in advance of the Public Meeting. Written comments received in advance of the Public Meeting will be circulated to Council and will be read by the Town Clerk at the Public Meeting.

Anyone wishing to speak on this matter at the Virtual Public Meeting is encouraged to pre-register early, and no later than **September 25, 2020 by noon**. Those who are registered can speak via telephone or internet login. Contact the Town Clerk to pre-register at townclerk@thebluemountains.ca or by calling the Town at 519-599-3131 extension 232.

How can I be notified of decisions?

Sign-up to be notified of a decision by mailing or contacting:

Randy Scherzer (Grey County Planner)



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



randy.scherzer@grey.ca



519-372-0219 ext. 1237

Trevor Houghton (Town Planner)

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

planning@thebluemountains.ca

519-599-3131 ext. 308

Request for information

For information on the proposed “red-line” Draft Plan of Subdivision application visit:

<https://www.grey.ca/planning-development/planning-applications>

The supporting studies and reports for the proposed Official Plan Amendment, Zoning By-law Amendment and revised Draft Plan of Subdivision applications are also available on the Town’s webpage. You may also visit Planning Services at Town Hall during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. to view any additional information and materials regarding these proposed amendments.

What is being proposed through the applications?

The County and the Town have received land-use planning applications on the lands locally known as the Aquavil project.

The Aquavil project has existing land-use planning approvals including local Official Plan policies, Zoning By-law provisions and an approved Draft Plan of Subdivision that is subject to several conditions. The current approvals enable the development of up to 340 dwelling units and 9,100 sq.m of commercial uses spread over an “East Neighbourhood” and a “West Neighbourhood”.

The new land-use planning applications would mainly adjust the previous planning approvals to reflect a revised development concept plan for the “West Neighbourhood” portion of the Aquavil project.

This revised development concept includes:

- Retention of the Provincially Significant Wetland designations and zones.
- 234 dwelling units comprising of 176 low rise condominium dwellings; 20 semi-detached dwellings; 36 townhouse dwellings and 2 single detached dwellings.
- Retention of the single detached dwelling zone on the west side of Brophy’s Lane.
- Provision for up to 100 rental apartments on the west side of Brophy’s Lane.
- Refinements to the west boundary of the Hazard (H) zone reflecting updated engineering and environmental studies.
- Deletion of the C6 commercial zone west of Brophy’s Lane and allocating the 14 dwelling units/live work units to the C6 zoned lands east of Brophy’s Lane.
- Adding Seniors Accommodations as a permitted use in the East Neighbourhood C6 zone.
- Provision of a recreation centre for the residents of the development.
- Modify the Hazard (H) zone provisions at the shoreline and retaining it for Aquavil residents.

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

The public meeting is an opportunity for members of the public to learn more about the proposed development. Brief presentations will be made about the development. Those who have pre-registered with the Town Clerk can ask questions, and/or make statements either in favour of, or in opposition to the development.

**Town of The Blue Mountains Files # P2847 (OPA), P2845 (ZBA) & P2846 (Plan of Subdivision)
Grey County Plan of Subdivision File # 42T-2012-03 (Plan of Subdivision)**

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

Anyone wishing to listen to the Public Meeting can watch the livestream on the Town's Website. Following the meeting the video of the meeting will also be posted on the Town's Website.

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 are sections 17, 21, 34 and 51 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 official plan amendment, zoning by-law amendment or revised draft plan of subdivision.
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 of The Blue Mountains before the zoning by-law amendment is approved or refused, or to the County of Grey before the official plan amendment or the revised 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 of The Blue Mountains before the zoning by-law amendment is approved or refused, or to the County of Grey before the official plan amendment or the revised 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 of The Blue Mountains 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 official plan amendment or the revised 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 P2845 for the zoning by-law amendment when directing comments to the Town. Note application P2847 for the official plan amendment and application 42T-2012-03 for the revised draft plan of subdivision application 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.

**Town of The Blue Mountains Files # P2847 (OPA), P2845 (ZBA) & P2846 (Plan of Subdivision)
Grey County Plan of Subdivision File # 42T-2012-03 (Plan of Subdivision)**

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 Town of The Blue Mountains this **10th** day of **September, 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.