

Roll: 424200001703000



Notice of Public Meeting

Application for Zoning Amendment

Property Location: 64 Bruce St. S. (Thornbury)

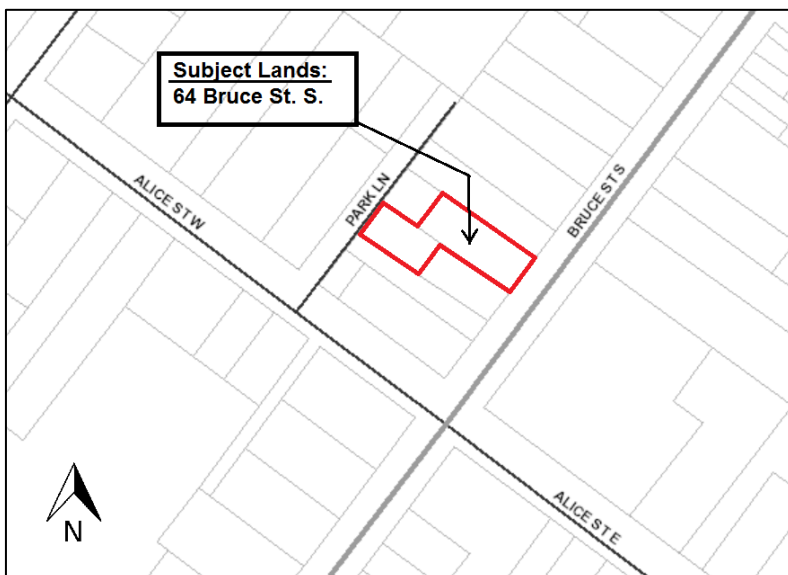
**Public Meeting: September 16, 2019 at 5:00 PM
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON**

What is being proposed?

The property owners would like to establish a primary residential use on the property, but retain the ability for limited commercial uses. The lands are currently zoned General Commercial Exception (C2-87-h). The Exception 87 allows for the commercial uses of the C2 zone, with the exception of a restaurant use, and does not permit a residential use. The Holding (-h) symbol requires a parking management plan prior to establishing a new commercial use. Note: the property was rezoned to the C2-87-h in 2017 from the Institutional (I) and Residential (R2) zones.

This application requests to change the zoning category from the General Commercial (C2-87) zone to the Bruce Street Marsh Street Corridor (BMC) zone, to be consistent with the adjacent properties. The proposed zoning would allow the conversion of the building to a 327 sq m residence, with an 81.4 sq metre retail store (or similar uses, in accordance with the BMC zone). The proposed zone would also have site-specific exceptions to recognize existing setbacks of the building on the site. No other development is proposed.

The legal description of the property is Lot 3, Lot 9 and Part of Lot 10 of Plan 99 (Town Plot of Thornbury), Town of The Blue Mountains.



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

Written comments are requested by September 13, 2019 so that they may be summarized 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 Local Planning Appeal Tribunal.

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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Questions? Want more information? Ask the Planner!

Denise Whaley, MSc MCIP RPP

Phone: (519) 599-3131 ext 262] or Toll Free (888) 258-6867 **Email:** planning@thebluemountains.ca

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.