

Skyline Blue Mountain Development Inc.
Second Nature Phase 3
Roll: 4242000003004070000

Date of this Notice: October 2, 2019



Notice of Public Meeting

Application for Zoning Amendment

**Property Location: Part Lot 17, Concession 1.
Lots 54 to 135 and Lots 195 to 200 of Draft Plan
of Subdivision 42T-94009**

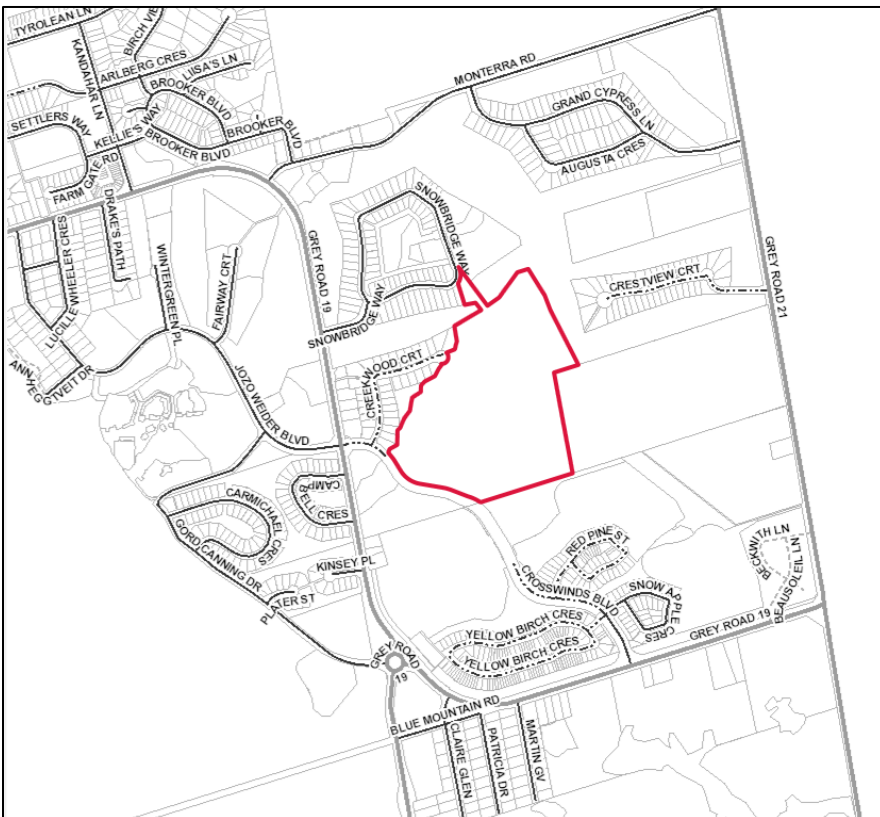
**Public Meeting: October 28, 2019 at 5:00 PM
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON**

What is being proposed?

The purpose of this application is to consider a request to increase the maximum permitted lot coverage on the subject lands from 30% to 35%. Lot coverage means the percentage of the lot area covered by all buildings and structures (excluding pools and decks). The proposed increase in coverage is requested as the homes being designed for these lots have the option to also include a covered porch (loggia). The proposed increase of 5% lot coverage would only apply to the covered porch portion.

The effect of this application is to consider a new site specific exception as follows: a covered porch may exceed the maximum permitted lot coverage up to 35% of the lot area.

Key Map
Subject Lands Shown in Red.
(Detailed lot locations provided on reverse of this Notice)



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 October 25, 2019 so that they may be read 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.

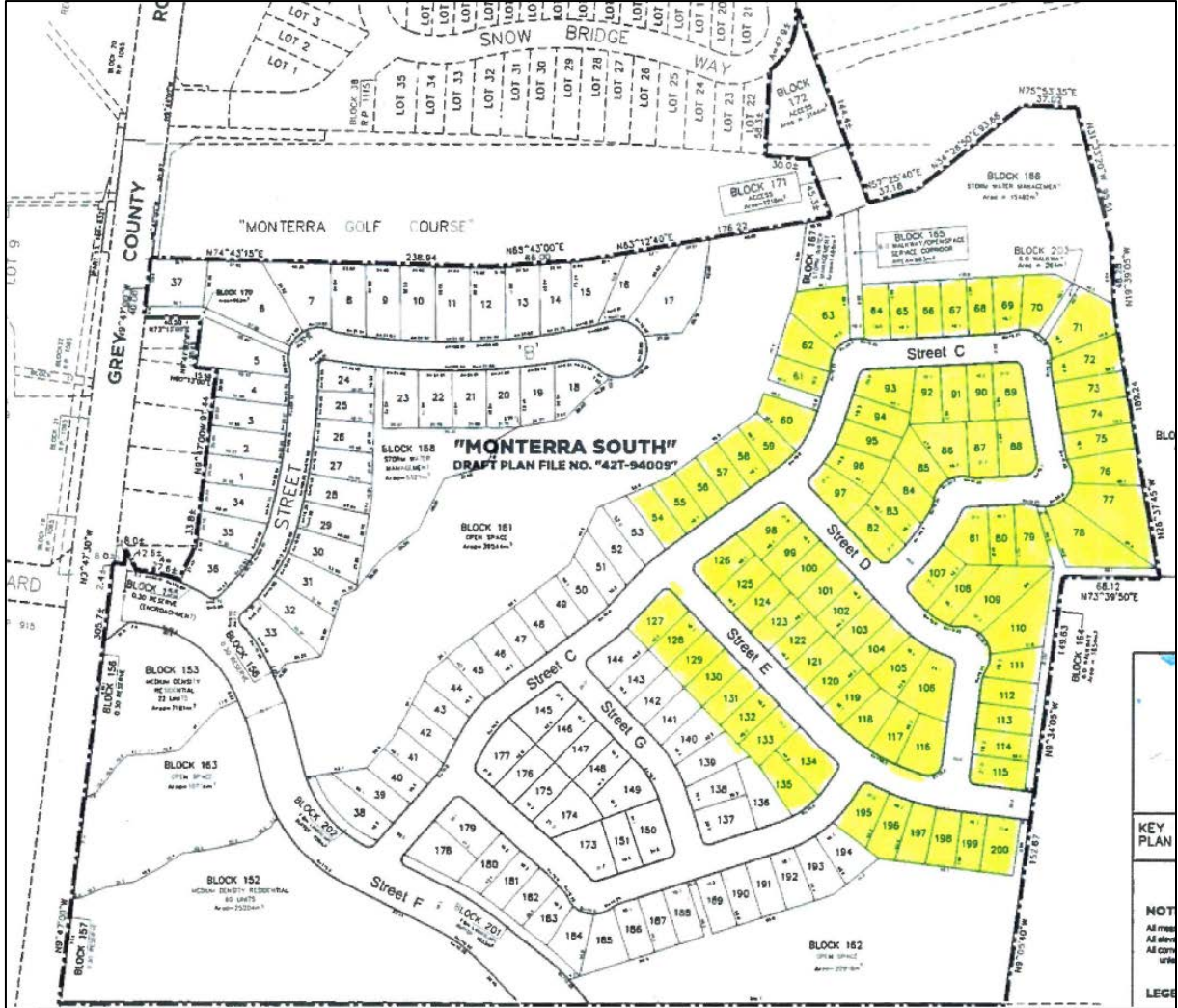
If a person or public body does not make oral submissions at a public meeting, or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Questions? Want more information? Ask the Planner!

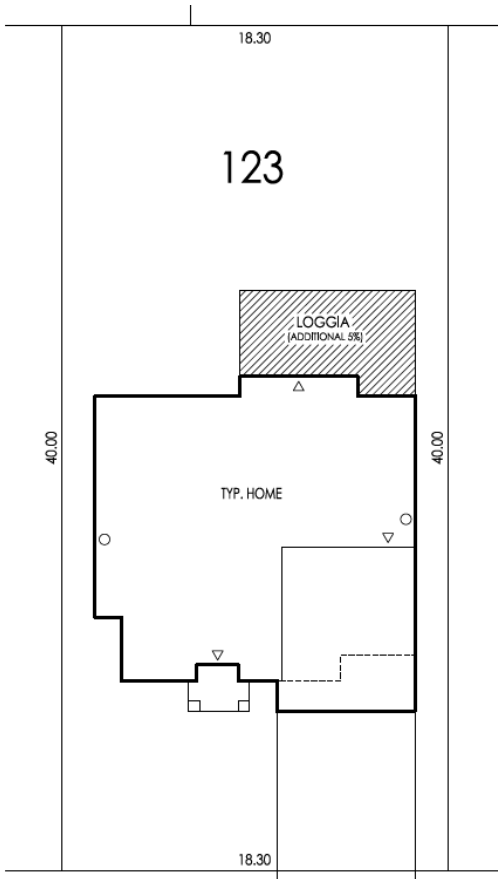
Shawn Postma, Senior Policy Planner

Phone: (519) 599-3131 ext [248] or Toll Free (888) 258-6867 Email: planning@thebluemountains.ca

Lots 54 to 135 and Lots 195 to 200 of Draft Plan of Subdivision 42T-94009



Increased Lot Coverage: Covered Porch (Loggia) Design *example only



LOT COVERAGE - WITH LOGGIA		
LOT AREA	732.00 m ²	
BUILDING AREA	214.06 m ²	29.2 %
PORCH AREA	5.59 m ²	0.8 %
LOGGIA AREA	36.35 m ²	5.0 %
COVERAGE	256.00 m ²	35.0 %

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.