



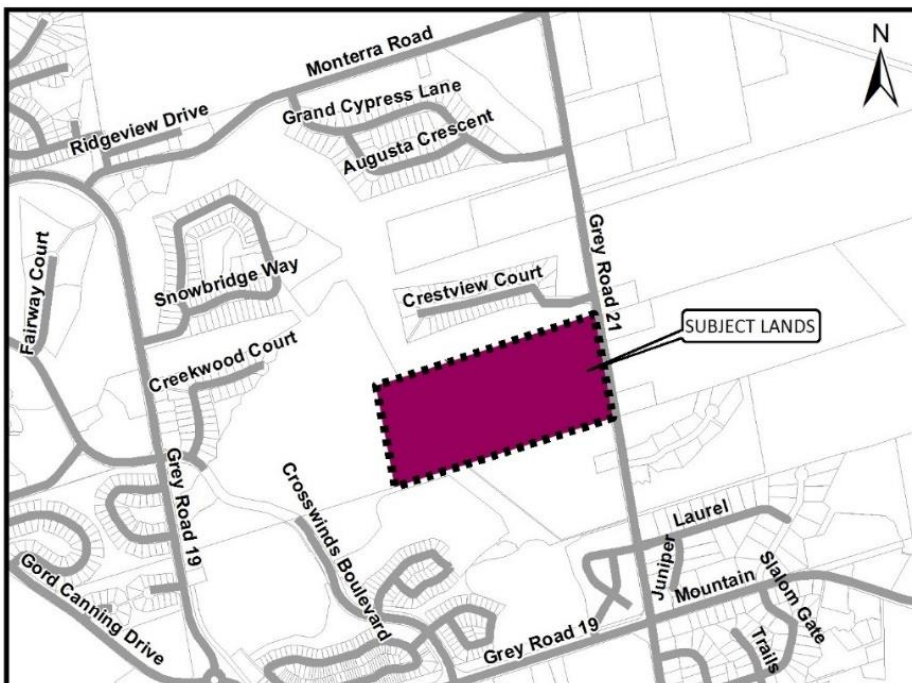
Notice of Public Meeting

Application for Plan of Subdivision and Zoning By-law Amendment

Property Location: South Part Lot 17, Concession 1

**Public Meeting: January 27, 2020 at 5:00 PM
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON**

Key Map



What is being proposed?

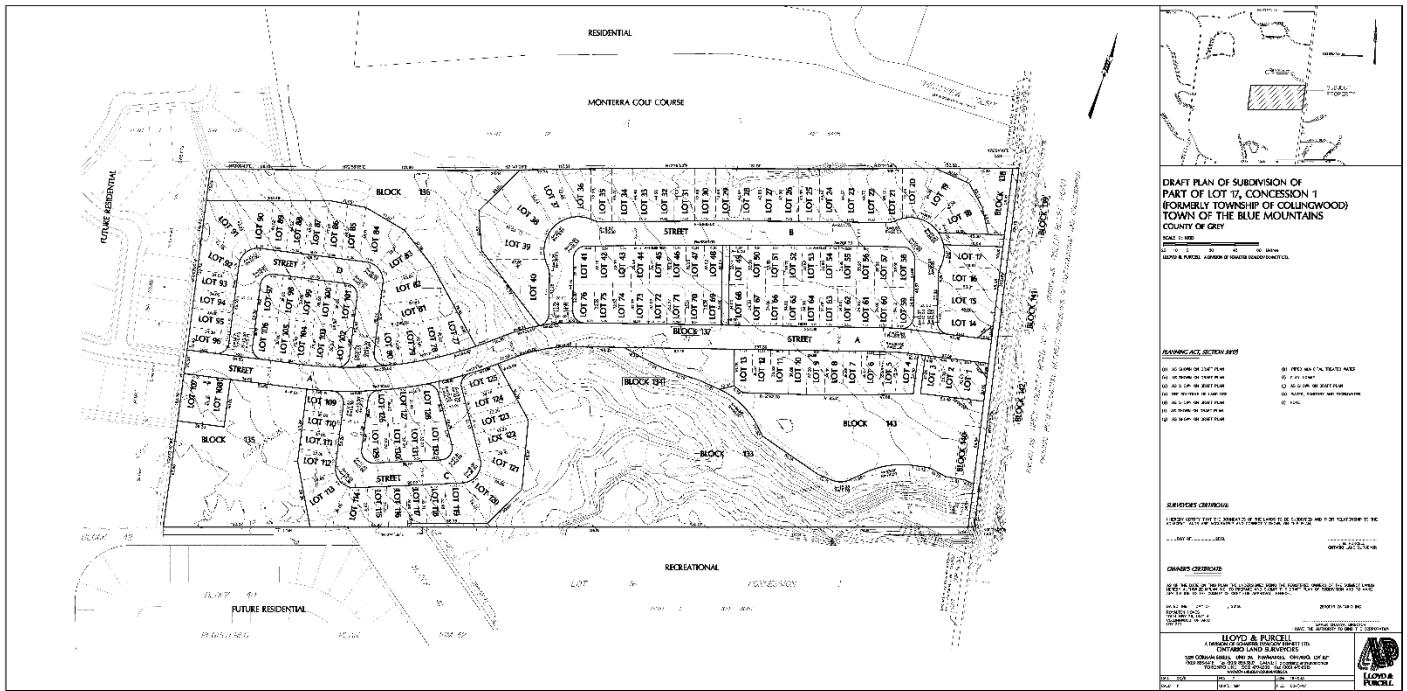
The purpose of this application is to consider a request for a proposed Plan of Subdivision and Zoning By-law Amendment on the subject lands. Together, the applications propose a maximum of 180 residential units, plus open space, environmental protection areas and a public park. The project is named Blue Vista and is owned by 2590019 Ontario Inc. c/o Royalton Homes.

The County of Grey has received an application for Plan of Subdivision (County file number 42T-2019-01) that proposes to create a total of 133 lots for a total of up to 180 residential dwellings. A mixture of single detached and semi-detached dwellings are proposed. Access to the lots would be from a series of new public roads connecting to Grey Road 21 to the east and through a separate development (currently under construction) to Grey Road 19. Blocks are also being created for open space, parkland and environmental protection areas. Servicing to the proposed subdivision will be via municipal water and sewer services.

A Note about information you may submit to the Town and 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'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.



The Town of The Blue Mountains has received an application for Zoning By-law Amendment (Town file number P2737) in order to rezone the subject lands from the Development 'D' and Hazard 'H' zones to the Residential 'R1-2', Open Space 'OS' and Hazard 'H' zones. Exceptions are proposed on the Residential 'R1-2' lands to limit residential uses to single detached and semi-detached dwellings up to a maximum of 180 units. An increase in permitted lot coverage (35% to 38%) and minimum lot requirements for semi-detached units (225 m² lot area, 7.5 m lot frontage) are also proposed. Short Term Accommodation uses are proposed to be prohibited.

Exceptions are proposed on the Open Space lands to permit a private recreational facility having a maximum floor area of 500 m² and a minimum rear yard and side yard setback of 1 metre.

The Holding '-h' symbol is proposed to require the completion of a Subdivision Agreement and registered Plan of Subdivision prior to development. It is anticipated that up to three model homes may be constructed on the lands prior to the removal of the Holding '-h' symbol subject to a Model Home Agreement with the Town.

In support of the applications, the Town and County has received a number of studies, drawings and reports, all of which are available for viewing on the Town and County Websites or by visiting the Town or County offices.

For information on the Plan of Subdivision application visit:

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

For information on the Zoning By-law Amendment application visit:

<https://www.thebluemountains.ca/development-projects.cfm?is=26>

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, or at the County of Grey 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, or the County Planning Department:

By Mail or in Person:

Town Clerk
32 Mill St. Box 310,
Thornbury ON, N0H 2P0
Fax: 519-599-7723
Email: townclerk@thebluemountains.ca

County of Grey Planning
595 9th Avenue East
Owen Sound, ON, N4K 3E3
Fax : 519-376-7970
Email: planning@grey.ca

Written comments are requested by January 24, 2020 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 and County staff will bring recommendations on this project to future council meetings.

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 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 plan of subdivision is approved or refused, the person or public body is not entitled to appeal the decisions.

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 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.

*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.

Right of Applicant or Public Body to Appeal Conditions

The following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the Tribunal by filing a notice of appeal with the approval authority: the applicant; any public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority; the Minister; or the municipality in which the subject land is located.

Dated at County of Grey this **6th** day of **January, 2020**.