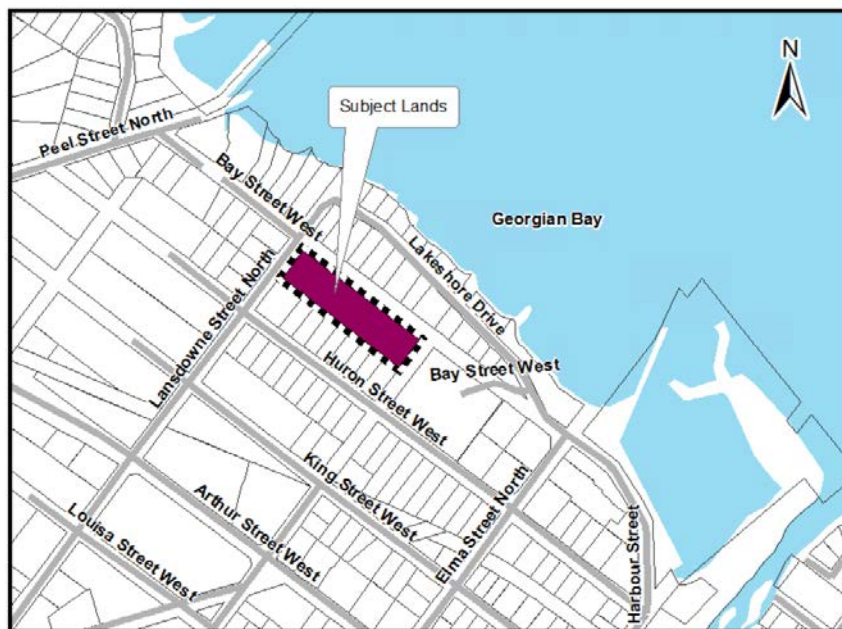


NOTICE OF PUBLIC MEETING - WE WANT TO HEAR FROM YOU

WHAT: The County and Town are seeking input on development applications within 120 metres of your property that would create a total of 22 lots for 22 semi-detached residential dwellings.

SITE: Lots 35 to 39, Southwest Side of Bay Street, Town Plot of Thornbury, Town of The Blue Mountains



Location and Timing of the Public Meeting? **September 16, 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 will be circulated to Council in advance of the Public Meeting 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 one business day in advance of the Meeting (no later than September 15, 2020 by 10am). 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:

Scott Taylor (Grey County Planner)



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



scott.taylor@grey.ca



519-519-372-0219 ext. 1238

Denise Whaley (Town Planner)

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

planning@thebluemountains.ca

519-599-3131 ext. 262

Request for information

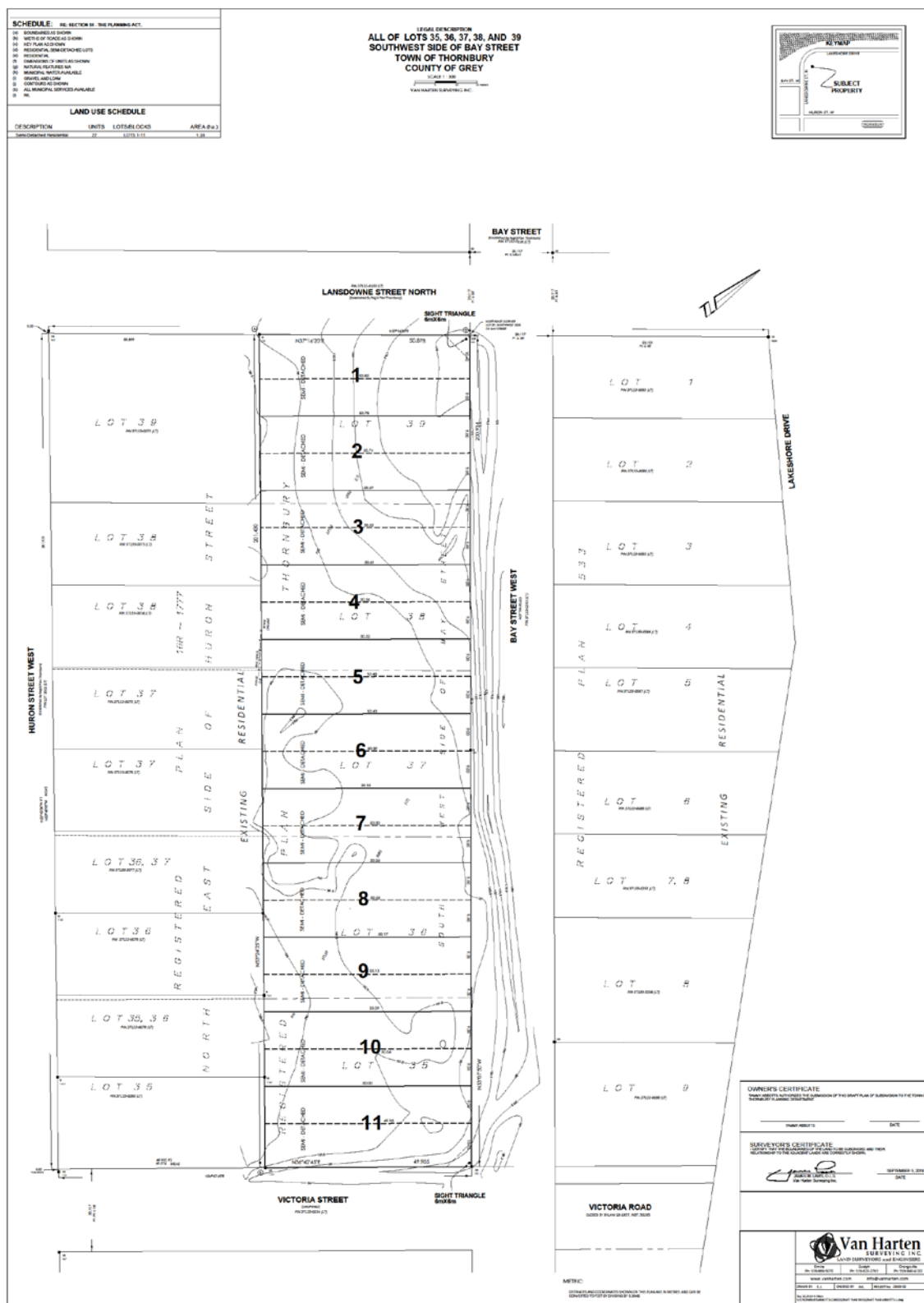
For information on the plan of subdivision application visit <https://www.grey.ca/planning-development/planning-applications>

For all supporting studies, reports for the proposed zoning by-law application visit <https://www.thebluemountains.ca/development-projects.cfm?is=26>

What is being proposed through the applications?

The County received a plan of subdivision application known as the Abbotts Subdivision (County file number 42T-2019-02) that proposes to create lots for 22 semi-detached residential dwellings. The draft plan seeks to create 11 lots that would be further divided into 22 lots, through Part-Lot Control at a later time. Access to the lots would be from extensions of Bay Street West and Victoria Street North. The new road extensions are proposed to be a one-way road. The proposed subdivision would be serviced by municipal water and sewer services.

The effect of the zoning by-law amendment application is to rezone the subject lands from the Residential One (R1-1) zone to the Residential Two (R2) zone to permit the semi-detached dwellings.



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. A brief presentation will be made about the development. Those who have preregistered with the Town Clerk can ask questions, and/or make statements either in favour of, or in opposition to the development.

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 is sections 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 proposed zoning by-law amendment or 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 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 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 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 P2832 for the zoning by-law amendment when directing comments to the Town and plan of subdivision application 42T-2019-02 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 Town of The Blue Mountains this **27th** 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.