

Notice of Second Public Meeting



Applications For:

Draft Plan of Subdivision 42T-2016-10 and Zoning By-law Amendment

Property Location:

The legal description of the property is Part of Lot 21, Concession 2, Including: Part Lot 161, Lot 172, Part Lot 173, and East Part Lot 169 Plan 529, in the former geographic Township of Collingwood, now in the Town of The Blue Mountains. A triangle parcel on the north side of Lakeshore Road East has been added to the project. See key map on reverse.

Public Meeting: Monday June 4, 2018 at 5:00pm.
At the Town of The Blue Mountains Town Hall, Council Chambers
32 Mill Street, Thornbury, ON N0H 2P0

What is being proposed?

Further to the Public Meeting on May 17, 2018, the County and Town are holding a Second Public Meeting to receive input on updated development applications to consider allowing for a revised Plan of Subdivision and Zoning By-law Amendment. The proposed revisions are based on comments received from the first public meeting and include changes to the lot development areas, the internal street network, open space areas and unit types.

The Plan of Subdivision proposes to:

- Create two parcels (blocks) that would be deeded to the Town of The Blue Mountains to establish a public trail at the base of the Nipissing Ridge,
- Create a third parcel (block) that would be developed into 211 residential units (up from 208 units) through future processes called Site Plan Approval and Part Lot Control. The 211 residential units would consist of 45 single detached residential units and 166 townhouse units
- The proposed residential units would be offered as life lease units with each unit being located on an individual land lease
- The owner (Parkbridge-Craigleith) would retain ownership and management responsibility for the entire development site.

The Zoning By-law Amendment proposes to:

- Rezone the subject lands from the Development 'D', Hazard 'H' and Residential 'R3' zone to a Mixed Residential Use 'MR', Hazard 'H' and Private Open Space 'OS2' zone

Additional applications for Site Plan Approval and Part Lot Control have also been received.

The applications have been filed by Parkbridge Lifestyle Communities Inc., and DC Slade Consultants Inc. is representing the applicant.

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 or proposed subdivision.

Where do I find more information?

You can learn more about the proposed development by contacting the County or Town offices, or by reading the materials on the County website at the below link. You may also choose to submit comments via letter or email, after taking the time to learn about the proposed development. All contact information for the County and Town has been provided below (next page):

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

Where do I submit my comments?

Your written comments may be sent by email, mail or in person to the County and Town staff at the contact details provided below (next page):

| County Contact Information: | Town Contact Information: |
|---|--|
| Randy Scherzer, Director of Planning County of Grey Planning Department 595 9th Avenue East Owen Sound, Ontario, N4K 3E3 Phone: 519-372-0219 ext. 1237 Email: randy.scherzer@grey.ca | Shawn Postma, Senior Policy Planner Town of The Blue Mountains 32 Mill Street East, PO Box 310 Thornbury, ON N0H 2P0 Phone: 519-599-3131 ext. 248 Email: planning@thebluemountains.ca |

Written comments are requested by June 1, 2018 so that they may be shared 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?

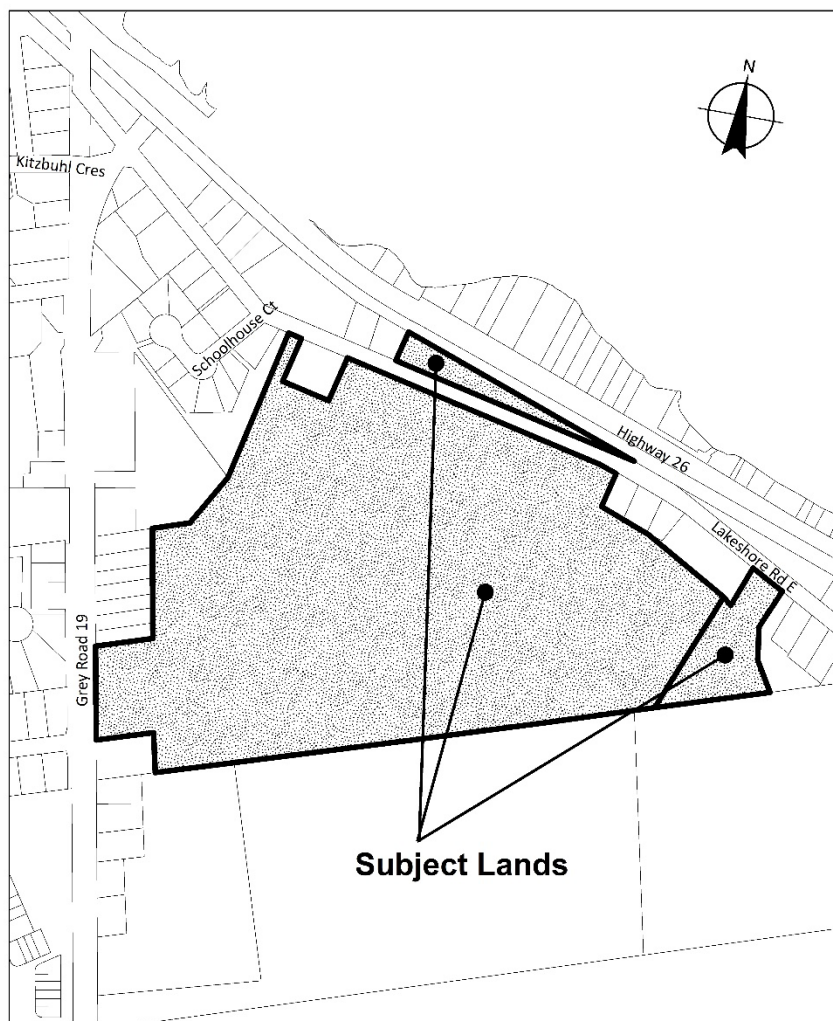
You must make a request in writing if you wish to receive a notice of any decision of Council on this proposal.

Your rights to appeal a decision:

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Town of The Blue Mountains before the zoning by-law amendment is passed or to the County of Grey in respect of the proposed plan of subdivision before the County gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Town of The Blue Mountains or the County of Grey 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 the Town of The Blue Mountains before the zoning by-law amendment is passed or to the County of Grey in respect of the proposed plan of subdivision before the County gives or refuses to give approval to the draft plan of subdivision, 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.

KEY MAP



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 and upon request.