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Notice of Complete Applications and Public Meeting

Applications for Official Plan Amendment (P3457), Zoning By-law Amendment (P3458), Draft Plan of Subdivision (P3459), and Draft Plan of Condominium (P3460)

Property Location: 496857 Grey Road 2

Public Meeting: November 26, 2024 at 9:30 am
Council Chambers, Town Hall
32 Mill Street, Thornbury, ON N0H 2P0
Hybrid Format (In-person AND Virtual via Microsoft Teams)

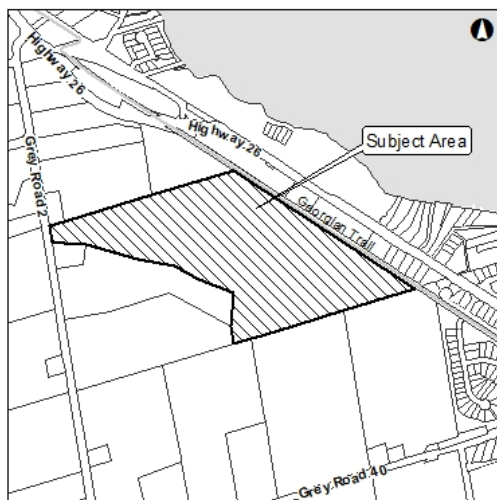
What is being proposed?

The above-captioned applications have been received and deemed complete as of October 16, 2024. This proposal seeks approval to:

- Change the Official Plan designation of the subject lands from Rural, Hazard and Special Agriculture to Community Living Area, Hazard and Special Agriculture with site specific permissions for a maximum density of 39 units/HA resulting in a maximum of 376 rowhouse and back-to-back units;
- Rezone the lands from Rural, Hazard and Special Agriculture to:
 - o Introduce 6 sets of site specific and relaxed zoning standards to apply to the corresponding units depending on type;
 - o Introduce new standards for back-to-back and rowhouse units;
 - o Revise Hazard zone boundaries; and
 - o Assign Open Space zoning to proposed park and amenity space
- Subdivide and create lots for each of the proposed 376 rowhouse and back-to-back units and create private roads, a stormwater management facility, park or amenity areas and two hazard land blocks;
- Create a common elements condominium excluding hazard lands;
- Remove significant woodlands from the portion of the lands proposed for development.

The effect of the proposed Subdivision and Condominium applications would also allow for either or both of a land lease and/or a freehold common element condominium on the subject lands.

Key Map



What happens at the 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.

How do I submit my comments?

Written Comments – You are encouraged to provide your comments or questions in writing using email or regular letter mail to the Town Clerk.

Written comments received by November 22, 2024, will be read by the Town Clerk at the Public Meeting and will be included as part of the public record.

Written comments may be sent to the Town Clerk:

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

Written comments may be sent to the County:

595 9th Avenue East, Owen Sound, ON, N4K 3E3
Fax: (519) 376-7970
Email: becky.hillyer@grey.ca

Verbal Comments – This Public Meeting is a hybrid meeting, allowing the public to attend the meeting in person or virtually. Those that wish to make verbal comments virtually are required to pre-register with the Town Clerk, no later than **November 19, 2024, at 12:00 pm.**

Contact the Town Clerk to pre-register:

Email: townclerk@thebluemountains.ca
Call: 519-599-3131 extension 232
Fax: (519) 599-7723

Anyone wishing to provide their verbal comments in-person at the Public Meeting, can attend the Town Hall, Council Chamber.

Those providing their comments in person, are required to follow the Public Health Guidelines of the Town, as recommended by the Grey Bruce Health Unit.

Where do I find more information?

Our website contains background studies, reports, plans and drawings. They are available for viewing or download at

www.thebluemountains.ca/hindsbrook,
www.grey.ca, or scan the QR code below:



Or visit Planning Services, at 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.

Questions? Want more information? Ask the Planner!

Adam Farr, Senior Planner, Town of The Blue Mountains **Ph:** (519) 599-3131 ext. 283 or Toll Free (888) 258-6867 **Email:** planning@thebluemountains.ca

Becky Hillyer, Senior Planner, Grey County, **Ph.** (548) 877-0715 **Email:** Becky.Hillyer@grey.ca

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?

If you wish to be notified of the decision of Council on the proposed Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision or Draft Plan of Condominium, you must make a written request to the Town Clerk.

Rights of Appeal

Within Ontario the planning and development process allows for communications of opinions from all individuals and groups. By law municipalities must hold a public meeting, and this meeting is one of your chances to learn about the development proposal and offer your opinions. Under the current legislation governing this development process, which is sections 22, 34 and 51 of the Planning Act, recent changes have limited rights of appeal after a decision is rendered, in particular with respect to third parties mainly to that of "specified persons" i.e. appeals by members of the public are not permitted to appeal unless their status is specifically listed in the Planning Act under the respective subsections:

- 22(7) re: Official Plan Amendments to,
- 34(19) re: Zoning By-law Amendments
- and 51(39) and 51 (43) re: Subdivisions and Condominiums.

Please note that if a third party wishes to seek status and be involved in appeal proceedings where an appeal of a decision or non-decision of Council is filed by an eligible entity, participation prior to the decision being made may be a prerequisite to gaining status. Please consult the Act further as required for additional information.

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 Official Plan Amendment, Zoning By-law Amendment or Plan of Subdivision.
2. If a specified 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 Ontario Land 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 Official Plan Amendment or Zoning By-law Amendment is approved or refused, or to the County of Grey before the Plan of Subdivision is approved or refused, the specified 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 Ontario Land 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 Official Plan Amendment and/or the Zoning By-law Amendment, or the County of Grey in respect to the approval or refusal of the Plan of Subdivision and/or Plan of Condominium, you must make a written request to the Town or the County, at the addresses noted on the previous page. Please note application #s P3457 for the Official Plan Amendment, P3458 for the Zoning By-law Amendment, when directing comments to the Town and P3459 for the Plan of Subdivision and P3460 for the Plan of Common Elements Condominium when directing comments to the County.
5. 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 specified person listed in the respective sections of the Planning Act may appeal the decision of the Town with respect to the OPA and ZBA and of the County of Grey to the Ontario Land Tribunal (OLT) as it relates to the proposed plan of subdivision. Below is the prescribed list of 'specified persons' eligible to appeal a decision of the Town or County of Grey related to the respective applications under the 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#BK82> For more information about these recent changes, please visit the OLT website or contact OLT <https://olt.gov.on.ca/about-olt/> The prescribed list of 'specified persons' eligible to appeal a decision of the County or Town as applicable on the Official Plan Amendment 22(7) Zoning By-law Amendment Plan as per subsection 34(19) and of Subdivision of Plan of Condominium as per subsections 51(39) 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.

Where there is a change or error in the references above the provisions of the in-effect Planning Act and related regulations shall prevail.

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.