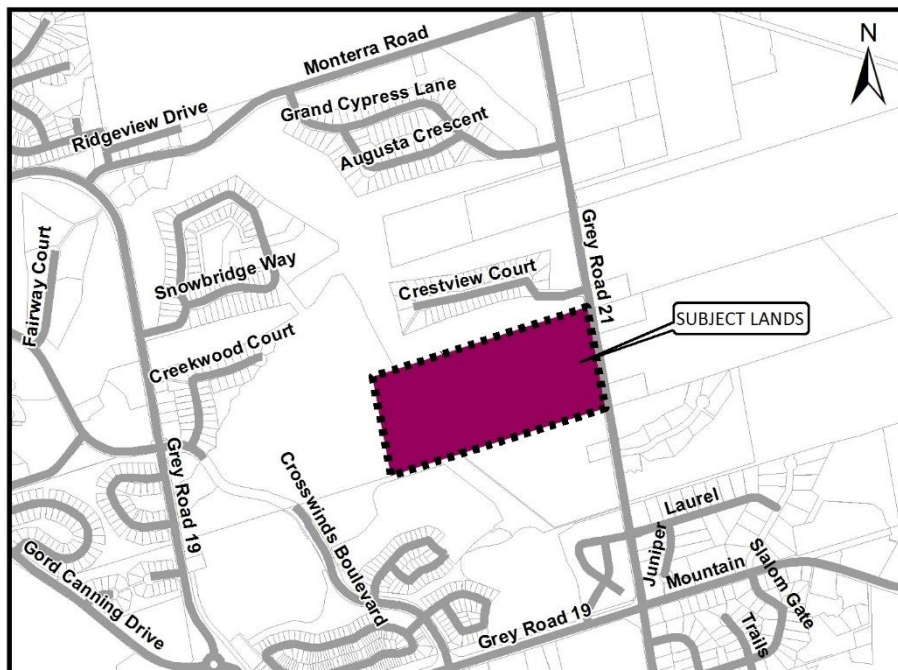


NOTICE OF COMPLETE APPLICATIONS - WE WANT TO HEAR FROM YOU

WHAT: The County and Town are seeking input on development applications within 120 metres of your property that would create a total of 133 lots for up to 180 residential dwellings.

SITE: Part Lot 17, Concession 1, Town of The Blue Mountains, geographic Township of Collingwood



Location and Timing of the Public Meeting? To be determined, a notice will be sent out at a later date.

How can I contribute my opinion?

Any person or agency may attend the Public Meeting and/or make verbal or written comments regarding this proposal.

How do I submit comments?

Submit written comments or sign-up to be notified of a decision by mailing or contacting:

Scott Taylor (Grey County Planner)



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



scott.taylor@grey.ca



519-519-372-0219 ext. 1238

Shawn Postma (Town Planner)

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

planning@thebluemountains.ca

519-599-3131 ext. 248

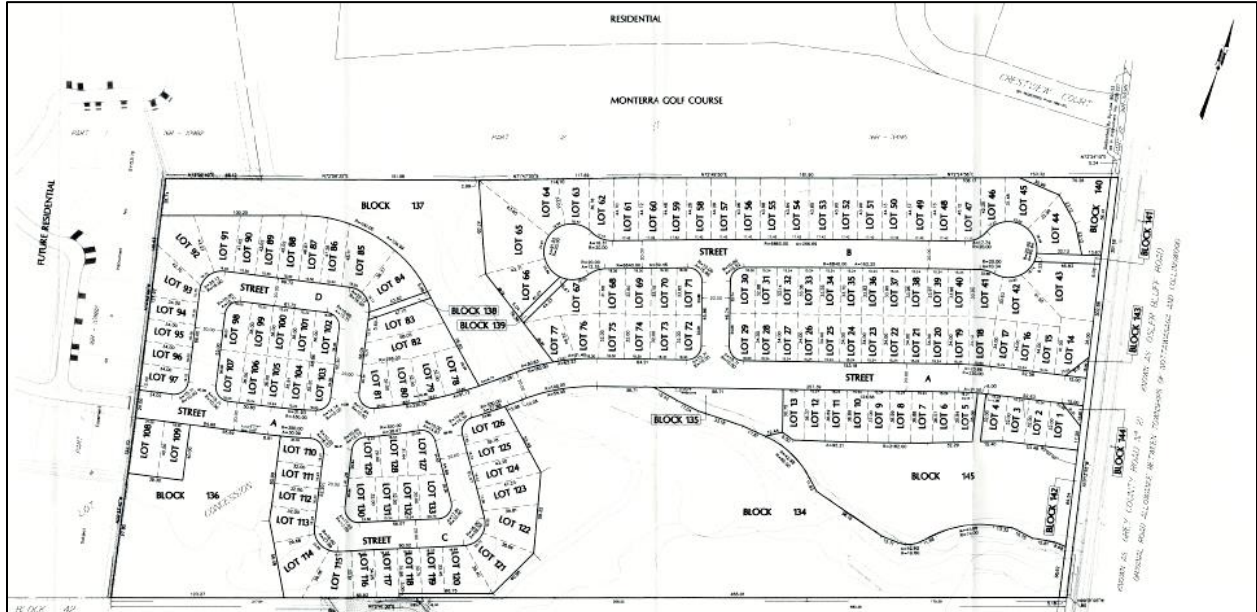
Request for information

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>

This is a second Notice of Complete Application being sent on behalf of the Town and County. The first notice was sent on behalf of the Town only on May 13, 2019

What is being proposed through the applications?



The County has received a plan of subdivision application known as the Blue Vista 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 roads connecting to Grey Road 21 and through the Second Nature development 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.

The effect of the zoning by-law amendment application is 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 a Subdivision Agreement and registered Plan of Subdivision prior to development. Permission is requested to permit up to three model homes to be constructed on the lands prior to the removal of the Holding '-h' symbol subject to a Model Home Agreement with the Town.

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

The public meeting will take place at a 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.

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 P2737 for the zoning by-law amendment when directing comments to the Town and plan of subdivision application 42T-2019-01 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.

Dated at Town of The Blue Mountains this 24th day of **May, 2019**.

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.