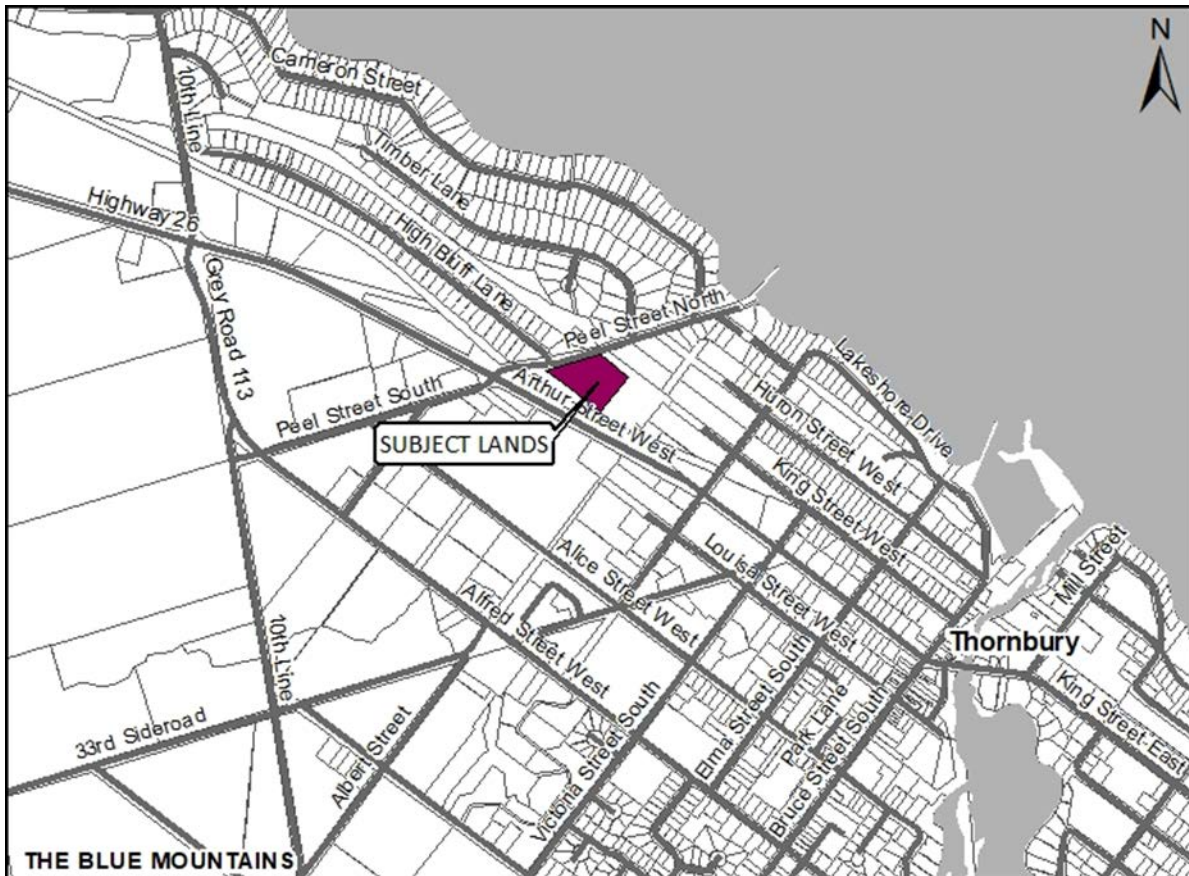




NOTICE OF PUBLIC MEETING - WE WANT TO HEAR FROM YOU

What: The County and Town are seeking input on development applications within 120 metres of your property that would implement an approved site plan to create 2 single detached dwellings and 22 semi-detached dwellings.

Site: Lots 47 and 48, Southwest of King Street, and Lots 47 to 49, Northeast of Arthur Street, and Part of Minto Street, Townplot of Thornbury, Town of The Blue Mountains ([188 Peel Street N](#))



Location and Timing of the Public Meeting? **October 7, 2020 at 1:00 pm** (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. Comments received one full day in advance of the Meeting (by 10am on October 6, 2020) will be read by the Town Clerk at the Virtual Public Meeting. All written comments received will be circulated to Council.

Anyone wishing to speak on this matter at the Virtual Public Meeting is encouraged to pre-register early, and no later than five days in advance of the Meeting (by 10am on October 2, 2020). 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 do I submit comments? You may choose to submit comments via letter or email after taking the time to learn about the proposed development. See contact information on the following page:

County of Grey Contact Information:	Town of The Blue Mountains Contact Information:
Randy Scherzer (Planner) ✉ County of Grey Planning Department 595 9th Avenue East Owen Sound, Ontario, N4K 3E3	Travis Sandberg (Planner) ✉ Town of The Blue Mountains PO Box 310 – 32 Mill Street Thornbury, ON N0H 2P0



County of Grey Contact Information:	Town of The Blue Mountains Contact Information:
 Phone: 519-372-0219 ext. 1237  Email: randy.scherzer@grey.ca	 Phone: 519-599-3131 ext. 283  Email: planning@thebluemountains.ca

Request for information: For information on the County Plan of Subdivision visit:
www.grey.ca/planning-development/planning-applications

For information on the Town’s Zoning By-law Amendment process visit:
<https://www.thebluemountains.ca/development-applications.cfm?is=2>

What is being proposed through these applications?

Below is a map showing the proposed plan of subdivision. A full version of this map is available on the County website, or at the County office in Owen Sound, or Town office in Thornbury.

The County has received a plan of subdivision application known as Richpark Homes (County file number 42T-2020-04) that proposes to create a single block subdivision in order to utilize Part Lot Control provisions under the Planning Act to implement a site plan that has been approved by the Town of The Blue Mountains. The approved site plan created a total of 2 single detached dwellings and 22 semi-detached dwellings. The intent is to create Parcels of Tied Land (POTL’s) using the Part Lot Control provisions under the Planning Act and then create a common element condominium for the proposed private road and the open space lands to the south through a future condominium exemption application process.

The purpose and effect of the proposed zoning by-law amendment application is to modify the existing site-specific zoning provisions to facilitate the creation of a common element condominium as a form of ownership tenure for the lands. Current zoning by-law provisions treat building setbacks as if the condominium is one single property notwithstanding that 24 dwelling units are to be built. As a part of the amendment, the applicant proposes to modify the existing site-specific zoning provisions to recognize that the proposed common element lands within this zone shall be considered to be one contiguous lot.

The applicant also proposes to include additional allowances for unenclosed/uncovered decks on Units 10-21 to permit a maximum encroachment of 3.0m into a required yard, whereas a maximum encroachment of 1.5m is currently permitted by Zoning By-law 2018-65

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-2019-04 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:

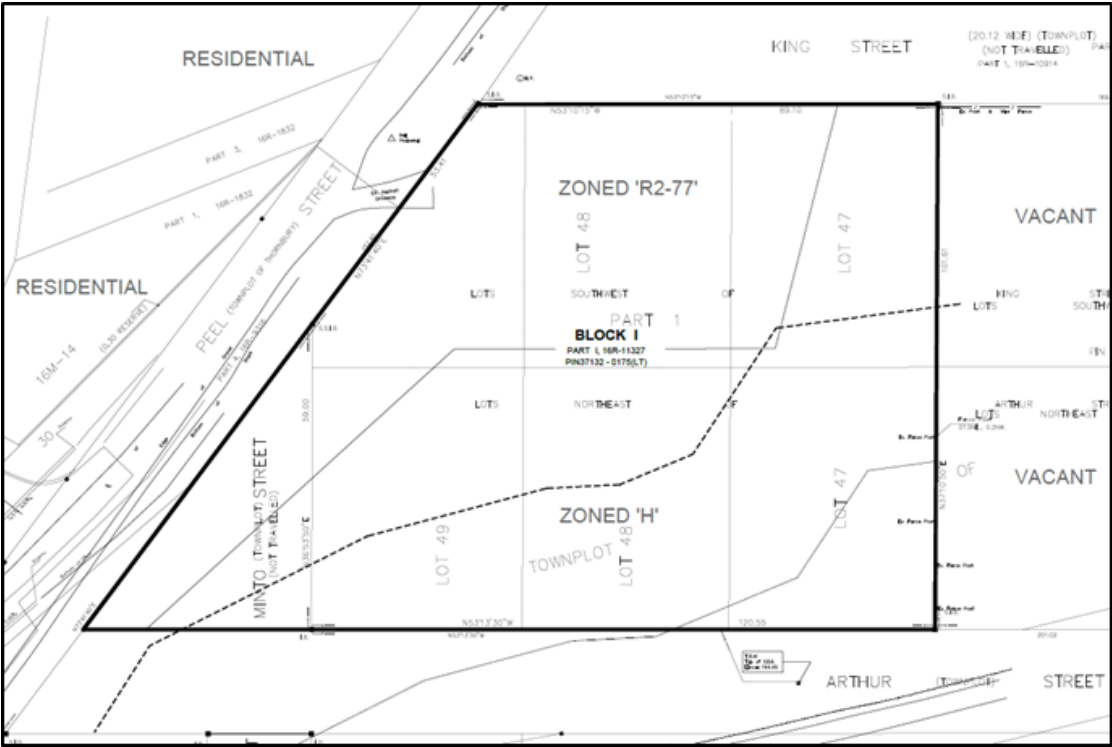
1. A corporation operating an electric utility in the local municipality or planning area to which the plan of subdivision would apply.
2. Ontario Power Generation Inc.
3. Hydro One Inc.
4. A company operating a natural gas utility in the local municipality or planning area to which the plan of subdivision 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 17th day of September 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.

Proposed Draft Plan of Subdivision



Existing Approved Site Development Plan

