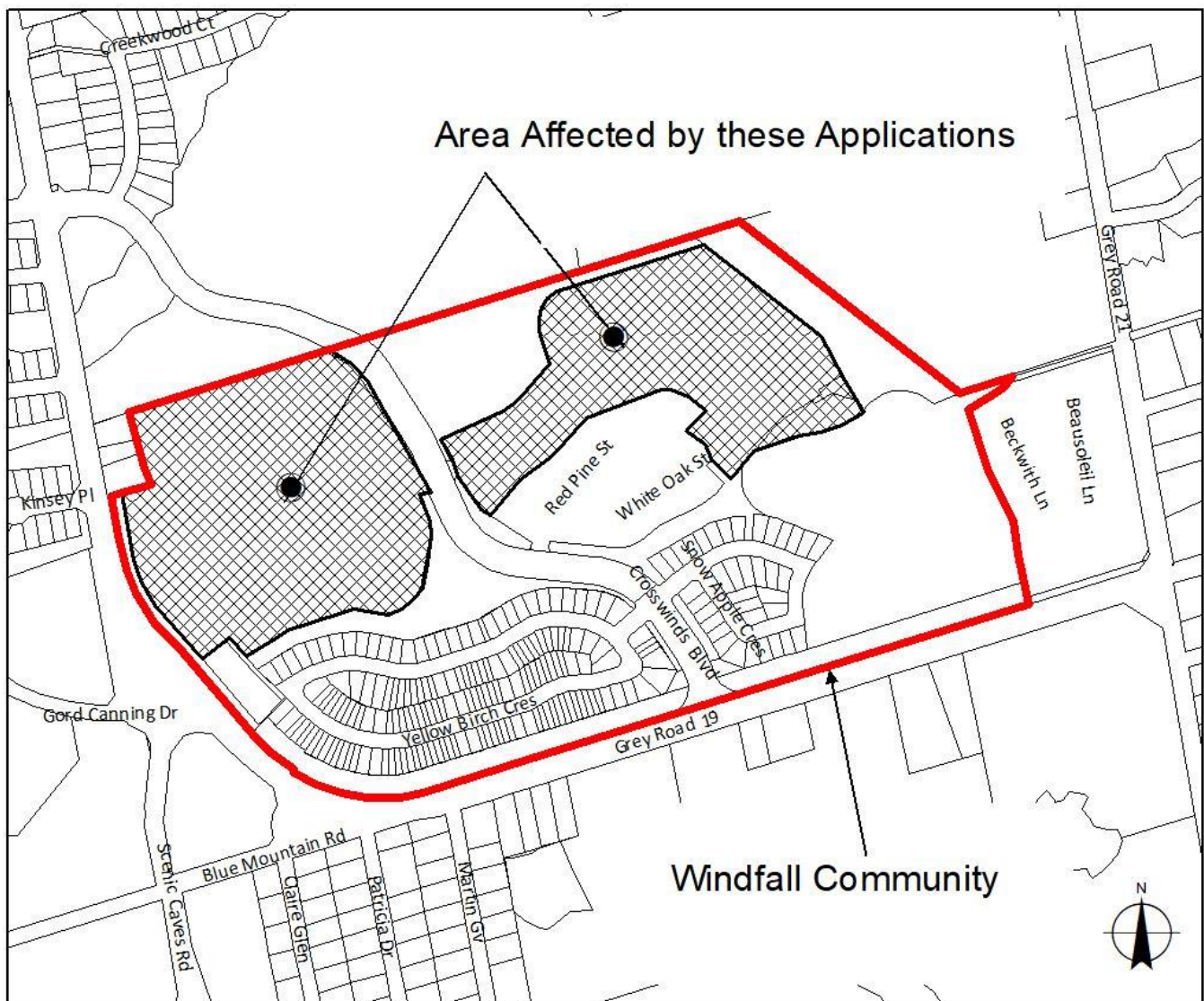


NOTICE OF COMPLETE APPLICATION AND NOTICE OF PUBLIC MEETING- WE WANT TO HEAR FROM YOU

WHAT: The County and Town are seeking input on development applications **within 120 metres of your property** that propose to enable the planned development of 145 single detached and 262 semi-detached dwelling units in Phase 4, 5 and 6 at the Windfall community. The proposed development represents an overall increase from the permitted 609 units in the Windfall community to 680 units. (Increase of 71 additional units). The proposed increase in total units does not create any additional lots. The additional units are created by increasing the ratio of semi-detached units to single detached units.

SITE: Blocks 38, 40, 44, 45, 47, 60 Registered Plan 16M-42, Part of Lot 16, Concession 1, Town of The Blue Mountains



PUBLIC MEETING LOCATION? Town of The Blue Mountains, Town Hall Council Chambers, 32 Mill Street, Thornbury, ON, N0H 2P0

TIMING OF PUBLIC MEETING? Monday February 25th, 2019 at 5:00pm

How can I contribute my opinion?

Town of The Blue Mountains Zoning By-law Amendment File#P2697 &

Grey County Plan of Subdivision Application 42T-2010-03



Colour It Your Way

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:

Randy Scherzer (Grey County Planner)



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



randy.scherzer@grey.ca



519-372-0219 ext. 1237



Request for information

For information on these Applications visit:
www.grey.ca/planning-development/planning-applications

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

What is being proposed through the applications?

The County has received a request for redline revision to the Windfall draft plan of subdivision (County file number 42T-2010-03) to increase the total unit yield for the Windfall Community from 609 units to 680 units and to insert a new public walkway connecting Street 'G' to the Community Park at Block 'A'. The new walkway also results in revisions to the lot fabric along Block 'A' and Block 'S'.

The purpose and effect of the proposed zoning by-law amendment application is to increase the maximum permitted number of residential units from 609 to 680 to implement the proposed redline changes described above.

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 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 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 of the Town of The Blue Mountains or the County of Grey to the Local Planning Appeal Tribunal.
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 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 LPAT unless, in the opinion of the Board, 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 file#P2673 (for the Zoning By-law Amendment) when directing correspondence to the Town and Plan of Subdivision Application 42T-2010-03 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 Owen Sound this **28th** day of **January, 2019**.

