



WE'VE RECEIVED AN OFFICIAL PLAN AMENDMENT APPLICATION AND A REZONING APPLICATION AND WE WANT YOUR INPUT

The County of Grey and the Town of The Blue Mountains want your feedback on a new development proposal.

Why did I get this notice?

You received this meeting notice as you live or own property within 120 metres of the proposed development location.

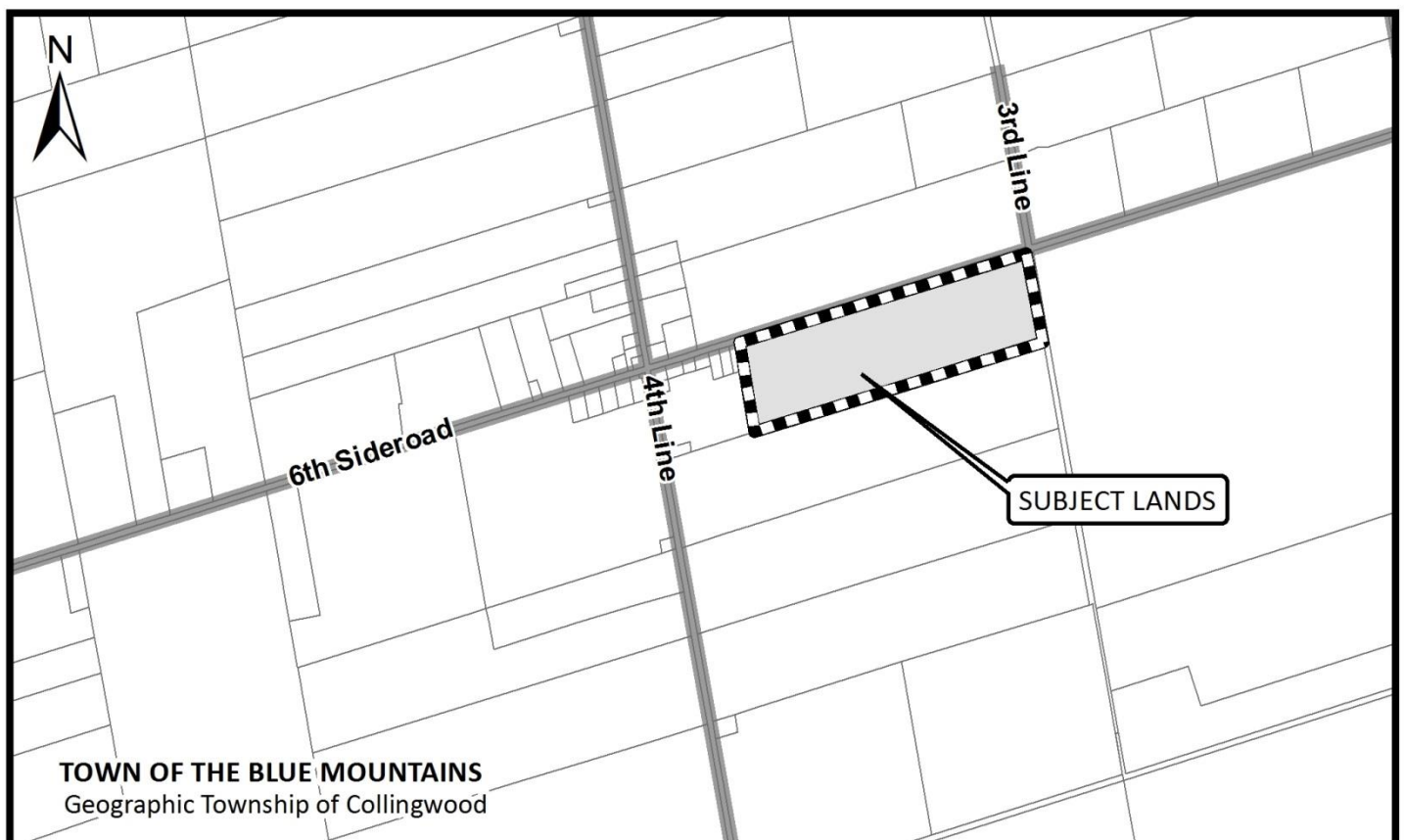
Description of the Proposed Development

The County and the Town are seeking input on development applications to consider allowing an expansion of a gravel pit known as "the Conn Pit" to the vacant area of the property (east side). This proposal requires Town Council and Grey County approvals, and the applicant applied for Official Plan and Zoning amendments to seek permission to expand the gravel pit.

The applications have been filed by 2223117 Ontario Inc. Brian Zeman, MHBC Planning is representing the applicant.

Location of the Proposed Development

The subject lands are located in the Town of The Blue Mountains. The legal description of the property is North Part of Lot 6, Concession 3, RP 16R9097 Part 1, (geographic Township of Collingwood), the Town of The Blue Mountains. See key map below.



Location and Timing of the Public Meeting

Take notice that the Council of the Corporation of the Town of The Blue Mountains will hold a Public Meeting under Sections 34 and 51 of the *Planning Act*, R.S.O. 1990, as amended, on;

MONDAY, MAY 16, 2016 at 5:00 P.M.

in Town Council Chambers located at 32 Mill Street, Thornbury, Ontario.

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. At the meeting members of the public will also hear a summary of any comments received about the proposed development prior to the public meeting.

The public meeting will take place during a Council meeting and the Deputy Mayor will act as the moderator for the meeting. 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.

I can't attend the Public Meeting, can I still participate?

Yes, you can still participate. 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 of the contact information for both the Town and County has been provided below:

<http://www.grey.ca/services/planning-development/new-planning-applications/conn-pit-expansion/>

County Contact Information:	Town Contact Information:
Sarah Morrison, Intermediate Planner County of Grey Planning Department 595 9th Avenue East Owen Sound, Ontario, N4K 3E3 Phone: 519-372-0219 ext. 1241 Email: sarah.morrison@grey.ca	Denise Whaley Planner Town of The Blue Mountains 32 Mill Street, P.O. Box 320 Thornbury, Ontario, N0H 2P0 Phone: 519-599-3131 ext. 262 Email: dwhaley@thebluemountains.ca

What is being proposed through the applications?

This development requires three applications, a County of Grey Official Plan Amendment application, a Town of the Blue Mountains Official Plan Amendment application and a Town of the Blue Mountains Zoning By-law Amendment application. In order for the development to move forward, approvals are needed on all of these applications. The County makes the decision on the County and Town Official Plan Amendment applications and the Town makes the decision on the Zoning By-law Amendment.

If this proposal is approved, the amendments would change the permitted uses on the property to allow gravel extraction.

The County Official Plan designation would change from Rural to Mineral Resource Extraction. The Town of The Blue Mountains Official Plan designation would change from Rural to Extractive Industrial, and the Zoning would change from the General Rural Exception 209 (A1-209) to Extractive Industrial (M4), or other suitable zone to allow the proposed extraction uses. The proposed amendments to the Town of The Blue Mountains Official Plan and Zoning By-law also include some mapping corrections for the existing pit operation, to better reflect the uses of the lands.

The applications have been deemed complete, under the *Planning Act*, which means that it is now time to receive public feedback on the proposals. In deeming the applications complete, the County and the Town have enough information to seek public input on the development. No decisions have been made on the applications, and no decisions will be made until the public process has been completed.

Why this meeting is 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, which is sections 51 and 34 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 Official Plan Amendments or Zoning By-law Amendment.

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 Amendment is approved or to the County of Grey before the Official Plan Amendments are approved, 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 Ontario Municipal Board.
3. If a person or public body does not make oral submission at a public meeting, or make written submissions to the Town of The Blue Mountains before the Zoning By-law Amendment is approved or to the County of Grey before the Official Plan Amendments are approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.
4. If you wish to be notified of the decision of the Town of The Blue Mountains in respect to the approval of the Zoning By-law Amendment, or the County of Grey in respect to the passing of the Official Plan Amendments, you must make a written request to the Town or the County, at the addresses noted on the previous page. Please note Zoning By-law Amendment file number (Z-16) when directing correspondence to the Town. The County Plan of Subdivision file number is 42T-2016-02.

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 22nd day of April, 2016