



Notice of Public Meeting

Application for Zoning Amendment

Public Meeting: September 12, 2016 at 5:00p.m.
The Blue Mountains
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON

What is being proposed?

The purpose of this Public Meeting is to obtain public and agency comments on proposed Zoning By-law Amendments that would permit second units within existing dwellings (basement apartment), above accessory structures (apartment above garage) and within new structures (second dwelling) on the same property as the primary dwelling. A second unit is a self-contained residential unit that provides an independent entrance, kitchen, bathroom, and living facilities.

The purpose of the proposed Zoning By-law Amendments is to implement changes made to the "Planning Act" by the "Strong Communities through Affordable Housing Act, 2011". These changes mandate that municipal Official Plans provide policies for second units. Official Plan policies are now in place through the approval of the June 2016 Town of The Blue Mountains Official Plan.

The effect of the proposed Zoning By-law Amendments is to establish provisions that must be met to install a second unit within the Town of The Blue Mountains.

A Key Map has not been provided as the proposed Amendments will generally affect all lands within the Town of The Blue Mountains.



What happens at a 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.

Where do I find more information?

Visit us in Planning Services, 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.

Where do I submit my comments?

Your written comments may be sent to the Town Clerk, Corrina Giles:

By Mail or in Person:

32 Mill St. Box 310,
Thornbury ON, N0H 2P0

Fax: (519) 599-7723

Email: townclerk@thebluemountains.ca

Written comments are requested by September 9, 2016 so that they may be read at the public meeting for the benefit of everyone in attendance.

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?

You must make a request in writing if you wish to receive a notice of any decision of Council on this proposal.

Your rights to appeal a decision:

Please take note that Section 34(19.1) of the Planning Act stipulates that there are no rights to appeal a By-law regarding second units. Therefore a decision of Council on second units cannot be appealed to the Ontario Municipal Board.

Questions? Want more information? Ask the Planner!

Shawn Postma, Senior Policy Planner

Phone: (519)599-3131 ext.248 or Toll Free (888)258-6867 **Email:** planningservices@thebluemountains.ca

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.

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. 2016 - _____

Being a By-law to amend Zoning By-law No. 83-40
which may be cited as "The Township of Collingwood Zoning By-law".

WHEREAS the Council of the Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 83-40;

AND WHEREAS pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS ENACTS AS FOLLOWS:

1. Section 3: DEFINITIONS is hereby amended by adding the following new definition:

“3.1(a) “Accessory Apartment Unit” means a secondary *dwelling unit* which is *accessory* to the principal use on the lot.”

2. Section 5: GENERAL PROVISIONS is hereby amended by adding the following to parking standards table of Section 5.14.5 Residential Parking Requirements

USE	Minimum Parking Space Requirement
Accessory Apartment Unit	1 parking space per Accessory Apartment Unit

3. Section 5: GENERAL PROVISIONS is hereby amended by adding the following new Section: Section 5.25 Accessory Apartment Units

“5.25 Accessory Apartment Units

A maximum of one *accessory apartment unit* is permitted in conjunction with a permitted single detached, semi-detached, duplex or townhouse dwelling, or within a detached accessory building to a single detached, semi-detached, or duplex dwelling in the A1, A2, R1, R2, R3, R4, R5, R6, R7, VR, RUR, ER, RR, RER, and DD zones subject to the requirements herein. An accessory apartment unit is not permitted to be located on a lot used for *short term accommodation* purposes.

- a) Accessory Apartment Units within a Primary Dwelling
An accessory apartment unit is permitted to be located in a single detached, semi-detached, duplex or townhouse dwelling provided that:
 - i) The use is accessory to the principle use on the same lot;
 - ii) The maximum floor area of the accessory apartment unit is not greater than 50% of the gross floor area of the main dwelling unit; and,
 - iii) The maximum number of bedrooms per unit is 2.
- b) Accessory Apartment Units within a detached structure (Urban; Serviced)
An accessory apartment unit is permitted to be located in a detached accessory structure to a single detached, semi-detached or duplex dwelling provided that:
 - i) The use is accessory to the principle use on the same lot;
 - ii) The maximum floor area of the accessory is not greater than 50% of the gross floor area of the main dwelling unit;
 - iii) The maximum number of bedrooms per unit is 2;
 - iv) The use is located in accordance with the yard setbacks applicable to a main dwelling in the applicable zone;
 - v) The use does not exceed the maximum lot coverage for accessory structures;

- vi) The use does not exceed a maximum height of 4.5 metres;
 - vii) The use shares the same driveway entrance as the main dwelling unit;
 - viii) An accessory apartment unit does not already exist within the primary dwelling on the same lot;
 - ix) An accessory apartment unit shall be subject to Site Plan Control.
- c) Accessory Apartment Units Within a detached structure (Rural; Private Services)
An accessory apartment unit is permitted to be located in a detached accessory structure to a single detached dwelling provided that:
- i) The requirements of 5.25(b) are met;
 - ii) The lot is not less than 0.8 ha in size;
 - iii) The use is located not more than 50 metres from the primary dwelling;
 - iv) The use complies with Minimum Distance Separation requirements;"

AND FURTHER that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this _____ day of _____, 2016.

John McKean, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2016 - _____ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the _____ day of _____, 2016.

DATED at The Blue Mountains this _____ day of _____, 2016.

Signed: _____
Corrina Giles, Clerk

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. 2016 - _____

Being a By-law to amend Zoning By-law No. 10-77
which may be cited as "The Town of Thornbury Zoning By-law".

WHEREAS the Council of the Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 10-77;

AND WHEREAS pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS ENACTS AS FOLLOWS:

4. Section 2: DEFINITIONS is hereby amended by adding the following new definition:

"2.1(a) "Accessory Apartment Unit" means a secondary *dwelling unit* which is *accessory* to the principal use on the lot."

5. Section 6: GENERAL PROVISIONS is hereby amended by adding the following to parking standards table of Section 6.9.5 Residential Parking Requirements

USE	Minimum Parking Space Requirement
Accessory Apartment Unit	1 parking space per Accessory Apartment Unit

6. Section 6: GENERAL PROVISIONS is hereby amended by adding the following new Section: Section 6.20 Accessory Apartment Units

"6.20 Accessory Apartment Units

A maximum of one *accessory apartment unit* is permitted in conjunction with a permitted single detached, semi-detached, duplex or townhouse dwelling, or within a detached accessory building to a single detached, semi-detached, or duplex dwelling in the R1, R2, R3, RM1 and D zones subject to the requirements herein. An accessory apartment unit is not permitted to be located on a lot used for *short term accommodation* purposes.

- a) Accessory Apartment Units within a Primary Dwelling
An accessory apartment unit is permitted to be located in a single detached, semi-detached, duplex or townhouse dwelling provided that:
 - i) The use is accessory to the principle use on the same lot;
 - ii) The maximum floor area of the accessory apartment unit is not greater than 50% of the gross floor area of the main dwelling unit; and,
 - iii) The maximum number of bedrooms per unit is 2.

- b) Accessory Apartment Units within a detached structure (Urban; Serviced)
An accessory apartment unit is permitted to be located in a detached accessory structure to a single detached, semi-detached or duplex dwelling provided that:
 - i) The use is accessory to the principle use on the same lot;
 - ii) The maximum floor area of the accessory is not greater than 50% of the gross floor area of the main dwelling unit;
 - iii) The maximum number of bedrooms per unit is 2;
 - iv) The use is located in accordance with the yard setbacks applicable to a main dwelling in the applicable zone;
 - v) The use does not exceed the maximum lot coverage for accessory structures;

- vi) The use does not exceed a maximum height of 4.5 metres;
 - vii) The use shares the same driveway entrance as the main dwelling unit;
 - viii) An accessory apartment unit does not already exist within the primary dwelling on the same lot;
 - ix) An accessory apartment unit shall be subject to Site Plan Control.
- c) Accessory Apartment Units Within a detached structure (Urban; Private Services). An accessory apartment unit is permitted to be located in a detached accessory structure to a single detached dwelling provided that:
- i) The requirements of 6.20(b) are met;
 - ii) The lot is not less than 0.8 ha in size;
 - iii) The use is located not more than 50 metres from the primary dwelling;
 - iv) The use complies with Minimum Distance Separation requirements;"

AND FURTHER that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this _____ day of _____, 2016.

John McKean, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2016 - _____ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the _____ day of _____, 2016.

DATED at The Blue Mountains this _____ day of _____, 2016.

Signed: _____
Corrina Giles, Clerk