

**TOWN OF THE BLUE MOUNTAINS  
NOTICE OF APPLICATION & PUBLIC MEETING  
TO CONSIDER A ZONING BY-LAW AMENDMENT**

TAKE NOTICE THAT the Planning Division of the Planning & Building Services Department of the Corporation of the Town of The Blue Mountains has received an Application for a Zoning By-law Amendment;

AND THAT the Planning & Building Committee of Council of the Corporation of the Town of The Blue Mountains will hold a **PUBLIC MEETING** in the **L. E. SHORE MEMORIAL LIBRARY, 173 BRUCE STREET SOUTH, THORNBURY, ONTARIO, COMMENCING 7:00 P.M. ON THE 4<sup>TH</sup> DAY OF MAY, 2011**, for the purpose of considering an Application for a Zoning By-law Amendment.

The purpose of this By-law would be to address a potential condition of Consent on Application B02-2011. The consent application proposes to sever a 19.9 hectare vacant parcel on the northern portion of the property; while retaining a 19.8 hectare parcel, containing an existing dwelling (barn to be demolished). An amendment is required to recognize both the retained and severed parcels as being deficient of the 20 hectare lot area requirement of the General Rural (A1) Zone; and to establish a building envelope on the severed and retained parcels.

The effect of this By-law would be to establish a new minimum lot area of 19.5 hectares for the severed and retained parcels within the General Rural (A1) Zone; and to establish a building envelope on the severed and retained parcels.

The subject lands of this By-law are owned by Nelson Boyd, who has authorized John Hewgill as the Applicant. The subject lands are legally described as West Part Lot 19, Concession 12; Town of The Blue Mountains. These lands are locally described as being located on the east side of Grey Road 13 and on the north side of the 18<sup>th</sup> Sideroad with a civic address of 236421 Grey Road 13; as shown on the attached sketch.

Any person or agency may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of the Corporation of the Town of The Blue Mountains Council to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Town of The Blue Mountains before the by-law is passed, 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.

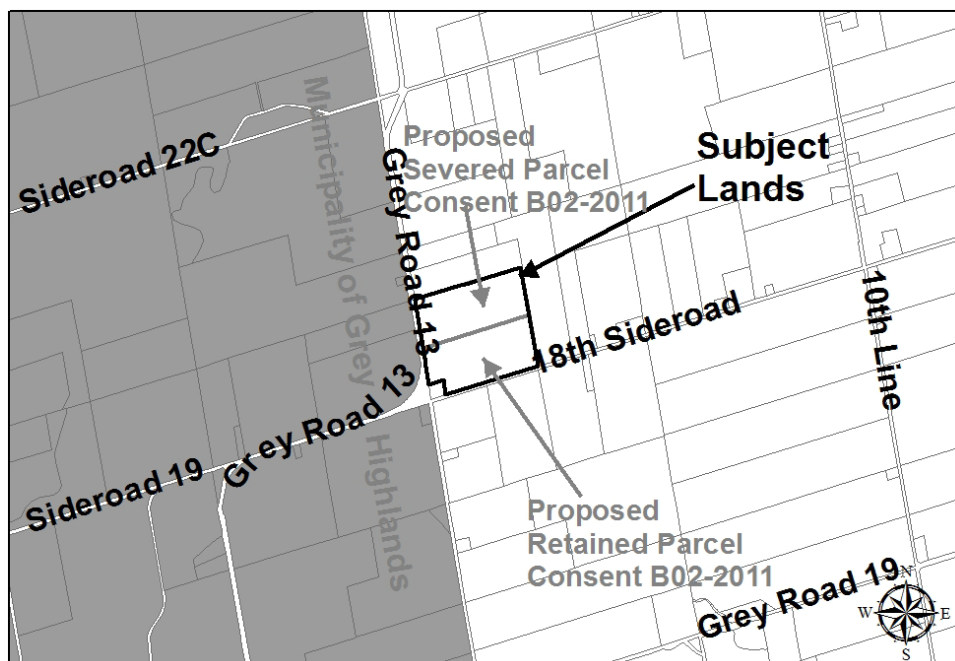
Additional information relating to the proposed Amendment is available for inspection during regular office hours in the Planning Division of the Planning & Building Services Department at the Municipal Office, Thornbury, Ontario or contact the Planning Department directly at (519)599-3131 ext.269.

It is requested that comments be submitted to the Town by Tuesday, May 3, 2011 for the public meeting so that comments can be read at the public meeting for the benefit of the Owner, Applicant, Council, Staff and the Public.

At this public meeting, Town seeks to receive comments to aid in their decision making process. It should be noted that a Council decision on this Application will not be made at this Public Meeting. The Planning Division will bring recommendations forward to a Council Meeting at a future date following this public meeting.

DATED at Town of The Blue Mountains this 13<sup>th</sup> day of April, 2011.

Corrina Giles, Clerk,  
Town of The Blue Mountains  
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Thornbury, Ontario  
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**THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS**

**BY-LAW NO. 2011 - \_\_\_\_\_**

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. Notwithstanding the provisions of Section 8.2(a) for the General Rural (A1) Zone to the Zoning By-Law of the Township of Collingwood, being By-law 83-40, the minimum lot area for lands denoted as Parcel 'A' and Parcel 'B' shall be 19.5 hectares for those lands lying and being in the Town of The Blue Mountains, comprised of West Part Lot 19, Concession 12; as indicated on the attached Key Map Schedule "A-1".
2. Notwithstanding the permitted use of Section 8.1(b) for the General Rural (A1) Zone to the Zoning By-Law of the Township of Collingwood, being By-law 83-40, a single detached dwelling and all buildings and structures shall only be located within the building envelopes identified on Schedule "A-1", with a distance of 100 metres for the northerly, easterly, southerly, and westerly building envelope boundary line, with a front yard setback distance of 100 metres from the westerly building envelope boundary line and a minimum interior side yard setback distance of 8 metres from the northerly and southerly building envelope boundary lines.
3. Schedule "A-1" is hereby declared to form part of this By-law.

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

Enacted and passed this \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Ellen Anderson, Mayor

\_\_\_\_\_  
Corrina Giles, Clerk

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I hereby certify that the foregoing is a true copy of By-law No. 2011 - \_\_\_\_\_ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2011.

DATED at \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Signed: \_\_\_\_\_  
Corrina Giles, Clerk

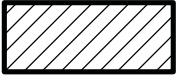
# Town of The Blue Mountains

## Key Map Schedule A-1

### By-Law No. 2011 - \_\_\_\_\_



Area Affected By This Amendment



Affected By Section 2 Of This Amendment

