

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. _____

**Being a By-law to adopt Amendment No. 14 to the
Official Plan of the Town of The Blue Mountains**

The Council of the Corporation of the Town of The Blue Mountains in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O.1990, hereby enacts as follows:

1. Amendment No. 14 to the Official Plan of The Town of The Blue Mountains, is hereby adopted.
2. The Clerk is hereby authorized and directed to submit Amendment No. 14 together with the required record, to the appropriate Approval Authority for approval.
3. This By-law shall come into force and take effect on the day of the final passing by Council, subject to any approval necessary pursuant to the Planning Act R.S.O. 1990, as amended.

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

Enacted and passed this _____ day of _____, 2009.

Ellen Anderson, Mayor

Stephen Keast, Clerk

I hereby certify that the foregoing is a true copy of By-law No. _____ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the _____ day of _____, 2009.

DATED at _____

this _____ day of

_____, 2009.

Signed: _____
Stephen Keast, Clerk

NOTICE OF THE PASSING OF A BY-LAW TO ADOPT

AN AMENDMENT TO THE TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN

TAKE NOTICE THAT the Council of the Town of the Blue Mountains passed By-law No. _____ on the _____ day of _____, 2009 to adopt Official Plan Amendment No. 14 in accordance with the provisions of Section 17(22) of the Planning Act, R.S.O. 1990, c.P. 13.

AND TAKE NOTICE that any person or public body will be entitled to receive notice of the decision of the approval authority if a written request to be notified of the decision is made to the approval authority, being the County of Grey Planning and Development Department, 595 – 9th Avenue East, Owen Sound, Ontario, N4K 3E3.

THE COMPLETE OFFICIAL PLAN AMENDMENT is available for inspection during regular office hours in the Planning Department at the Municipal Office, 26 Bridge Street, Thornbury, Ontario or by contacting the Planning Department directly at (519) 599-3131 extension 263.

DATED at the Town of The Blue Mountains, this _____ day of _____, 2009.

Stephen Keast
Clerk
Town of The Blue Mountains
P.O. Box 310
26 Bridge Street
THORNBURY, Ontario
NOH 2P0 (519) 599-3131

PURPOSE AND EFFECT OF THIS BY-LAW

The purpose of this By-law is to satisfy a request by the Applicant to amend the Town of The Blue Mountains Official Plan in order to permit the creation of two vacant residential lots to be located on lands that do not have direct frontage or access on to a municipal street.

The effect of this By-law is to re-designate the subject lands from the Blue Mountain Resort Commercial 'BMRC' designation to the Low Density Residential 'LDR' designation, and to permit development on lands which do not have direct frontage and access on to a municipal street.

The Town also passed a Zoning By-law Amendment to permit the development and this Amendment is required to permit the Zoning By-law to come into legal effect.

The lands subject to this By-law are comprised of Part Block A and Part Lot 57, Plan 733.

**AMENDMENT NO. 14
TO THE
OFFICIAL PLAN
OF THE
TOWN OF THE BLUE MOUNTAINS**

April 2009

**AMENDMENT NO. 14 TO THE
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TOWN OF THE BLUE MOUNTAINS**

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**AMENDMENT NO. 14 TO THE
OFFICIAL PLAN OF THE
TOWN OF THE BLUE MOUNTAINS**

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute a part of this Amendment.

PART B - THE AMENDMENT consisting of the following text and maps constitutes Amendment No. 14 to the Official Plan for the Town of The Blue Mountains.

PART C - THE APPENDICES which does not constitute part of this Amendment. These Appendices contain background data, planning considerations and public involvement associated with this Amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of this amendment is to re-designate the subject lands from the Blue Mountain Resort Commercial 'BMRC' designation to the Low Density Residential 'LDR' designation, and to permit development on lands which do not have direct frontage and access on to a municipal street.

LOCATION

The lands subject to this amendment are comprised of Part Block A and Part Lot 57, Plan 733 in the Town of The Blue Mountains (formerly the Township of Collingwood).

BASIS

The subject lands are located at the base of the escarpment immediately next to the ski area and Blue Mountain Inn at Blue Mountain Resorts, an existing Bed'n'Breakfast, and existing residential dwellings. The surrounding area outside of the Ski Resort is mainly comprised of low density residential uses along Ann Heggveit Cres., Jozo Weider Blvd., and Lucille Wheeler Cres. The 'Apple Bowl' parking area for Blue Mountain Resorts is also located near the lands.

The subject lands include a total lot area of 3887 square metres, with 74.6 metres of frontage on to a private road. A one storey, single detached dwelling connected to municipal water and municipal sewer currently exists. The lands are irregular in shape and are predominantly flat, save for a small treed ridge adjacent to the Blue Mountain Inn parking lot.

The development proposal includes the creation of two new vacant residential lots, to retain an existing residential lot containing a single detached dwelling, and to create an easement for access and services over one vacant lot to the other. The subject lands currently gain access over a private road, connected to Ann Heggveit Dr. an open and maintained municipal street.

In addition to this Official Plan Amendment, applications have been made for a Zoning By-law Amendment to the Township of Collingwood Zoning By-law 83-40, and applications for Consent B08-2009, B09-2009 and B10-2009.

In support of the applications, we have received a Planning Justification Report submitted by D.C. Slade Consultants Inc. dated April 2009.

PART B - THE AMENDMENT

All of this part of the document entitled "Part B - The Amendment" consisting of the following text constitutes Amendment No. 14 to the Official Plan of The Town of The Blue Mountains.

DETAILS OF THE AMENDMENT

The Official Plan is hereby amended as follows:

- Item 1:** **Schedule "A" – Land Use Plan, Map 4 – Craigleith and Swiss Meadows** is hereby amended by redesignating the subject lands from the "Blue Mountain Resort Commercial BMRC" designation and the "Low Density Residential LDR" designation to the "Low Density Residential LDR" designation for those lands lying and being in the Town of The Blue Mountains, comprised of Part Block A and Part Lot 57, Plan 733 as indicated on the attached Schedule A-14.
- Item 2:** Notwithstanding Section 3.9.1, Section 7.2(7), and any other policy in the Official Plan, a private road as established through a registered easement shall be deemed to meet the requirements for direct lot frontage and access to a municipal street.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan, as well as through a Zoning By-law Amendment for the subject lands under Section 34 and 36 of the Planning Act R.S.O. 1990.

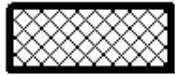
PART C - THE APPENDICES

The following Appendices do not constitute part of this Amendment. Such are included as information only supporting the Amendment.

1. Planning Justification Report
–D .C. Slade Consultants Inc. Dated: April 2008
2. Town of The Blue Mountains Planning Staff Report SR.PL.09.31
-Dated: April 6, 2009

(Filed at the Town of The Blue Mountains, Clerks Department)

Schedule 'A-14'
to Amendment No. 14 to the
Town of The Blue Mountains Official Plan

 Area Affected By This Amendment

