

**THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS**

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

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

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 and 36 of the Planning Act, 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. Map 25 to Schedule 'A' to the Zoning By-law of the Township of Collingwood, being By-law No. 83-40, is hereby amended by rezoning the subject lands from the Village Core Resort Commercial 'C7' Zone and Residential 'R3' Zone to the Residential 'R3' Zone 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 key map Schedule "A-1".
  - a. Notwithstanding the provisions of Section 5.8(a) to the By-law, a registered private right-of-way or easement shall be deemed to meet the requirements for frontage and direct access to an improved public street for those lands identified above.
- 2. 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 \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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

\_\_\_\_\_  
Stephen Keast, Clerk

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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 \_\_\_\_\_

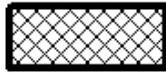
this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

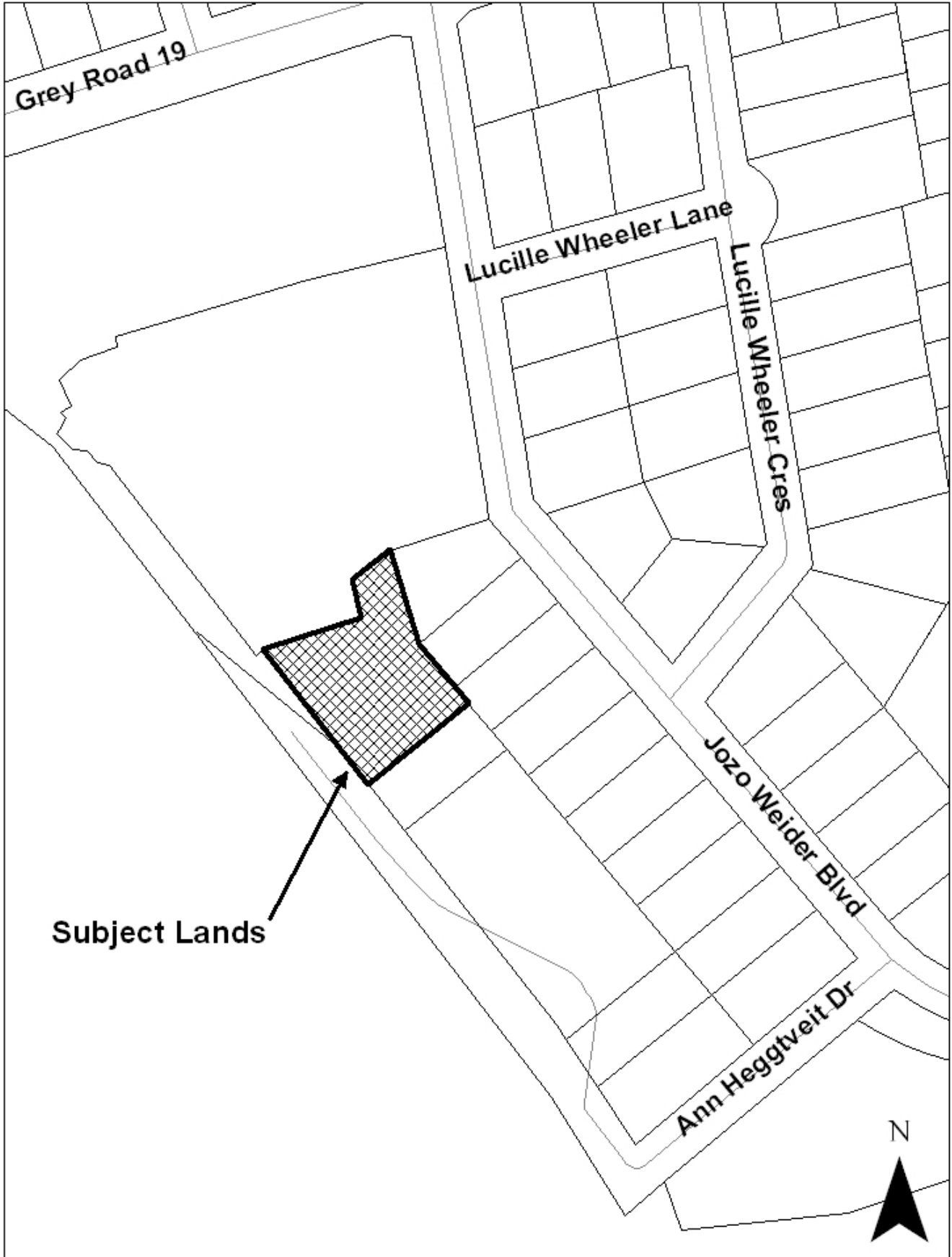
Signed: \_\_\_\_\_  
Stephen Keast, Clerk

# Town of The Blue Mountains

## Key Map Schedule A-1

### By-Law No. 2009-\_\_\_\_\_

 Area Affected By This Amendment



## **NOTICE OF THE PASSING OF A ZONING BY-LAW**

### **TOWN OF THE BLUE MOUNTAINS**

TAKE NOTICE THAT the Council of the Town of the Blue Mountains passed By-law No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009 under Section 34 of the Planning Act, R.S.O. 1990, c. P.13.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the by-law by first obtaining a prescribed Appellant Form and filing same with the Clerk of the Town of the Blue Mountains not later than the \_\_\_\_\_ day of \_\_\_\_\_, 2009 and completing said Form setting out the objection of the By-law and the reasons in support of the objection, together with the required \$125 fee made payable to the Minister of Finance.

AND TAKE NOTICE that only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies (or, alternatively, an explanation as to why a key map is not provided) are attached. The complete by-law is enclosed for inspection.

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 amend the Township of Collingwood Zoning By-law No. 83-40 in order to permit the creation of two new residential lots with frontage and access over an existing private right of way.

The effect of the Zoning By-law Amendment is to first, re-zone a portion of the subject lands from the Village Core Resort Commercial 'C7' Zone to the Residential 'R3' Zone, and second, to recognize the two proposed residential lots as not having the required frontage and direct access to an improved public street.