

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. 2008-81

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, 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 A to Schedule 'A', of the Township of Collingwood Zoning By-law, being By-law 83-40 as amended is hereby further amended by rezoning a portion of the subject lands from the General Rural (A1) Zone to the Hazard (H) Zone for those lands lying and being in the Town of The Blue Mountains, comprised of North Part Lot 14, Concession 12; as indicated on the attached key map Schedule "A-1".
2. 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 shall be 15.0 hectares for those lands lying and being in the Town of The Blue Mountains, comprised of East Part Lot 21, Concession 10; as indicated on the attached key map Schedule "A-1".
3. Notwithstanding the provisions of Section 5.2(x) for the General Provisions to the Zoning By-Law of the Township of Collingwood, being By-law 83-40, that the existing accessory structure on the effective date of passing of this By-law be permitted prior to the construction of a main building for those lands lying and being in the Town of The Blue Mountains, comprised of East Part Lot 21, Concession 10; as indicated on the attached key map Schedule "A-1".
4. 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 shall be located within the building envelope identified on Schedule "A-1".
5. 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 3rd day of September, 2008.

Ellen Anderson, Mayor

Stephen Keast, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2008-81 as enacted by the Council of the Corporation of the Town of The Blue Mountains on the 3rd day of September, 2008.

DATED at _____

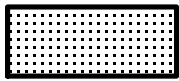
this _____ day of
_____, 2008.

Signed: _____
Stephen Keast, Clerk

Town of The Blue Mountains

Key Map Schedule A-1

By-Law No. 2008-81



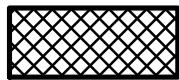
Area To Be Rezoned To The Hazard (H) Zone



Area Affected By Section 2 Of This Amendment



Area Affected By Section 3 Of This Amendment



Building Envelope For A Single Detached Dwelling,
As Identified By Section 4 Of 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. 2008-81 on the 3rd day of September, 2008 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 _____, 2008 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 _____, 2008.

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 address a potential condition of Consent on Application B02-2008. 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.

The effect of this By-law is to rezone the natural hazard areas identified by Grey Sauble Conservation Authority to the Hazard (H) Zone; to establish a new minimum lot area of 15 hectares for the retained and severed parcels in the General Rural (A1) Zone; to recognize the existing accessory structure on the effective date of passing of this By-law prior to having a main building constructed on the severed parcel; and to identify a building envelope for a single detached dwelling in the far northeast corner of the severed parcel.

The subject lands of this By-law are comprised of East Part Lot 21, Concession 10.