

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

TAKE NOTICE THAT the Planning Department of The Corporation of the Town of The Blue Mountains has received a request for Amendment to the Town of Thornbury Zoning By-law No. 10-77 and the Township of Collingwood Zoning By-law No. 83-40;

AND THAT the Council of The Corporation of the Town of The Blue Mountains will hold a **PUBLIC MEETING** in the **TOWN HALL COUNCIL CHAMBERS, 32 MILL STREET, THORNBURY, ONTARIO, COMMENCING 5:00 P.M. ON THE 29TH DAY OF SEPTEMBER, 2014**, for the purpose of considering an Amendment to the Town of Thornbury Zoning By-law No. 10-77 and the Township of Collingwood Zoning By-law No. 83-40 as follows:

**Vacant Lots** - By-law 83-40 has a provision that enables building on existing lots that do not meet the by-law requirements for frontage and area. However, the By-law requires the lot to have been vacant at the time the by-law was passed. This means that if there was any building, for example tool shed, garage or small dwelling on the property at the time the by-law passed, the provisions for building on undersized lots do not apply. The requirement for the lot to have been vacant at the time of the by-law being passed is proposed to be deleted and the provisions enabling the development of an undersized lot that otherwise meets the requirements of the By-law will apply.

**Open Space in the Shoreline Areas** - The boundaries clause of both Zoning By-laws indicate that the boundaries should be determined by scaling from the maps. However, the maps are very old and a large-scale map printed in the municipality does not accurately reflect the line of flooding and wave uprush from Georgian Bay as was originally intended when the Zone was created.

The intent of the OS2 Zone was to provide for protection of persons property, buildings and structures within the area that is subject to flooding. The Conservation Authority advises that the elevation of flooding on Georgian Bay is 177.9 metres GSC. The Conservation Authority would also recommend a 15 metre setback from that line and a minimum opening elevation of 179.2 metres GSC. The boundaries clause of both By-laws would be amended to indicate that the limit of the inshore limit of the OS2 zone is 177.9 M (GSC) elevation and the by-law should include a minimum opening elevation of 179.23. It should be noted that Conservation Authority regulations may require a higher level of flood protection in some areas.

Since the proposed Amendments are general in nature and application no Key Map has been provided with this Notice.

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 or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be added as a party to the Hearing of an appeal before the Ontario Municipal Board.

Additional information relating to the proposed Amendment is available for inspection during regular office hours in the Planning Department at the Municipal Office, Thornbury, Ontario or contact the Planning Department directly at (519)599-3131 ext.283.

It is requested that comments be submitted to the Town prior for the public meeting so that comments can be read at the public meeting for the benefit of the Owner, Applicant, Council, Staff, Agencies 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 29<sup>th</sup> day of August, 2014

Corrina Giles, Town Clerk  
Town of The Blue Mountains

This document can be made available in other accessible formats as soon as practicable and upon request

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