



Notice of Public Meeting

Proposed Zoning Amendments

Property Location: Shoreline areas along Georgian Bay

**Public Meeting: April 25, 2016 at 5:00 pm
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON**

What is being proposed?

This proposal is a Town of The Blue Mountains initiated zoning amendment to both the Town of Thornbury Zoning By-law 10-77 and Township of Collingwood Zoning By-law 83-40. The purpose is to clarify the building setback area along Georgian Bay where there are potential shoreline flooding hazards. These changes are for clarification purposes only, to make the by-laws easier to use and reduce the number of variances to the by-law requested, while continuing to protect shoreline areas from flooding hazards.

The zoning by-laws prohibit development in areas measured 15 metres inland from 100 year flood level along Georgian Bay, where wave action could extend beyond the high water mark (also known as a "wave uprush" area). The proposed amendments will clarify this setback from the 100 year flood level of 177.9 G.S.C elevation, as well as provide some ability for property owners with existing buildings and structures to rebuild or construct additions where the risk of flooding is not increased.

Development along the shoreline is also regulated by the Conservation Authority under *O. Reg. 151/06: Grey Sauble Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*. Permits from the Conservation Authority are also required for development in a regulated area.

No map has been provided for these proposed amendments as they would apply generally to all shoreline areas along Georgian Bay in the Town of The Blue Mountains.

Highlights of the proposed changes to both by-laws:

- Change the approach of the by-laws from mapping the wave uprush area as a "hazard zone" (H) or "private open space zone" (OS2) to a 15 metre "setback" from the 100 year flood line
- Clarify that properties with existing buildings or structures are allowed additions to their buildings and structures provided the addition is no closer to the high water mark
- Remove the sections of the by-laws dealing with building openings at certain elevations (such as basement windows, first floor doors etc.)

Questions? Want more information? Ask the Planner!

Denise Whaley, MSc MCIP RPP, Planner

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What happens at a Public Meeting?

The public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say!

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

Where do I find more information?

A full copy of the proposed by-laws is available by contacting the Planner for this file (see bottom of this notice) or visit us in Planning Services, Town Hall during regular office hours Monday to Friday 8:30 am to 4:30 pm.

Where do I submit my comments?

Your written comments may be sent to the Town Clerk, Corrina Giles:

By Mail or in Person:

32 Mill St. Box 310,
Thornbury ON, N0H 2P0

Fax: (519) 599-7723

Email: townclerk@thebluemountains.ca

Written comments are requested by Friday, April 22, 2016 so that they may be read at the public meeting for the benefit of everyone in attendance.

When will a decision be made?

A decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting.

After reviewing the application and any comments received, Town staff will bring a recommendation on this project to a future council meeting.

Want to be notified of a decision?

You must make a request in writing if you wish to receive a notice of any decision of Council on this proposal.

Your rights to appeal a decision:

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

A Note about information you may submit to the Town:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town's website, and/or made available to the public upon request.

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