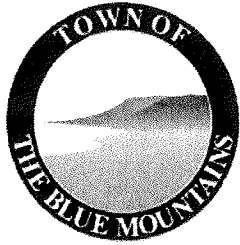


**STAFF REPORT:      Town of The Blue Mountains Planning Department**



**REPORT TO:** Mayor and Members of Council  
**MEETING DATE:** December 01, 2008  
**REPORT NO.:** PL.08.128  
**SUBJECT:** Zoning By-law Amendment  
1136965 Ontario Ltd.  
Part Lots 15 to 19, NW of Elgin St.; Part  
McCauley Street 21,  
Town of The Blue Mountains  
**PREPARED BY:** Shawn Postma,  
Planner II

**A. Recommendations**

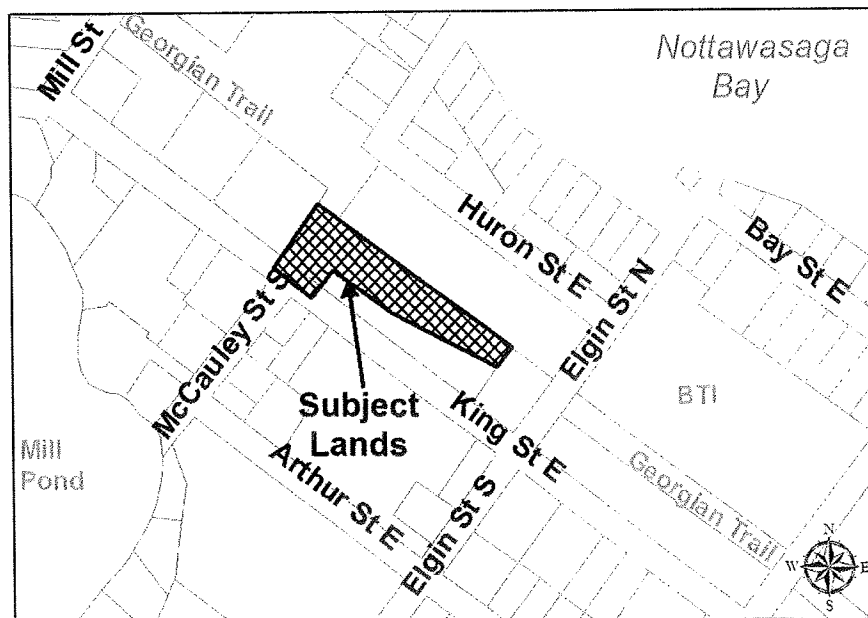
THAT Council does receive Planning Staff Report PL.08.128, "Zoning By-law Amendment" – 1136965 Ontario Ltd. Part Lots 15 to 19 NW of Elgin Street; Pt of McCauley Street, Town of The Blue Mountains; and

THAT Planning Staff support the Application for Zoning By-law Amendment to rezone the lands from the General Industrial M1 zone to the General Commercial C2-h zone and that the condition to the removal of the holding –h symbol is the execution of a Site Plan Agreement.

**B. Background**

The purpose of this report is to consider an amendment to the former Thornbury Zoning By-law that would rezone the subject property from the General Industrial M1 zone to the General Commercial C2-h zone, bringing the lands into conformity with the Official

**Location:**



Plan. The portion of the owners lands that are subject to this rezoning are currently designated Commercial COM-10 within the Town of The Blue Mountains Official Plan. The remainder of their lands are designated Residential RES-9 and zoned Residential Multiple RM1 and are not affected by this rezoning.

Exception 10 states that "In addition to the policies of Community Commercial designation, a concept plan shall be prepared and submitted for approval by the municipality prior to any development on these lands".

The Concept Plan shall include all of the lands, with an integration of the uses and parking areas in order to minimize the impacts on surrounding areas, as well as provide an aesthetic streetscape along the Highway 26.

Council endorsed a Commercial Concept Plan on June 2, 2008 (Planning Staff Report PL.08.61) for the development of the land that includes a Medical Centre. This rezoning is required to implement this Concept Plan.

In that this rezoning is bringing the zoning into conformity with the Official Plan and is required to implement the Concept Plan endorsed by Council, Planning Staff support the proposed zoning by-law amendment.

### **C. The Blue Mountains' Strategic Plan**

The recommendation in this Planning Staff Report PL.08.48 is consistent and supports the following Strategic Plans Goals:

*"1. Managing growth to ensure the ongoing health and prosperity of the community".*

### **D. Environmental Impact**

The proposed does not generate any significant environmental impacts.

### **E. Budget Impact**

NIL

### **F. Attached**

1. Draft Zoning By-law Amendment

Respectfully submitted,

Shawn Postma, BES  
Planner II  
Town of The Blue Mountains  
26 Bridge Street East  
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Toll Free: 1-888-258-6867  
Email: [spostma@thebluemountains.ca](mailto:spostma@thebluemountains.ca)

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

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

Being a By-law to amend Zoning By-law No. 10-77  
which may be cited as "The Town of Thornbury  
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. 10-77;

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. Schedule 'A' to the Zoning By-law of the Town of Thornbury, being By-law No. 10-77, is hereby amended by rezoning the subject lands from the Industrial M1 Zone and to the General Commercial C2-h Zone for those lands lying and being in the Town of The Blue Mountains, comprised of Elgin St N Thornbury Town Plot Part Lots 15 to 19; Part McCauley St; Parts 2 and 4, RP 16R-8184; as indicated in cross-hatching on the attached key map Schedule "A-1"
2. The removal of the Holding -h symbol in accordance with Section 36 of the Planning Act shall be conditional upon the granting of Site Plan Control to address, among other matters, drainage, grading, landscaping and the overall concept plan required by the Official Plan.
3. 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 \_\_\_\_\_, 2008.

\_\_\_\_\_  
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 \_\_\_\_\_, 2008.

DATED at \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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

# Town of The Blue Mountains

## Key Map Schedule A-1

By-Law No. \_\_\_\_\_



Area To Be Rezoned From Industrial M1 Zone  
To General Commercial C2-h Zone

