

**TOWN OF THE BLUE MOUNTAINS  
NOTICE OF APPLICATION & 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 an Application for a Zoning By-law Amendment;

AND THAT the Council of the Corporation of the Town of The Blue Mountains will hold a **PUBLIC MEETING** in the **L. E. SHORE MEMORIAL LIBRARY, 183 BRUCE STREET SOUTH, THORNBURY, ONTARIO, COMMENCING 7:00 P.M. ON THE 3<sup>RD</sup> DAY OF MARCH, 2008**, for the purpose of considering an Application for a Zoning By-law Amendment.

The purpose of this By-law is to address a technical requirement of a By-law in order to permit the construction of four multi-attached residential buildings on five separate lots within a registered plan of subdivision (Plan 1134). All of the subdivision lots were originally intended for single detached dwellings, but have since been rezoned (By-law 2005-82) for multi attached residential units and additional parking for the Alpine Ski Club. The By-law requires that prior to construction a Plan of Subdivision and/or a Plan of Condominium must be registered on the lands.

The effect of this By-law is to delete and replace Exception 204 on the lands in order to:

1. Establish a 0.0 metre interior side yard setback requirement from the lot lines in between Lot 1 and 2, Lots 3 and 4, and Lots 4 and 5.
2. Permit development on Lots 4 and 5 which does not have direct frontage and access onto an open and maintained municipal street
3. Delete the requirement for the approval of a plan of subdivision or plan of condominium prior to the removal of the holding '-h' symbol as established through By-law 2005-82.

The affected lot lines and lots will be superseded by the future Plan of Subdivision and/or Plan of Condominium, however, this will not occur until after the dwellings are constructed. This also dictates the need to remove the requirement for a Plan of Subdivision or Plan of Condominium prior to the removal of the Holding '-h' symbol.

The subject lands of this By-law are owned by Albridge Developments Inc. (Pristine Homes); and are legally described as Lots 1, 2, 3, 4 and 5 of Registered Plan 1134, Town of The Blue Mountains. As shown on the attached sketch.

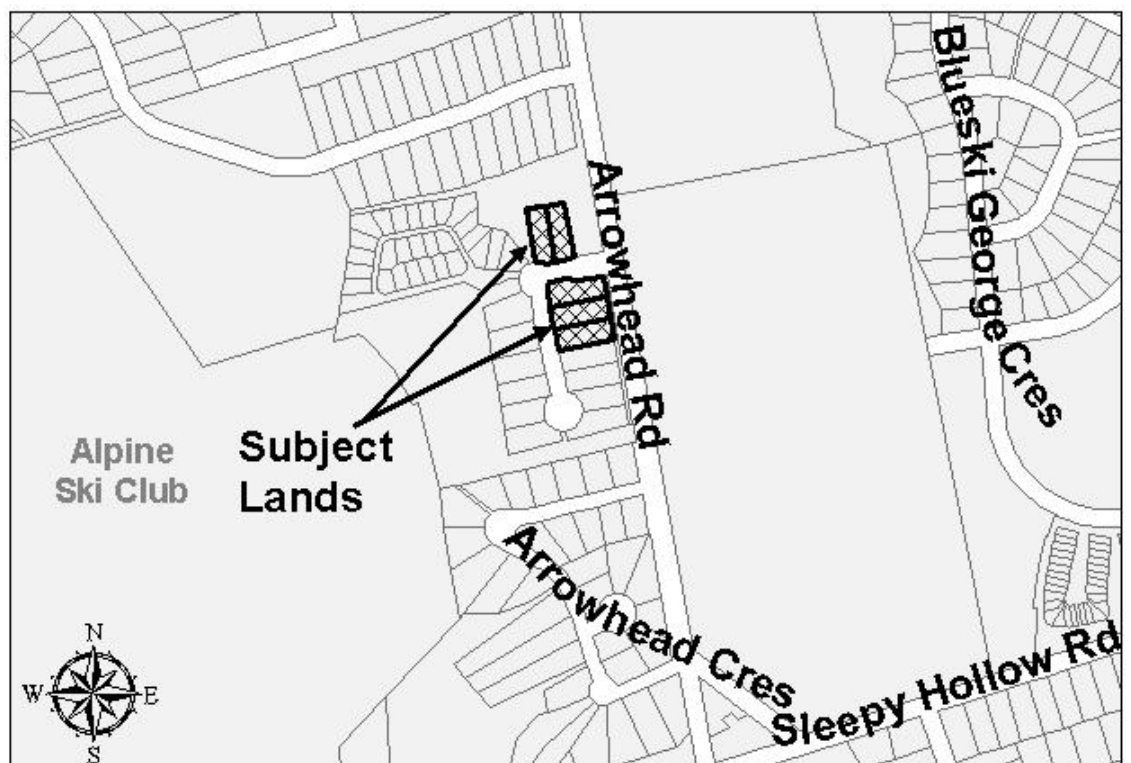
Any person or agency may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Amendment.

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.248.

DATED at Town of The Blue Mountains this \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2008.

Stephen Keast, Clerk, Town of The Blue Mountains  
P.O. Box 310  
26 Bridge Street East  
Thornbury, Ontario  
N0H 2P0  
(519) 599-3131



**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 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. Section 32 to the Zoning By-law of the Township of Collingwood being By-law No. 83-40 is hereby amended by deleting Exception 204 and replacing it with the following:

“204 Map 16 Notwithstanding any other provisions of this By-law to the contrary, a private road established under a Common Elements Condominium in accordance with the Condominium Act, 1998 S.O. 1998 shall be deemed to meet the requirements for direct frontage and access to an improved public street under Section 5.8 of the By-law. Further, these lands may also be developed in accordance with the Residential R7 zone provisions provided the total number of units does not exceed 15 on all parcels zoned under this exception and provided the maximum height does not exceed 2 ½ stories.

In accordance with the provisions of Section 36 of the Planning Act R.S.O. 1990, c-P.13, as amended, the holding symbol “h” shall not be removed from the whole or part of the lands until the granting of Site Plan Approval under s.41 of the Planning Act, including the execution of a required Development Agreement.”

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

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

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

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

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

## **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 \_\_\_\_\_, 2008 under Section 34 of the Planning Act.

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.

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 technical requirement of a By-law in order to permit the construction of four multi-attached residential buildings on five separate lots within a registered plan of subdivision (Plan 1134). All of the subdivision lots were originally intended for single detached dwellings, but have since been rezoned (By-law 2005-82) for multi attached residential units and additional parking for the Alpine Ski Club. The By-law requires that prior to construction a Plan of Subdivision and/or a Plan of Condominium must be registered on the lands.

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