

**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 Planning Committee of Council of The Corporation of the Town of The Blue Mountains will hold a **PUBLIC MEETING** in the **TOWN COUNCIL CHAMBERS, 32 MILL STREET, THORNBURY, ONTARIO, COMMENCING 7:00 P.M. ON THE 7th DAY OF NOVEMBER 2011**, for the purpose of considering an Application for a Zoning By-law Amendment.

The purpose of this By-law is to address a condition of Consent Application B01-2011 that proposes to sever two parcels which have merged together into one. The severed parcel is approximately 38.8 hectares in size and is presently vacant. The retained parcel is 20.2 hectares in size and contains an existing residence, barn and outbuildings. Both parcels are used for agricultural purposes. An amendment is required as a condition of consent to establish a suitable building envelope on the severed parcel recognizing that 1. the lands are within 500 metres of a former landfill site and that 2. increased setbacks as calculated through Minimum Distance Separation (MDS) from livestock facilities may also be required.

The effect of this By-law is to implement the holding '-h' symbol for those lands within 500 metres of the former landfill site. Development would not be permitted within these lands until such time as a Ministry of Environment D4 study is completed. Increased setbacks for a proposed residence will be prohibited for 120 metres along westerly property line from the front lot line to a boundary 420 metres back from the front lot line. This increased setback restriction is to ensure sensitive land uses are not constructed too close to livestock and manure facilities.

The subject lands of this By-law are legally described as Part Lot 27, Concession 9; Town of The Blue Mountains, as shown on the attached key map.

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.

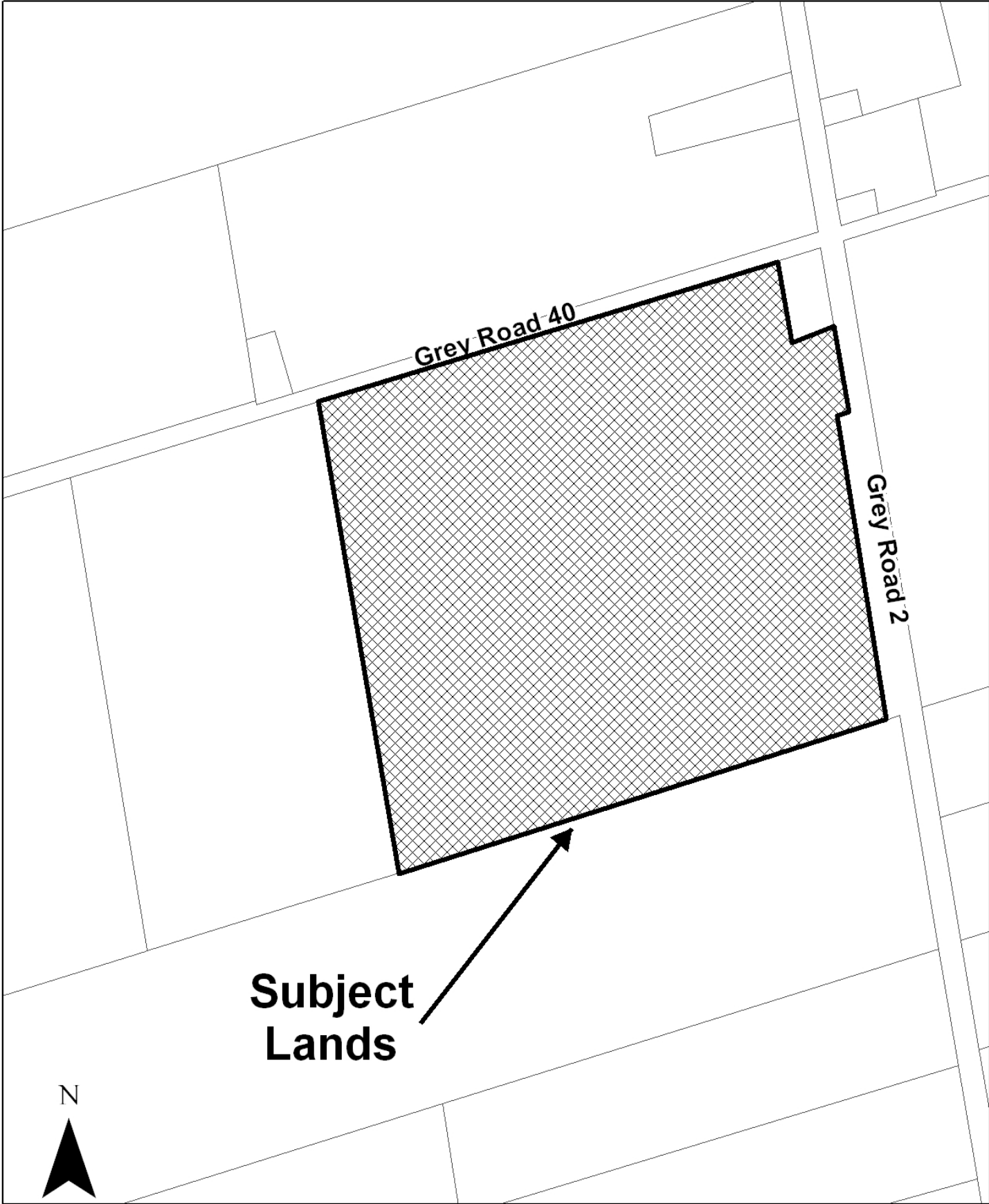
If a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be 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 7th day of October, 2011.

Corrina Giles, Clerk, Town of The Blue Mountains
32 Mill Street P.O. Box 310
Thornbury, Ontario
N0H 2P0
(519) 599-3131

KEY MAP



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. Map 'A' to Schedule 'A' of the Zoning By-law of the Township of Collingwood being By-law No. 83-40, is hereby amended by rezoning a portion of the subject lands from the General Rural 'A1' zone to the General Rural 'A1-h' zone for those lands lying and being in the Town of The Blue Mountains, comprised of Part Lot 27, Concession 9, as indicated on the attached key map Schedule "A-1".
 - a. The removal of the Holding '-h' symbol on all, or a portion of the subject lands in accordance with Section 36 of the Planning Act shall be conditional upon the completion of a Ministry of Environment D4 Study for any proposed single detached dwelling or temporary farm help accommodation.
2. Notwithstanding the provisions of Section 8.2(d) and Section 8.2(e) to the Township of Collingwood Zoning By-law, being By-law 83-40, the minimum front yard setback and minimum side yard setback shall be increased as shown on Schedule "A-1" to this By-law for those lands identified in Section 1 above.
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 _____, 2011.

Ellen Anderson, Mayor

Corrina Giles, 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 _____, 2011.

DATED at _____ this _____ day of _____, 2011.

Signed: _____
Corrina Giles, Clerk

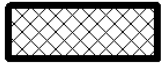
Town of The Blue Mountains

Key Map Schedule 'A1'

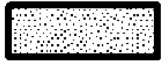
By-law No. _____



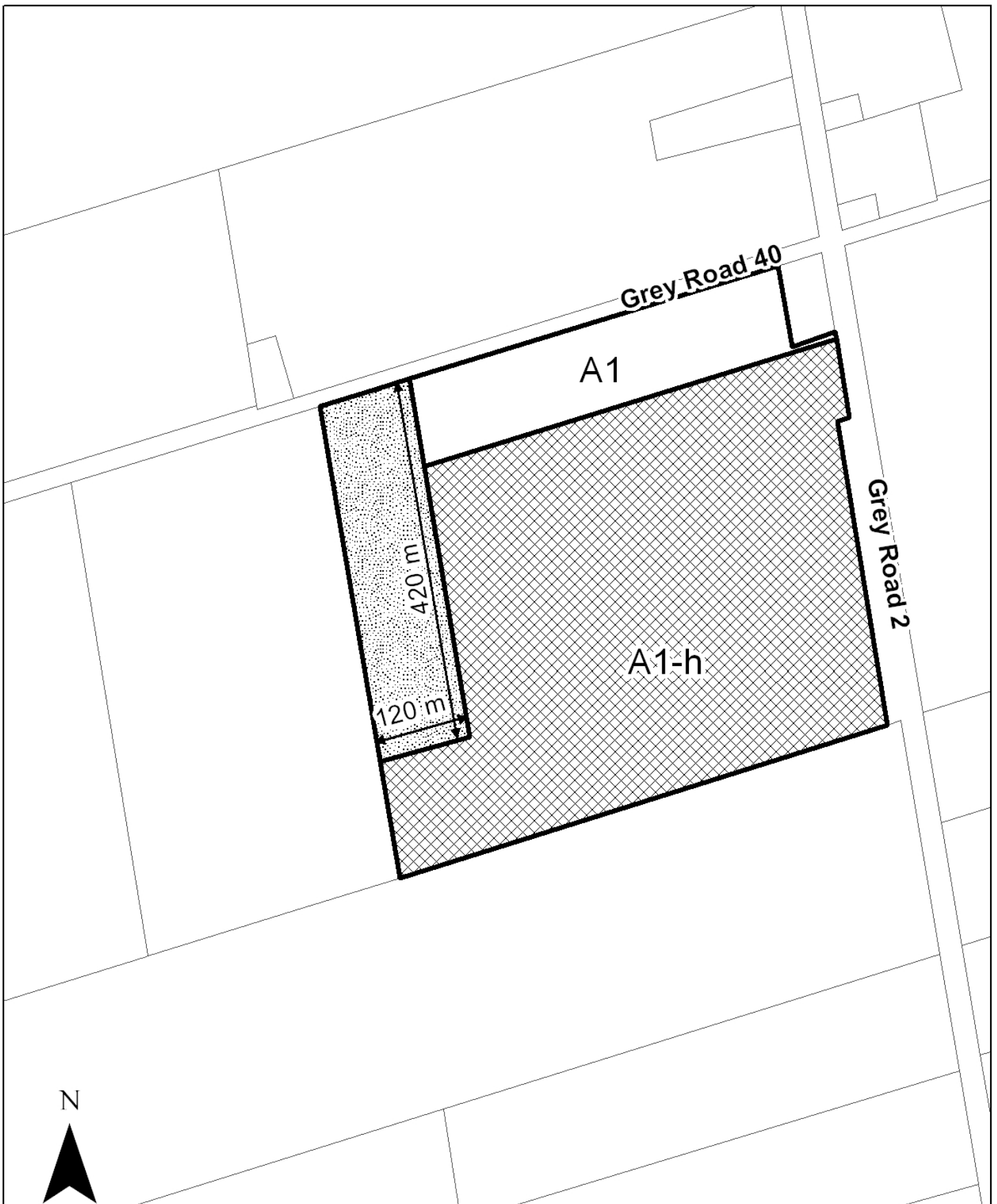
AREA AFFECTED BY THIS AMENDMENT



AREA TO BE REZONED TO GENERAL RURAL 'A1-h'



AREA OF INCREASED FRONT YARD AND SIDE YARD SETBACK



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 _____, 2011 under Section 34 and 36 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 to 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 the _____ day of _____, 2011, 2011 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 _____, 2011.

Corrina Giles, Clerk
Town of The Blue Mountains
32 Mill Street P.O. Box 310
THORNBURY, Ontario
NOH 2P0 (519) 599-3131

PURPOSE AND EFFECT OF THIS BY-LAW

The purpose of this By-law is to address a condition of Consent Application B01-2011 that proposes to sever two parcels which have merged together into one. The severed parcel is approximately 38.8 hectares in size and is presently vacant. The retained parcel is 20.2 hectares in size and contains an existing residence, barn and outbuildings. Both parcels are used for agricultural purposes. An amendment is required as a condition of consent to establish a suitable building envelope on the severed parcel recognizing that 1. the lands are within 500 metres of a former landfill site and that 2. increased setbacks as calculated through Minimum Distance Separation (MDS) from livestock facilities may also be required.

The effect of this By-law is to implement the holding '-h' symbol for those lands within 500 metres of the former landfill site. Development would not be permitted within these lands until such time as a Ministry of Environment D4 study is completed. Increased setbacks for a proposed residence will be prohibited for 120 metres along westerly property line from the front lot line to a boundary 420 metres back from the front lot line. This increased setback restriction is to ensure sensitive land uses are not constructed too close to livestock and manure facilities.