

**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 **L. E. SHORE MEMORIAL LIBRARY, 173 BRUCE STREET SOUTH, THORNBURY, ONTARIO, COMMENCING 7:00 P.M. ON THE 4th DAY OF MAY 2011**, for the purpose of considering an Application for a Zoning By-law Amendment.

The purpose of this By-law is to address a potential condition of Consent Application B03-2011 that proposes to sever a 2.1 hectare parcel of land and add it through a lot addition to the adjacent vacant rural residential parcel to the south. A 17.8 hectare parcel is proposed to be retained. An amendment is required to the Township of Collingwood Zoning By-law 83-40 in order to recognize a new minimum lot area requirement for both the retained parcel and newly enlarged parcel.

The effect of this By-law is to establish a new minimum lot area requirement of 17.5 hectares and 4 hectares respectively for the retained parcel and newly enlarged parcel.

The subject lands of this By-law are legally described as Part Lot 28, Concession 8; 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.

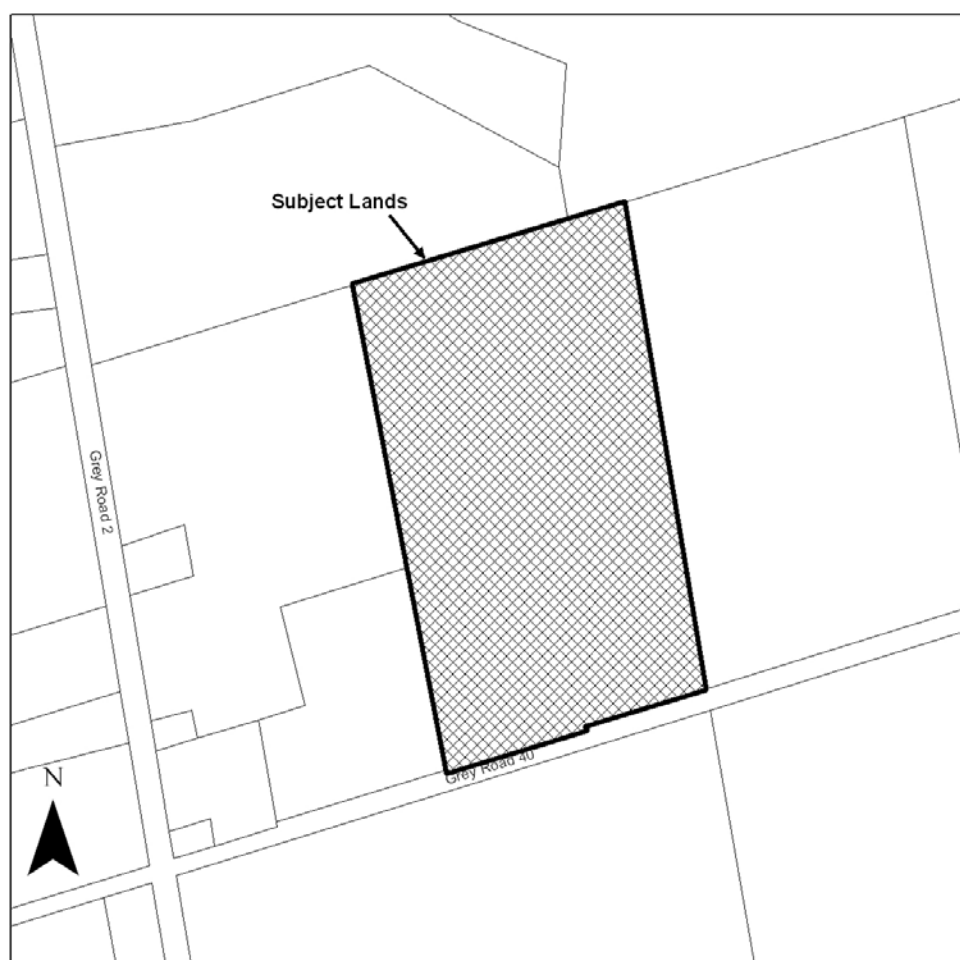
If a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be 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 13th day of April, 2011.

Corrina Giles, Clerk, Town of The Blue Mountains
P.O. Box 310
26 Bridge Street East
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. Notwithstanding the provisions of Section 8.2(a) to the Township of Collingwood Zoning By-law, being By-law No. 83-40, the minimum lot area shall be 17.5 hectares for those lands lying and being in the Town of The Blue Mountains, comprised of Part Lot 23 and 24, Concession 3, as indicated on the attached key map Schedule "A-1".
2. Notwithstanding the provisions of Section 8.2(a) to the Township of Collingwood Zoning By-law, being By-law No. 83-40, the minimum lot area shall be 4 hectares for those lands lying and being in the Town of The Blue Mountains, comprised of Part Lot 23 and 24, Concession 3, as indicated on the attached key map Schedule "A-1".
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'

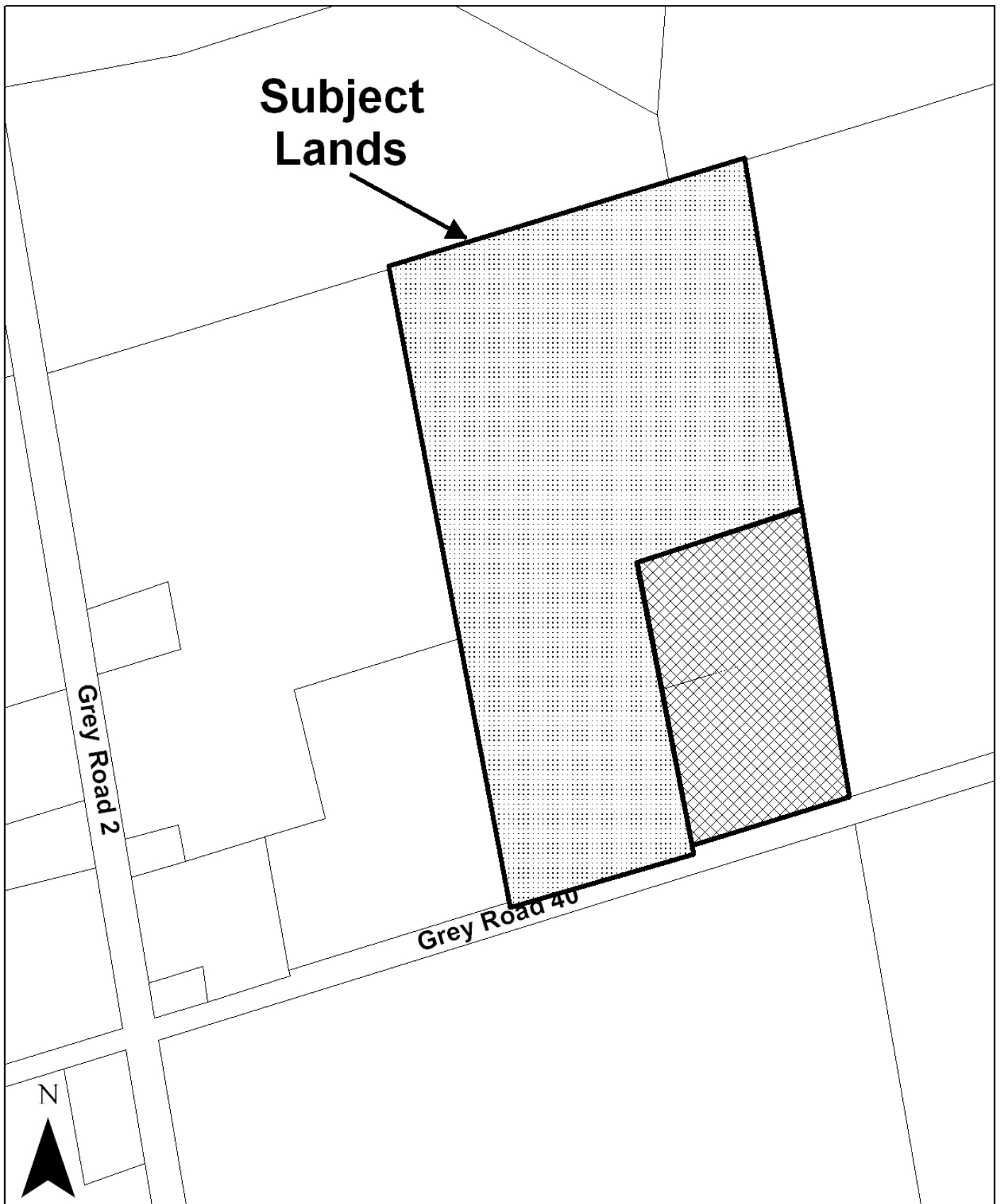
By-law No. _____



AREA AFFECTED BY SECTION 1 TO THIS BY-LAW



AREA AFFECTED BY SECTION 2 TO THIS BY-LAW



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. **2011-22** on the 28th day of March, 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 20th day of April, 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 31st day of March, 2011.

Corrina Giles, 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 potential condition of Consent Application B18-2010 that proposes to sever two existing single detached dwellings from one lot into two separate lots each containing one dwelling. An amendment is required to the Zoning By-law in order to establish proper zone standards for the two existing dwellings on the proposed lots.

The effect of this By-law is to rezone the subject lands from the Limited Rural 'A2' Zone and Residential 'R3' Zone to the Residential 'R3-228' Zone where exception 228 limits the development potential on these lands to a single detached dwelling on one lot as existing on the date of passing of this By-law until a comprehensive development proposal can be made on the lands.