

**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, 183 BRUCE STREET SOUTH, THORNBURY, ONTARIO, COMMENCING 7:00 P.M. ON THE 4th DAY OF MAY, 2009**, for the purpose of considering an Application for a Zoning By-law Amendment.

The purpose of this By-law is to consider a request by Scenic Caves Nature Adventure to construct the following new buildings and uses: a 112 sq m office building, a 112 sq m maintenance building, a 55 sq m storage shed, a 225 sq m storage/maintenance building, a skating rink plus skating loop with a 55 sq m utility building and 112 sq m change room/washroom building. The By-law also proposes to relocate a viewing platform that was approved in 2002. Scenic Caves Nature Adventure went through a number of development approvals in 2002 when a significant number of new features were added to the property. The buildings and uses proposed today expand on those previous approvals.

The effect of this By-law is to recognize the following changes to the Zoning By-law:

1. To modify Exception 45 to also permit an office building, two accessory maintenance and storage buildings to a maximum floor area of 300 square metres. Further, the office building may be permitted within the 35 metre setback from the centreline of the County road.
2. To establish building envelopes within the Rural A1-154 zone for the Maintenance and Storage Building as well as relocating the viewing platform.
3. The portion of the lands would be rezoned to the Hazard H-154 zone and to establish a building envelope for the skating rink, skating loop, and two accessory buildings.
4. To amend Exception 154 to also permit the skating facilities, and to permit the maintenance and storage building to have direct access via an unopened road allowance.
5. To apply the Holding '-h' symbol to address requirements for Site Plan Approval, and other related matters.

The subject lands of this By-law are owned by 636697 Ontario Ltd, and are legally described as Part Lots 13, 14 and 15, Concessions 2 and 3; 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.

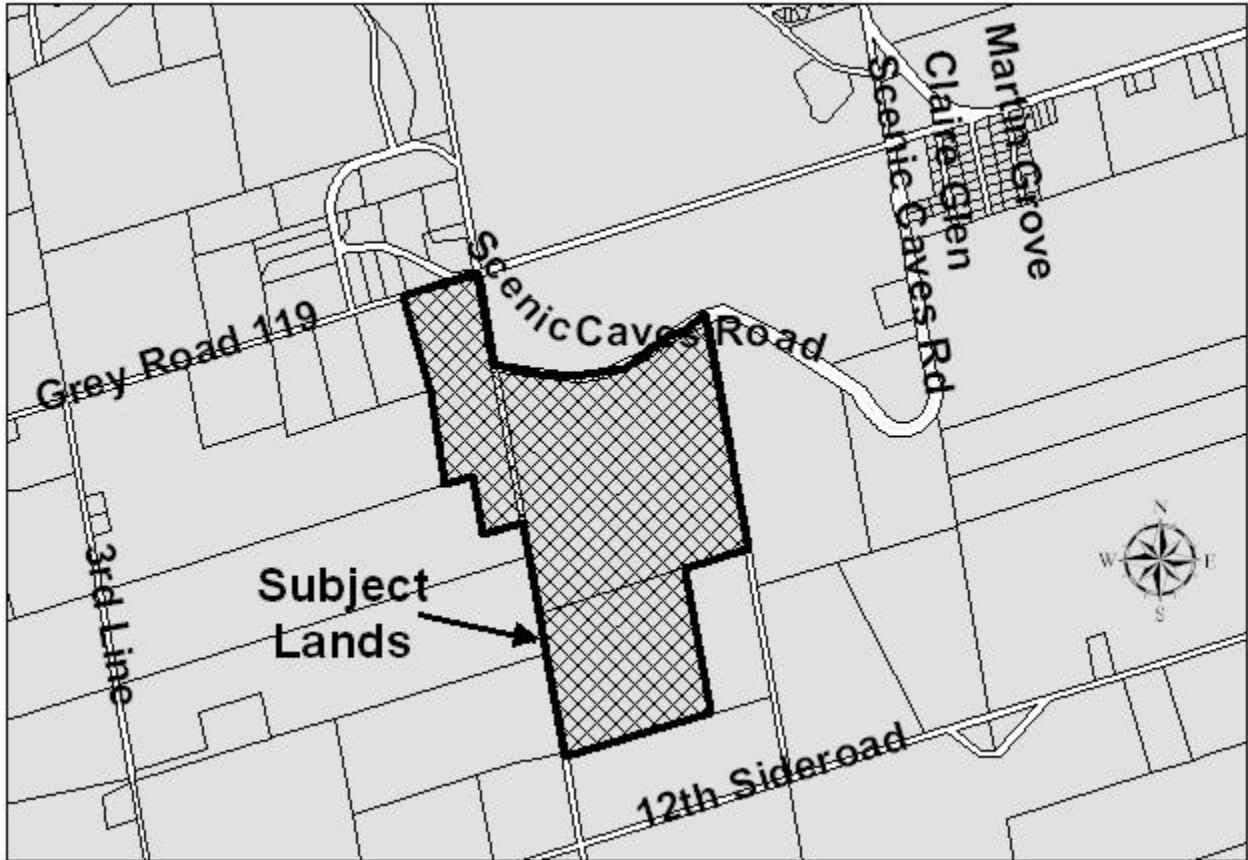
If a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be 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 9th day of March, 2009.

Stephen Keast, 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. Map 22 and Map 26 to Schedule "A" of the Township of Collingwood Zoning By-law, being By-law 83-40 is hereby amended by rezoning the subject lands from the General Rural 'A1-154', Limited Rural 'A2-154', Hazard 'H', and Hazard 'H-154' zones to the General Rural 'A1-154-h', Limited Rural 'A2-154-h', and Hazard 'H-154-h' zones for those lands lying and being in the Town of The Blue Mountains, comprised of Part Lots 13, 14 and 15, Concession 2 and 3 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 granting of Site Plan Approval.
2. Section 32 to the Zoning By-law of the Township of Collingwood, being By-law 83-40 is hereby amended by deleting and replacing Exception 45 with the following:

"45 This land may only be used as a commercial recreational use and uses, buildings and structures accessory thereto. An office building, two accessory maintenance and storage buildings up to a maximum floor area of 300 square metres shall be permitted in addition to the existing buildings as of January 1, 2009. Notwithstanding Section 5.18(e) the office building may be located a minimum of 16 metres from the front lot line. Enlargement is permitted in accordance with the zone regulations however, limited to a maximum of 25% of the gross floor area."
3. Section 32 to the Zoning By-law of the Township of Collingwood, being By-law 83-40 is hereby amended by deleting and replacing Exception 154 with the following:

"154 These lands may also be used for outdoor recreation uses limited to hiking, cross country skiing, dog sledding, sleigh rides and a private park. An 85 square metre accessory building to the trails, a tree-top canopy walk, a suspension bridge, a viewing platform with a maximum height of 30.5 metres, and a skating rink plus skating loop with a 55 sq m utility building and 112 sq m change room/washroom building may also be permitted. These uses shall only be located on the subject lands in accordance with the building envelopes identified on Schedule "A-1". Additional buildings and accessory uses shall only be permitted through an amendment to this By-law."
4. 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 _____, 2009.

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 _____, 2009.

DATED at _____


this _____ day of _____, 2009.

Signed: _____
Stephen Keast, Clerk

Town of The Blue Mountains

Key Map Schedule A-1

By-Law No. 2009-_____

 Area Affected By This Amendment

