

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

**BY-LAW NO. 2014-78**

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

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 Development 'D' Zone and Hazard 'H' Zone to the Residential (RM1-51-h) Zone and Hazard (H) Zone for those lands lying and being in the Town of The Blue Mountains, comprised of Lot 47, 48 S/W King Street; Lot 47, 48 and 49 and Part Lots 49 and 50 NE Arthur Street, as indicated in cross-hatching on the attached key map Schedule 'A-1'.
  - a. In accordance with Section 36 of the Planning Act R.S.O. 1990 c-P.13, as amended, the holding '-h' symbol shall not be removed from the whole or part of the lands until such time as:
    - i. The Registration of a Plan of Subdivision or the granting of Site Plan Approval, including the execution of a Development Agreement.
    - ii. That the watercourse through the subject lands is relocated in accordance with approved permits and completed to the satisfaction of the Department of Fisheries and Oceans, the Grey Sauble Conservation Authority and the Town of The Blue Mountains.
    - iii. A Stormwater Management Plan being completed to the satisfaction of the Grey Sauble Conservation Authority
2. Section 26 to the Town of Thornbury Zoning By-law 10-77 as amended is hereby further amended by adding the following Exception:


"51 These lands shall only be used for a maximum of twenty-two (22) Semi Detached Dwellings, two (2) Single Detached Dwellings Residential Dwellings, and uses, buildings and structures accessory to the foregoing permitted uses. The Zone regulations identified under Section 11.2 to the By-law shall also apply to Single Detached Dwellings. Notwithstanding the provisions of Section 11.2, the following shall apply for all Single Detached Dwellings and Semi-Detached Dwellings on those lands identified in Section 1 to this By-law:

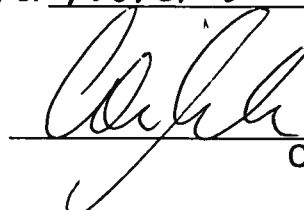
- a. The minimum front yard setback shall be 7.5 metres
- b. The minimum interior/exterior side yard setback shall be 7.5 metres
- c. The minimum rear yard setback shall be 7.5 metres
- d. The maximum permitted height shall be 2 storeys

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 24<sup>th</sup> day of November, 2014.

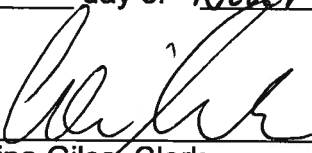
  
Ellen Anderson, Mayor

  
Corrina Giles, Clerk

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I hereby certify that the foregoing is a true copy of By-law No. 2014-78 as enacted  
by the Council of the Corporation of the Town of The Blue Mountains on the 24<sup>th</sup>  
day of November, 2014.

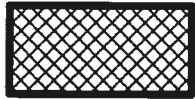
DATED at The Blue Mountains  
this 24<sup>th</sup> day of November, 2014.

Signed:   
Corrina Giles, Clerk

# KEY MAP SCHEDULE 'A1'

## BY-LAW No. 2014-78

### TOWN OF THE BLUE MOUNTAINS



AREA TO BE REZONED RESIDENTIAL MULTIPLE 'RM1-51-h'



AREA TO BE REZONED HAZARD 'H'

