A. Recommendations

THAT Council receive Staff Report PDS.19.76, entitled “Public Meeting Information Report – Zoning By-law Amendment: Housekeeping Changes” for information only.

B. Overview

The purpose of this report is to provide an overview of the proposed amendments and preliminary planning analysis and comment.

This report provides an overview of the proposed amendments and a preliminary review of the applicable planning policies regarding a series of housekeeping changes to The Blue Mountains Zoning By-law 2018-65. Following the public meeting, staff will review all comments received and any additional issues or concerns that are raised. This review will be included in a final recommendation report which will be brought to a future Committee of the Whole meeting for Council decision.

C. Background

In November 2018, the Town of The Blue Mountains enacted a new Comprehensive Zoning By-law (2018-65) for the entire municipality. The Blue Mountains By-law 2018-65 replaces the former Town of Thornbury Zoning By-law 10-77 and former Township of Collingwood Zoning By-law 83-40. The Blue Mountains By-law 2018-65 is now in full force and effect, save and except for one appeal before the Local Planning Appeal Tribunal (LPAT). The appeal was heard by the LPAT on May 14, 2019 at which time an oral decision was rendered stating that By-law 2018-65 is in full force and effect (save for the appeal lands) and that the former Collingwood Township and former Town of Thornbury By-laws are essentially repealed. With this ruling, the Town is now able to operate under one Zoning By-law for the Town.

Since enactment in November 2018 Town Staff have been using the new By-law in tandem with the existing By-laws in the review of development projects, Building Permits, and other forms of development regulated by the Zoning By-law. With Town Staff extensively using the new By-law on a daily basis a number of corrections, errors and areas of further clarification have been
identified. Planning Staff sought authorization from Council to proceed with a series of housekeeping amendments in May 2019 with Notice of Public Meeting circulated shortly thereafter. (See Attachment #1)

The housekeeping changes are intended to clarify matters and do not shift the direction of the original Zoning By-law. A detailed breakdown of all the proposed changes is included in the Notice of Public Meeting. It is anticipated that Housekeeping Amendments will occur on a regular (annual) basis where portions of the By-law that require updates, modernization or clarification are considered and implemented.

D. Analysis

Planning Staff has prepared a table (See Attachment #2) with a list of all proposed housekeeping items, a summary of the issue, staff comments and proposed modifications to the By-law.

Following the public meeting, staff will review all comments received and any additional matters that are raised. This review will be included in a final recommendation report which will be brought to a future Committee of the Whole meeting for Council decision.

E. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles
Objective #3 Manager Growth and Promote Smart Growth

F. Environmental Impacts

Nil

G. Financial Impact

Nil

H. In consultation with

Council Direction as per Staff Report PDS.19.54 and May 13, 2019 Resolution
Nathan Westendorp, Director of Planning and Development Services

I. Public Engagement

As noted in this report, the topic of this Staff Report is the subject of a Public Meeting July 3, 2019, the day of the presentation of this report. Those who provide comments at the Public Meeting including anyone who has asked to receive notice regarding this matter, will be provided notice of the follow up Staff Report
J. Attached

1. Notice of Public Meeting
2. Table of Housekeeping Items

Respectfully submitted,

__Shawn Postma___________________
Shawn Postma, BES, MCIP, RPP
Senior Policy Planner

__Nathan Westendorp______________
Nathan Westendorp, RPP, MCIP
Director of Planning and Development Services

For more information, please contact:
Shawn Postma, BES, MCIP, RPP
Senior Policy Planner
planning@thebluemountains.ca
519-599-3131 extension 248
Notice of Public Meeting

Application for Zoning Amendment
Housekeeping Amendments to Comprehensive Zoning By-law 2018-65

Property Location: Municipal Wide

Public Meeting: July 3, 2019 at 5:00 PM
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON

What is being proposed?

Town of The Blue Mountains Planning Staff are undertaking a series of housekeeping amendments to the Comprehensive Zoning By-law 2018-65. By-law 2018-65 replaced the former Town of Thornbury By-law 10-77 and former Township of Collingwood By-law 83-40. The housekeeping amendments are intended to clarify matters and do not shift the direction of the original By-law. A number of corrections and areas requiring further clarification are proposed. The complete list is provided on the back of this notice.

A key map is not provided as the proposed changes apply to all lands within the Town of The Blue Mountains.

What happens at a Public Meeting?

The public meeting is your chance to hear more about the proposal and make your views known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say!

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

Where do I find more information?

Visit us in Planning Services, Town Hall during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. or contact the planner for this file.

Where do I submit my comments?

Your written comments may be sent to the Town Clerk, Corrina Giles:
By Mail or in Person:
32 Mill St. Box 310,
Thornbury ON, N0H 2P0
Fax: (519) 599-7723
Email: townclerk@thebluemountains.ca

Written comments are requested by June 28, 2019 so that they may be read at the public meeting for the benefit of everyone in attendance.

When will a decision be made?

A decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting.

After reviewing the application and any comments received, Town staff will bring a recommendation on this project to a future council meeting.

Want to be notified of a decision?

You must make a request in writing if you wish to receive a notice of any decision of Council on this proposal.

Your rights to appeal a decision:

If a person or public body does not make oral submissions at a public meeting or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of Council to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
A Note about information you may submit to the Town:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario’s Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town’s website, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.

Proposed Housekeeping Items:

1. Delete Section 4.13(m) – (Duplicate Text exists at Section 4.13(g))
2. Modify County Daylight/Sight Triangle Requirements from 12 metres to 15 metres on County Roads and from 6 metres to 15 metres on Local Roads at County Road Intersections
3. Exception 23 to only apply to Part Lot 39 Concession 12
4. Delete “Multi Dwelling” term within the By-law and Replace the term “Multiple Dwelling”
5. Amalgamate Sections 4.19 and 4.36 into one section to deal with Model Homes, Temporary Sales Office and Temporary Construction Offices
6. Add a new definition for retaining walls to recognize retaining walls of 1 metre in height as structures.
7. Delete definition of “Basement”
8. Review Permitted Uses under the Institutional Zone
9. Permit shared driveways and parking areas to have a zero metre setback from property lines
10. Remove as-of-right permissions for Apartment Buildings in the Commercial C1 Zone
11. Modify the provisions related to commercial uses along the Bruce Street Marsh Street Corridor to limit the scale and intensity of the commercial use, and to maintain the character of the area as residential and to permit single detached dwellings as-of-right
12. Modify the permitted uses in the Hazard ‘H’ zone to also permit existing golf courses
13. Modify the Hazard ‘H’ zone boundaries along all lots on Stone Zack Lane in accordance with the Ontario Municipal Board approved Zoning By-law
14. Establish a minimum zero metre setback for Commercial Uses in the C1 zone only in historic downtown areas
15. Correction of Zone Boundaries on single residential lot (Brophies Lane, Craigleith Village)
16. Delete Residential R2-41 Zone from Lots 14, 15, 16 Plan 16M-24 and replace with R1-1 zone in accordance with approved Ontario Municipal Board Order dated May 6, 2008
17. Rezone existing single detached dwelling from Open Space ‘OS’ to Residential ‘R1-1’ on Grey Road 19 near Farmgate Road.
18. Remove as of right permission for Bed and Breakfast use in all permitted zones in accordance with Official Plan
19. Clarify the Zone Boundaries for Exception ‘43’ and Holding Symbol ‘-h8’ to apply to Lot 45 16M-20 only
20. Establish a reduced front yard setback of 2.5 metres for accessory buildings and structures for lots that have direct frontage on Georgian Bay.
<table>
<thead>
<tr>
<th>ITEM</th>
<th>Author</th>
<th>Housekeeping Item</th>
<th>Staff Comment</th>
<th>Proposed Modifications</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Town</td>
<td>Duplication of text under Section 4.13(m) and 4.13(g)</td>
<td>Typo correction</td>
<td>Delete Section 4.13(m) in its entirety and renumber the following subsections accordingly.</td>
</tr>
</tbody>
</table>
| 2    | County | The Sight Triangle requirements of Section 4.32 do not match the County Transportation Services Sight Triangle requirements. | | 1. Delete all references to 12.0 metres from Table 4.2 and replace with 15.0 metres.  
2. Add a special provision to local street and collector street as follows: (1) The sight triangle shall be increased to 15.0 metres by 15.0 metres at all County Road intersections. |
| 3    | Town   | Exception 23 has been applied to two properties in the Municipality. This exception applies only to an existing campground located at Part Lot 39, Concession 12. | Typo correction | Delete exception 23 from Grey Condo Plan 28 (Wensley Drive) |
| 4    | Town   | The terms ‘Multi-Unit Dwelling’ and ‘Multiple Dwelling’ are used interchangeably in the By-law. For consistency and to match existing definitions, references to Multi-Unit Dwelling should be deleted and replaced with Multiple Dwelling | Revision to provide clarity | Delete ‘multi-unit residential’ and replace with ‘Multiple Dwelling’ in Section 5.3.1 and Section 5.6.1 |
| 5    | Town   | Section 4.19 and Section 4.36 both deal with model homes, temporary sales office and temporary construction offices. The sections should be amalgamated into one section. | Revision to provide clarity | 1. Delete Section 4.19 and Section 4.36 in their entirety.  
2. Insert a new Section 4.19 as follows: “4.19 MODEL HOMES AND TEMPORARY SALES OFFICE Model homes and/or a temporary sales office shall only be permitted on lands that have received Draft Plan of Subdivision, Draft Plan of Condominium or Site Plan Approval for residential purposes provided that:  
a) Not more than 10% of the total number of residential units contained in the Draft Plan or Site Plan are constructed as model homes to a maximum of 3 model homes;  
b) The model home is built within a lot defined by the Draft Plan or in accordance with the approved Site Plan;  
c) The model home complies with all other requirements of this Zoning By-law for the applicable type of dwelling unit.  
d) The temporary sales office is limited to a maximum period of three years and that the temporary sales office is not used for human habitation.  
e) The temporary sales office is built within a lot defined by the Draft Approved Plan or Site Plan approved lands in..." |
accordance with following required minimum yards: - Front yard - 6.0 metres - Exterior side yard - 6.0 metres - Interior side yard - 1.2 metres - Rear yard - 7.5 metres
f) The maximum height of a temporary sales office shall be 6.5 metres.
g) The maximum ground floor area of a temporary sales office shall be 200 square metres.”
h) Notwithstanding the above requirements, a temporary sales office may be located within a Model Home.

3. Insert a new Section 4.36 as follows:

“4.36 TEMPORARY CONSTRUCTION
a) Nothing in this By-law shall prevent uses incidental to construction, such as a construction camp or other such temporary work camp, tool shed, scaffold or other building or structure incidental to the construction, only for so long as the same are necessary for work in progress that has neither been finished nor abandoned.”

Insert a new row to Table 4.12 as follows:

<table>
<thead>
<tr>
<th>Structure</th>
<th>Required Yard in which Projection is Permitted</th>
<th>Maximum Projection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retaining walls having a height less than 1.0 metre</td>
<td>Any yard</td>
<td>Must be setback a minimum of 0.0 metres from a lot line.</td>
</tr>
</tbody>
</table>

Delete the definition of ‘Basement’ from Section 3 of the By-law.
<table>
<thead>
<tr>
<th>ITEM</th>
<th>Author</th>
<th>Housekeeping Item</th>
<th>Staff Comment</th>
<th>Proposed Modifications</th>
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</thead>
<tbody>
<tr>
<td>9</td>
<td>Town</td>
<td>Driveways and parking areas are required to maintain a minimum 1 metre setback from a side lot line which would prevent shared driveways and parking areas on multiple unit dwellings.</td>
<td>By-law to be revised to permit shared parking areas and driveways with a 0 metre setback requirement.</td>
<td>Modify Section 5.3.1(c) by adding the words “For residential lots with semi-detached, rowhouse or multiple dwellings driveways and surface parking areas shall be setback a minimum of 0 metres.” after the existing text.</td>
</tr>
<tr>
<td>10</td>
<td>Town</td>
<td>Standalone apartment buildings are currently permitted as of right in the Commercial C1 zone. The Town of The Blue Mountains Official Plan recognizes that standalone apartment buildings may be permitted in the Downtown Areas (C1 Zone) but are directed to side streets and are subject to a Zoning By-law Amendment. (See Official Plan Section B3.3.5.3.2)</td>
<td>By-law to be revised to remove as of right permission.</td>
<td>Modify Table 7.1 be deleting the permitted use of Apartment Building from the Commercial C1 zone and the Bruce Marsh Street Corridor BMC zones.</td>
</tr>
<tr>
<td>11</td>
<td>Town</td>
<td>The Bruce Street Marsh Street Corridor is an area identified in the Blue Mountains Official Plan as all lots that front Bruce Street and Marsh Street between the Thornbury and Clarksburg downtown areas. The intent of the Official Plan is to also allow for appropriate small scale businesses in existing dwellings while maintaining the residential character and built form of the area. Permitted uses could include home occupations, small-scale medical offices, retail and service commercial uses and art galleries. Such uses shall be defined and regulated through the Zoning By-law and shall be subject to Site Plan Control.</td>
<td>The existing BMC Zone in By-law 2018-65 is too permissive based on the policy direction of the Official Plan. The current list of permitted uses and lot development requirements could allow for full scale commercial uses which are not intended to be located outside of the downtown areas of Thornbury and Clarksburg. Bruce Street Marsh Street Corridor to maintain residential character and to allow small scale commercial uses. Maximum floor area, first floor/second floor requirements, number of employees, owner occupied requirements, outdoor uses, parking, buffering and site plan approval requirements to be regulated.</td>
<td>1. Delete the column Bruce Street Marsh Street Corridor ‘BMC’ zone from Table 7.1 in its entirety. 2. Delete the text “For the Bruce Street Marsh Street ‘BMC’ Zone, the Residential ‘R1-1’ Zone Standards of Table 6.2.1 shall apply.” 3. Insert a new Definition to Section 3 as follows: “Bruce Street / Marsh Street Small Scale Commercial Use Means the Use of part of a dwelling unit for a legal business activity at a scale larger than a home business that results in a product or service.” 4. Insert a new General Provision Section 4.10 as follows, and renumber all subsequent sections accordingly. “4.10 Bruce Street / Marsh Street Small Scale Commercial Uses Bruce Street / Marsh Street Small Scale Commercial Uses are permitted within the Bruce Street Marsh Street area as shown on Schedule ‘A’ to this By-law and are subject to the following provisions: a) Not more than three employees, in addition to the residents of the dwelling unit shall be engaged in the use.</td>
</tr>
<tr>
<td>ITEM</td>
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<tr>
<td>11</td>
<td>Town</td>
<td>Table 8.1 permits golf courses in the Hazard ‘H’ zone subject to special provision (6). Special provision 6 is a typo and the correct reference should be to special provision (4). Existing golf courses were developed by way of appropriate environmental review which permitted certain golf course uses (fairways, etc) to locate within the Hazard H zone. These uses may continue</td>
<td>Typo correction</td>
<td>For Table 8.1: Delete Special Provision (6) from the Golf Course use in the Hazard ‘H’ zone and replace with Special Provision (4)</td>
</tr>
<tr>
<td>12</td>
<td>Town</td>
<td>Hazard Mapping provided by the Conservation Authority does not match the approved defined Hazard limits established by the Ontario Municipal Board through Zoning By-law 2006-39 for some lots along Stone Zack Lane</td>
<td>Revision required to recognize previous approvals</td>
<td>Schedule ‘A’ mapping to be revised by removing the Hazard ‘H’ zone in accordance with By-law 2006-39</td>
</tr>
<tr>
<td>ITEM</td>
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<td>Housekeeping Item</td>
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<tr>
<td>14</td>
<td>Town</td>
<td>Commercial C1 zone has a 0 metre front yard setback. 0 metre setback previously applied to the historic downtown area of Thornbury. 0 metre setback requirement to continue to apply to this area, and the remaining Commercial C1 lands to require previous minimum/maximum setback requirements.</td>
<td>Setback requirements in previous zoning by-law: 10-77 C2 Zone: 3 metres. Except: a minimum of 50% of the main wall opposite Arthur Street West, Bridge Street East, King Street East and Bruce Street shall be located no closer than 1 metre and no greater than 6 metres from the front lot line.</td>
<td>Modify the Commercial C1 column in table 7.2 to the following:</td>
</tr>
<tr>
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<td></td>
<td>Zone Standards</td>
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<td></td>
<td>Minimum Lot Frontage (m)</td>
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<td></td>
<td></td>
<td></td>
<td>Minimum Front Yard (m)</td>
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<td></td>
<td></td>
<td>Minimum Exterior Side Yard (m)</td>
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<td></td>
<td>Minimum Interior Side Yard (m)</td>
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<td></td>
<td></td>
<td>Minimum Rear Yard (m)</td>
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<td></td>
<td></td>
<td></td>
<td>Maximum Height (m)</td>
</tr>
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<td></td>
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<td></td>
<td>(4) A minimum of 50% of the main wall opposite Arthur Street West, Bridge Street East, King Street East and Bruce Street shall be located no closer than 1 metre and no greater than 6 metres from the front lot line.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(5) Notwithstanding Special Provision 4. The Minimum required yard shall be 0 metres for lots with frontage on Bruce Street North and Bruce Street South between King Street and Louisa Street</td>
</tr>
<tr>
<td>15</td>
<td>Town</td>
<td>Hazard Mapping provided by the Conservation Authority does match the approved defined Hazard limits established by Zoning By-law 2010-47 for a Draft Plan Approved lot on Brophy’s Lane.</td>
<td>Revision required to recognize previous approvals</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Town</td>
<td>Error found in the applicable zoning for Lots 14, 15, 16 Plan 16M-24 (George McRae Road). By-law 2018-65 incorrectly places these lands in the Residential R2-41 zone permitting a range of higher density residential unit types up to a maximum of 15 units. Previous OMB approved zoning states that these lands shall be used for single detached dwellings.</td>
<td>See Planning Staff Report PDS.19.69 for additional background information.</td>
<td>For lots 14, 15, 16 Plan 16M-24: delete the Residential ‘R2-41’ zone from Schedule ‘A’ and replace with the Residential ‘R1-1’ zone.</td>
</tr>
<tr>
<td>17</td>
<td>Town</td>
<td>Error found in the applicable zoning for an existing single detached dwelling at 796361 Grey Road 19. Schedule ‘A’ places these lands in the Open Space OS zone. It is confirmed that the lands are solely used for residential use.</td>
<td>Revision required to recognize residential use</td>
<td>For 796361 Grey Road 19: delete the Open Space ‘OS’ zone from Schedule ‘A’ and replace with the Residential ‘R1-1’ zone.</td>
</tr>
<tr>
<td>ITEM</td>
<td>Town</td>
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<td>Staff Comment</td>
<td>Proposed Modifications</td>
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</tr>
<tr>
<td>18</td>
<td>Town</td>
<td>purposes and include an existing single detached dwelling, and associated uses.</td>
<td>As of right permission for bed and breakfast use to be removed from all zones.</td>
<td>Table 7.1 to be modified by deleting the Bed and Breakfast Establishment row in its entirety.</td>
</tr>
<tr>
<td>19</td>
<td>Town</td>
<td>Bed and Breakfast uses are identified as a permitted use in the Commercial C1, C6, C7 and BMC Zones. In accordance with the policies of the Official Plan Section B2.5.1 a Bed and Breakfast use must only be permitted by way of Zoning By-law Amendment (S. B2.5.1(a))</td>
<td>Mapping to be revised so that Exception 43 only applies to Lot 45 Plan 16M-20. All other references to Exception 43 to be deleted.</td>
<td>Delete Exception 43 from all lands save and except for Lot 45 Plan 16M-20.</td>
</tr>
<tr>
<td>20</td>
<td>Town</td>
<td>Exception 43 applies to a residential lot with future public road access, but the exception was applied to all lots within the Peaks Meadows subdivision.</td>
<td>By-law 2018-65 permits garages in front yards in certain zones subject to maintaining minimum setback requirements for the main building. Add special permission for lots with frontage on Georgian Bay to have a reduced front yard setback of 2.5 metres.</td>
<td>Insert a new Subsection 4.3(f) as follows:  f) an accessory building or structure may be located in the front yard of the lot provided that the said lot has frontage on Georgian Bay and the building or structure is a minimum of 2.5 metres from the front lot line and no closer than 1.2 metres from an interior side lot line.</td>
</tr>
<tr>
<td>21</td>
<td>Town</td>
<td>Garages were previously permitted in the front yard on lots within Collingwood Township that have frontage on Georgian Bay. Garages were permitted in the Front Yard with a reduced front yard setback of 2.5 metres.</td>
<td>Clarification is required so that it is understood that a building encroachment does not implement a new setback requirement for the property. Only those existing portions of non-compliance can continue. Anything new must conform to the Zoning By-law.</td>
<td>For Section 4.21: delete the words “may be replaced, enlarged, repaired or renovated provided that the replacement, enlargement, repair or renovation does not further encroach into a required yard and does not in any other way increase a situation of non-compliance.” Replace with “may be replaced, repaired or renovated provided that the replacement, repair or renovation does not increase the height, size or volume, or change the use of such building or structure. A non-complying building or structure may be enlarged provided the enlargement will comply with all of the other provisions of this By-law.”</td>
</tr>
<tr>
<td>22</td>
<td>Town</td>
<td>On-Farm Diversified Use is listed as a permitted use in Table 8.1. Section 4.24 provides the permitted use requirements for on-farm diversified uses across the municipality. Permitted uses in Table 8.1 is unnecessary duplication.</td>
<td>Revision required to delete on-farm diversified uses from the list of permitted uses in Table 8.1</td>
<td>For Table 8.1: Delete the row “On-Farm Diversified Use” in its entirety.</td>
</tr>
<tr>
<td>23</td>
<td>Town</td>
<td>Typographical error Section 4.1.2(b) is missing the text “apartment dwelling” after the word accessory, and the text “or” should read “of”</td>
<td>Typo correction</td>
<td>For Section 4.1.2(b): Insert the words “apartment dwelling” after the word accessory and delete the word “or” and replace with “of”.</td>
</tr>
<tr>
<td>24</td>
<td>Town</td>
<td>Typographical error Section 4.1.2(h) delete the text ‘and,’</td>
<td>Typo correction</td>
<td>For Section 4.1.2(h): Delete the text “and,”</td>
</tr>
<tr>
<td>ITEM</td>
<td>Author</td>
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</tr>
<tr>
<td>25</td>
<td>Grey Sauble Conservation Authority</td>
<td>The Hazard Mapping along the shoreline of Bayview Avenue includes more restrictive Hazard boundaries than what exists</td>
<td>The Hazard mapping contained in the Zoning By-law has been provided by the Grey Sauble Conservation Authority. It is recognized that the Hazard boundaries are based on a desktop exercise and that the actual boundaries may be refined further based on more detailed study. Hazard Boundaries to be updated in accordance with recommendations from the Grey Sauble Conservation Authority.</td>
<td>Delete and replace the Hazard Zone Boundaries along the shoreline at Bayview Avenue with more accurate Hazard Zone Boundaries as recommended by the Grey Sauble Conservation Authority.</td>
</tr>
<tr>
<td>26</td>
<td>Town</td>
<td>Permitted encroachments of Section 4.11 and 4.12 are not clear as to how far a deck or other structure may encroach into a yard.</td>
<td>By-law 2018-65 uses the term “required yard” which is not defined, but is intended to recognize the required setback from a lot line.</td>
<td>insert a new definition for Required Yard as follows: “Required Yard Means the minimum setback distance required for a yard”</td>
</tr>
<tr>
<td>27</td>
<td>Town</td>
<td>Town acquisition of lands at border of former Town of Thornbury</td>
<td>Lands to be acquired are adjacent to existing tourism office / BIA building and are intended to be used for Open Space uses.</td>
<td>Rezone the easterly portion of Town Plot Part Lot 5 to Part Lot 14 King E/S from the Commercial ‘C1’ Zone to the Open Space ‘OS’ Zone</td>
</tr>
<tr>
<td>28</td>
<td>Town</td>
<td>Existing Gas Stations are not permitted in Thornbury under the Commercial ‘C1’ Zone in the new By-law</td>
<td>Town of The Blue Mountains Official Plan policy permits new Gas Stations only by way of Zoning By-law Amendment and Site Plan Control. It is noted that the three existing gas bars (UPI, Ultramar, Esso) were permitted by way of Zoning By-law Amendment and Site Plan Approval and that these permissions should have been carried forward into the new Zoning By-law. It is noted that the UPI Gas Station is recognized as a permitted use through Exception 7 to the By-law.</td>
<td>1. Modify Exception 74 to recognize the existing Ultramar gas station by inserting the text “These lands may also be used for a Motor Vehicle Gas Bar” as the first line to the Exception. 2. Modify Exception 78 to recognize the under construction Esso gas station by inserting the text “These lands may also be used for a Motor Vehicle Gas Bar” as the first line to the Exception.</td>
</tr>
</tbody>
</table>