



Notice of Passing of a Zoning By-law

This is a notice about a decision of Council on a Zoning By-law Amendment Application for the lands known as Block 46, Registered Plan 16M-20.

Council approved the application and passed By-law 2020-42 on June 29, 2020.

What was the purpose of the By-law?

The purpose of the zoning by-law amendment is to change the housing type allowed on the property from townhouses to single detached dwellings. The effect of the zoning by-law amendment is to change the zoning symbol from Residential Two (R2-44-h7) and Hazard (H) to Residential One (R-1-44) and Hazard (H). The new exception 44 requires a minimum rear yard of 15 metres to ensure adequate separation from the slope at the rear (south) of the property. This property is also subject to a Plan of Subdivision application seeking to create 16 residential lots.

Feedback from the Public

Written comments from agencies and the public were considered by Council prior to making a decision on this application. Most comments received were in support of this zoning by-law amendment.

Rights to Appeal the Decision

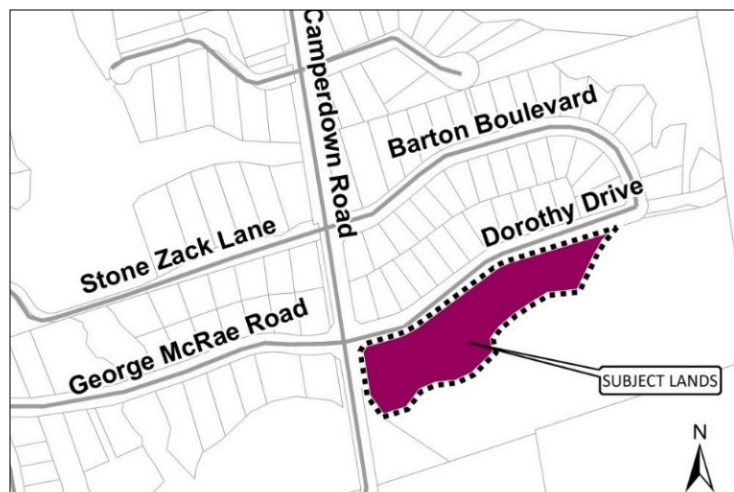
If you disagree with this decision you may file an appeal to the Local Planning Appeal Tribunal. An appeal must include the required Appellant Form and Fees of \$300 in a Certified Cheque or Money order, made out to the Minister of Finance. The Appellant Form must state the reasons for the appeal.

The Appellant Form and fees must be delivered in person at Town Hall or by registered mail to the Clerk of the Town of The Blue Mountains:

Corrina Giles, Clerk
Town of The Blue Mountains
PO Box 310, 32 Mill Street
Thornbury, Ontario N0H 2P0

PLEASE NOTE: In the event Town Hall is closed due to Covid-19 emergency measures, a drop box is also available at the front entrance to Town Hall where packages may be submitted.

The last date for filing an appeal is **July 23, 2020 by 4:30 pm.**



More information about how to file an appeal, including the forms and fees, is available on the Local Planning Appeal Tribunal website at <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Only individuals, corporations and public bodies may appeal a Zoning By-law to the Local Planning Appeal Tribunal. 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 Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

The Corporation of the Town of The Blue Mountains

By-Law Number 2020 – 42

Being a By-law to amend Zoning By-law No. 2018-65 which may be cited as "The Blue Mountains 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. 2018-65;

And Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

- 1. Schedule 'A' Map 12 is amended by changing the zoning symbols of the lands known as Block 46 on Registered Plan 16M-20, from the Residential Two (R2-44-h7) Zone with a Holding (-h7) Symbol and the Hazard (H) Zone, to the Residential One Exception (R1-1-44) Zone and the Hazard (H) Zone, as shown on the attached Schedule "A-1".
- 2. Table 9.1 - Exceptions is amended by deleting the text associated with Exception 44 and replacing with the following:

Exception Number	Zone	Special Provisions
44	R1-1-44	Minimum Rear Yard 15 m The minimum rear yard applies to the main building and all accessory buildings and structures, including swimming pools and tennis courts. (Block 46, Plan 16M-20)

- 3. Schedule 'A-1' is 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.

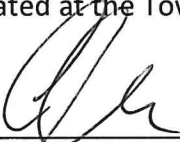
Enacted and passed this 29th day of June, 2020


Alar Soever, Mayor


Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2020-__ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 29th day of June, 2020.

Dated at the Town of The Blue Mountains, this 29th day of June, 2020.

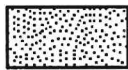

Corrina Giles, Clerk

Town of The Blue Mountains

Schedule 'A-1'

By-Law No. 2020-42

Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from R2-44-h7 to R1-1-44
-  Area to be rezoned from H to R1-1-44

