

**THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS
NOTICE OF APPLICATION & PUBLIC MEETING
TO RECEIVE AGENCY & PUBLIC COMMENTS
REGARDING A PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE THAT the Town wants your comments on this Application;

AND THAT the Planning Division of the Planning & Building Services Department of The Corporation of the Town of The Blue Mountains has received an Application for a Zoning By-law Amendment;

AND FURTHER THAT the Planning & Building 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 7TH DAY OF APRIL, 2010**, for the purpose of receiving agency and public comments on an Application for a Zoning By-law Amendment.

The purpose of this Application is to consider a request to increase the lot coverage for all of the single detached units for the Keepers Cove residential development, to allow for increased flexibility in the floor plan design of the dwellings based on consumer demands; and remove the provisions as it relates to the townhouse units, as the townhouses were converted to single detached units as part of a red-line revision to the draft plan, approved by the County of Grey in May 2008.

The effect of this Amendment would be to amend Exception 6 for the Residential Exception 6 (R1-6) Zone to increase the maximum lot coverage from forty percent (40%) to a maximum lot coverage of fifty percent (50%) for the single detached units; and remove the townhouse provisions from the exception as well.

The subject lands of this proposed Amendment are owned by 1382491 Ontario Limited, c/o Jill Kitchen, President; Blevins Developments (Cove) Ltd., c/o Tim Blevins, President; Reid's Heritage Homes Limited; and are legally described as Lot 1 and Part of Lot 3, Plan 1032; Town of The Blue Mountains. These lands are locally described as being located on the southeast corner of the intersection between 39th Sideroad and Sunset Boulevard, 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 submissions at a public meeting or make written submissions to The Corporation of the Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of The Corporation of the Town of The Blue Mountains Council to the Ontario Municipal Board.

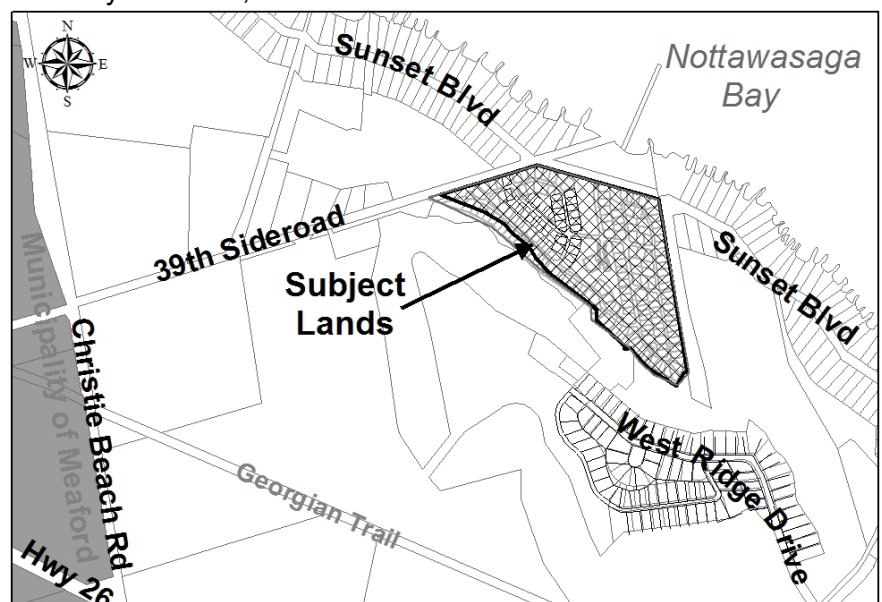
If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of The Blue Mountains before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information relating to the proposed Amendment is available for inspection during regular office hours in the Planning Division of the Planning & Building Services Department at the Municipal Office, at the address below, or contacting the Planning Division directly at (519)599-3131 ext.269.

At this public meeting, the Town seeks to receive comments to aid in our decision making process. It should be noted that a decision on this Application will not be made at this public meeting. The Planning Division will bring recommendations forward to a Planning & Building Committee Meeting at a future date following this public meeting.

DATED at Town of The Blue Mountains this 17th day of March, 2010.

Corrina Giles, Clerk,
Town of The Blue Mountains
P.O. Box 310
26 Bridge Street East
Thornbury, Ontario
N0H 2P0
Toll-Free: (888) 258-6867
Telephone: (519) 599-3131
Facsimile: (519) 599-7723
Email: cgiles@thebluemountains.ca



THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. 2010 - _____

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, R.S.O. 1990, c. P.13, 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. Section 32 to the Zoning By-law of the Township of Collingwood, being By-law No. 83-40, as amended, is hereby further amended by deleting exception 6 and replacing it with the following:

“6 These lands may be developed to a maximum of 198 dwelling units in accordance with the applicable zone provisions with the exception of the following:
(a) Notwithstanding the provisions of the Residential R1 zone as contained in Schedule “AA”, the following applicable exceptions shall apply:

i)	Front Yard Setback	4.25 metres
ii)	Rear Yard Setback	3.0 metres
iii)	Interior Side Yard Setback	1.5 metres
iv)	Exterior Side Yard Setback	4.5 metres
v)	Maximum Lot Coverage	50%

- (b) For these provisions, a unit within a Plan of Condominium shall have the same meaning as a lot.
- (c) A minimum of 2 parking spaces is required per unit, one of which must be located on Vacant Land Plan of Condominium Unit.
- (d) Notwithstanding the provisions of Section 5.8(b), a lot shall not be required to have frontage and access to an improved Public Street provided the lands are be developed as a Plan of Condominium in accordance with the provisions of the Condominium Act, S.O. 1998 and all necessary easements for access to an improved Public Street for all lots are established as a condition of the Condominium approval.
- (e) In accordance with the provisions of Section 36 of the Planning Act R.S.O. 1990, c-P.13, as amended, the holding symbol “h” shall not be removed from a part of the lands until such time as either of the following has been completed:
- i. registration of a phase within a Phased Plan of Common and the Payment of Development Charges for an applicable Phase;
- (g) Prior to the removal of the holding –h symbol, any existing Recreational Vehicle, Park Model Trailer or Mobile Home may be permitted to be relocated to a site approved under a Development Agreement subject to the following Provisions:
- | | | |
|-------|--|--|
| i) | Minimum Site Front Yard | 4.25 metres |
| ii) | Minimum Site Rear Yard | 3 metres |
| iii) | Minimum Site Side Yard | 1.2 metres on one side and
3 metres on the other side |
| iv) | Minimum Site Setback from internal lane | 4.5 metres |
| v) | Maximum Site Coverage | 40% |
| vi) | Minimum Landscaped Area | 50% |
| vii) | Open Storage | Not permitted |
| viii) | Minimum parking spaces per site | 2 |
| ix) | Maximum Accessory Deck Area | 18.6 square metres |
| x) | Maximum Accessory Storage Shed | 7.5 square metres |
| xi) | Existing park model trailer units shall be permitted year round occupancy. | |
| xii) | Recreational vehicles existing as of date of passing of this by-law shall be permitted a maximum occupancy of 180 days per year and restricted to the period between May 1 and October 31. | |

- xiii) Park Model Trailers complying with appropriate CSA standards for year round occupancy shall be permitted.
- xiv) An accessory shed located on a site shall be located in the rear half of the site and located a minimum distance of 1 metre from the side or rear site line or 4.5 metres from an internal lane.
- xv) the relocation of any existing deck or shed shall be exempt from lot coverage, maximum size and setback provisions contained herein. "

AND FURTHER that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this _____th day of _____, 2010.

Ellen Anderson, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2010 - _____ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the _____th day of _____, 2010.

DATED at _____

this _____ day of _____, 2010.

Signed: _____
Corrina Giles, Clerk

NOTICE OF THE PASSING OF A ZONING BY-LAW

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

TAKE NOTICE THAT the Council of the Town of the Blue Mountains passed By-law No. 2010-59 on the 30th day of August, 2010 under Section 34 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 of 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 23rd day of September, 2010 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 3rd day of September, 2010.

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 consider a request to increase the lot coverage for all of the single detached units for the Keepers Cove residential development, to allow for increased flexibility in the floor plan design of the dwellings based on consumer demands; and remove the provisions as it relates to the townhouse units, as the townhouses were converted to single detached units as part of a red-line revision approved by the County of Grey in May 2008.

The effect of this By-law would be to amend Exception 6 for the Residential Exception 6 (R1-6) Zone to increase the maximum lot coverage from forty percent (40%) to a maximum lot coverage of fifty percent (50%) for the single detached units; and remove the townhouse provisions from the exception as well.

The subject lands of this By-law are comprised of Lot 1 and Part of Lot 3, Plan 1032.