

Roll: 4242000015301080000



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 at Block 1 and Part Block 2, Plan 16M-8, Town of The Blue Mountains.

Council approved the application and passed By-law 2019-47 on November 13, 2019.

What was the purpose of the By-law?

This by-law applies to the lands known as Block 1 and Part Block 2, Plan 16M-8, Town of The Blue Mountains.

The purpose of the zoning by-law amendment is to remove the subject lands from the authority of the Former Township of Collingwood Zoning by-law 83-40 and to place them into the authority of Comprehensive Zoning By-law 2018-65.

The effect of the zoning by-law amendment is to re-zone the lands from the Development (D) zone and Special Recreational (SR-177) zone of the former Township of Collingwood Zoning By-law and into the R1-1 and R2-113-h7 zones of Comprehensive Zoning By-law 2018-65, in order to permit the development of 38 single detached residential units and up to 36 multi-residential units within proposed Block 39.

The lands are also subject to draft plan of subdivision application 42T-2018-10, which received draft approval from the County of Grey on October 10, 2019.

How was Feedback from Public Consultation considered?

The Town received a number of written and oral submissions at the public meeting in response to this proposal. As a result, a site-specific zoning exception was introduced to the multi-residential block to prohibit short term accommodation uses. Conditions of Draft Plan Approval were also recommended to the County of Grey in their consideration of the granting of Draft Plan Approval.

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 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

The last date for filing an appeal is **December 11, 2019, 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/>.

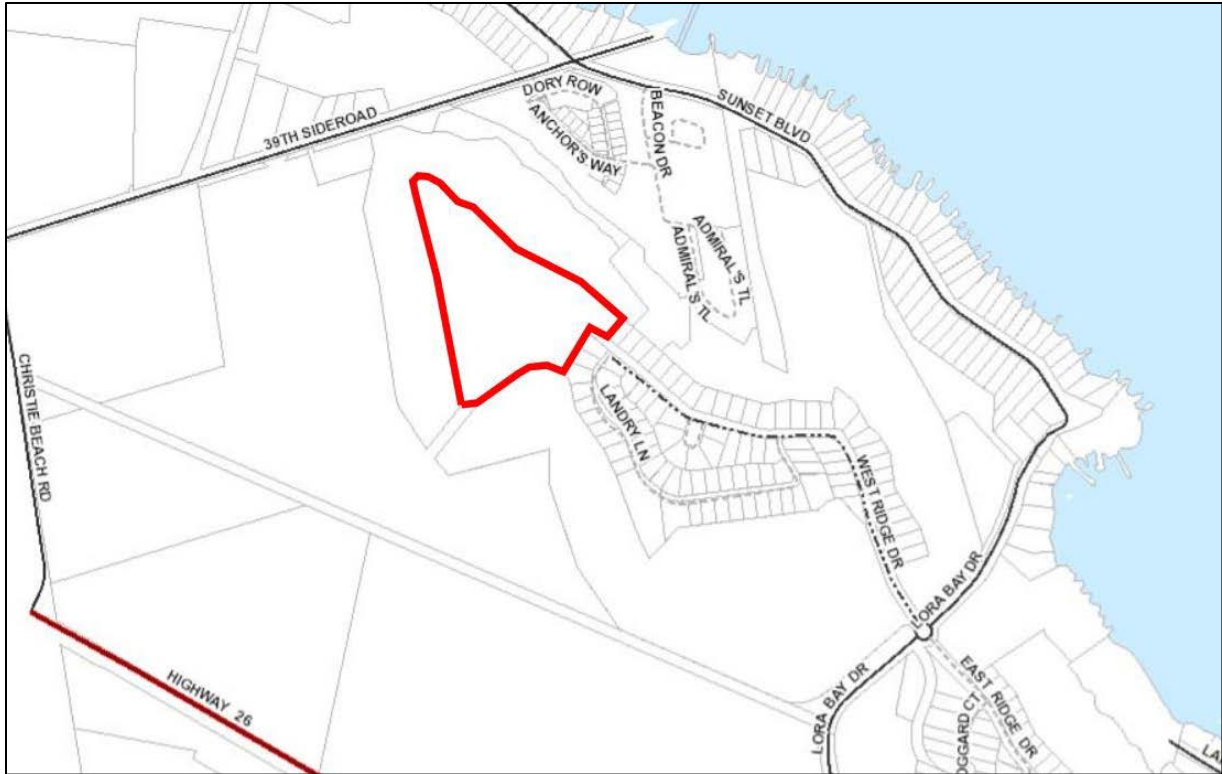
Only individuals, corporations and public bodies may appeal a Zoning By-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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

Property Roll: 4242000015301080000

Date of this Notice: November 21, 2019

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 2019 – 47

Being a By-law to amend Zoning By-law 83-40 and Zoning By-law No. 2018-65 which may be cited as "The Township of Collingwood Zoning By-law" and "The Blue Mountains Zoning By-law", respectively.

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 By-law No. 2018-65;

And Whereas pursuant to the provisions of Section 34 and 36 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. That the subject lands, as shown on the attached Schedule A-1, are hereby removed from the jurisdiction of The Township of Collingwood Zoning By-law 83-40 and be placed into the jurisdiction of The Blue Mountains Zoning By-law 2018-65;
2. That Table 9.1 – Exceptions of Zoning By-law 2018-65 is amended by adding Exception 113 with the following special provision:


"A short term accommodation use shall not be permitted on these lands"

3. That Schedule 'A' of Zoning By-law 2018-65, as amended, is hereby further amended by placing the subject lands into the R1-1 and R2-113-h7 zones, as indicated on the attached Schedule B-1;
4. In accordance with the provisions of Section 36 of the Planning Act, the holding 'h7' symbol shall not be removed from the lands until such a time as the following has been completed:
 - i. Execution of a Development Agreement;
 - ii. Granting of Site Plan Approval or the Registration of a Plan of Condominium

5. That Schedule 'A-1' and Schedule 'B-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 13th day of November, 2019



Alar Soever, Mayor

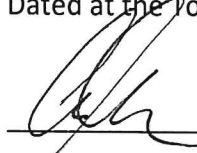


Corrina Giles, Clerk

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I hereby certify that the foregoing is a true copy of By-law No. 2019- 47 as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 13th day of November, 2019.

Dated at the Town of The Blue Mountains, this 13th day of November, 2019.

A handwritten signature in black ink, appearing to read 'C. Giles', is written over a horizontal line.



Corrina Giles, Clerk

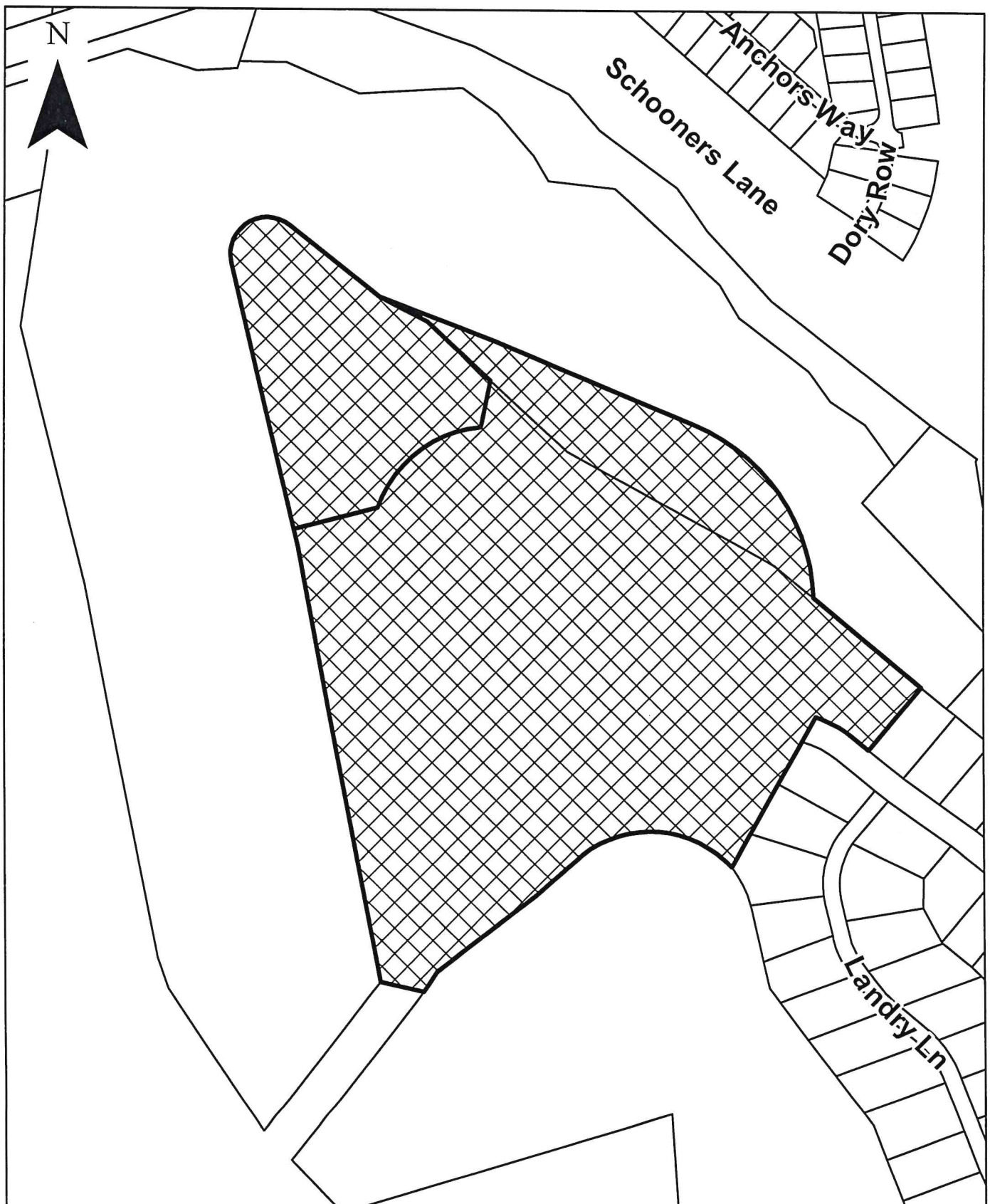
Town of The Blue Mountains

Schedule 'A-1'

By-Law No. 2019-47

Legend

-  Subject Lands of this Amendment
-  Properties to be removed from the jurisdiction of Zoning By-law 83-40





Town of The Blue Mountains

Schedule 'B-1'

By-Law No. 2019-47

Legend

-  Subject Lands of this Amendment
-  Properties to be included in the jurisdiction of Zoning By-law 2018-65

