Towns of Thornbury
Tax Roll: 424200001708102

The Corporation of the Town of The Blue Mountains

By-Law Number 2018 – 54

Being a By-law to amend Zoning By-law No. 10-77 which may be cited as the "Town of Thornbury Zoning By-law" with respect to the lands legally known as Part of Park Lot 10, Southwest Side of Louisa Street, in 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, 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. Map 3 to Schedule 'A' to the Town of Thornbury Zoning By-law, being By-law No. 10-77 as amended, is hereby further amended by rezoning the lands known as Part of Park Lot 10, Southwest Side of Louisa Street, in the Town of Thornbury, from the Development (D) zone to the Residential Multiple Exception (RM1-53-h) Zone, with holding symbol, as shown on Schedule "A-1".

2. Section 26 of the Town of Thornbury Zoning By-law No.10-77 is further amended by adding the following subsection:

   "53. Notwithstanding the provisions of Section 6, Section 11 and any other provisions to the contrary, the lands zoned Residential Multiple (RM1-56-h) are subject to the General Provisions and provisions of the RM1 zone, with the exception of the following special provisions:

   Permitted Uses:
   a) Townhouse Dwellings
   b) Uses, buildings and structures accessory to the permitted uses

   Maximum Number of Dwelling Units:
   a) 23 Dwelling Units

   Yard Requirements:

a)	Minimum Front Yard	6.0 Metres
b)	Interior Side Yard	4.0 Metres
c)	Exterior Side Yard	4.0 Metres
d)	Rear Yard	7.5 metres

   General Parking Provisions for Residential Uses:
   a) Parking shall be permitted in a Front Yard, outside of a driveway area
   b) Parking areas shall be setback a minimum of 1.2 metres from a side lot line

   Number of Driveways:
   a) Maximum number of driveways is (2)."

3. 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:
   a) The Town has granted Site Plan Approval, and
   b) A Site Plan Agreement with the Town has been executed, to ensure the development proceeds in accordance with the approved plans and drawings.

4. That 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 9th day of October, 2018

John McKean, Mayor

Corrina Giles, Clerk

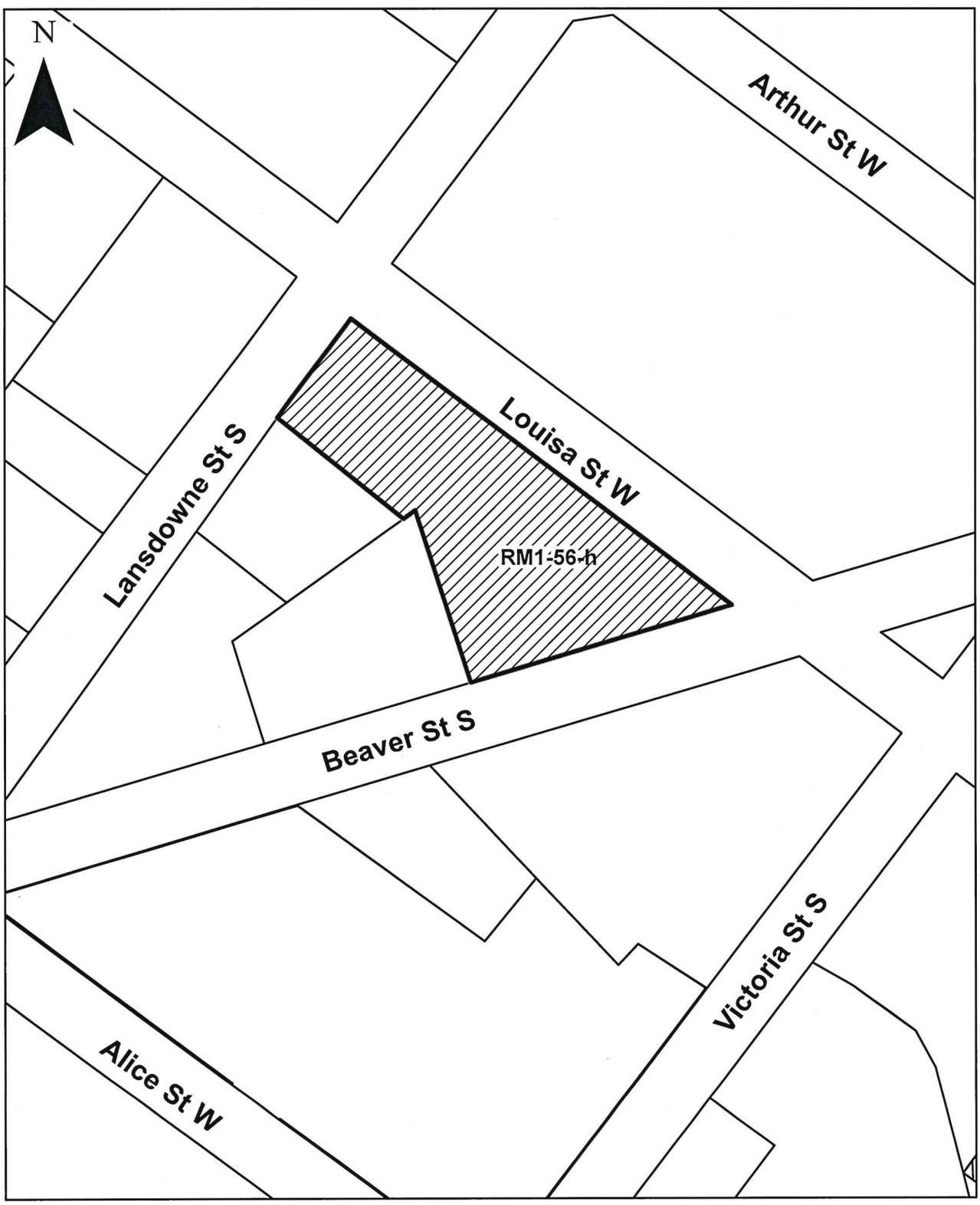
I hereby certify that the foregoing is a true copy of By-law No. 2018-54 as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 9th day of October, 2018.

Dated at the Town of The Blue Mountains, this 9th day of October, 2018.

Corrina Giles, Clerk

Town of The Blue Mountains
Schedule A-1

By-Law No. 2018-54

Legend

Subject Lands of this Amendment Area to be rezoned from D to RM1-56-h