

**THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS**  
**BY-LAW NO. 2001-37**

Being a By-law to amend Zoning By-law No. 83-40  
which may be cited as "The Zoning By-law of the  
Township of Collingwood".

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 and 38 of the Planning Act, 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 Zoning By-law of the Township of Collingwood is hereby amended by deleting exception 6 and replacing it with the following:

"6 These lands may only be used for tent and trailer campground with a maximum of 149 sites as identified on the attached Schedule "A-1" to this By-law and subject to the following provisions:

1 Permitted Uses

a) The following uses shall be permitted on all Sites identified on the attached Schedule A-1:

- (i) One Recreational Vehicle
- (ii) One accessory storage shed per site
- (iii) Accessory Decks

b) The following uses may also be permitted on Sites 1 through 129, 139, 141 and 149 as identified on the attached Schedule A-1 instead of the uses permitted in a) above:

- (i) One park model trailer unit per site;
- (ii) One accessory storage shed per site
- (iii) Accessory Decks; and
- (iv) Accessory Uses.

c) The following uses may be permitted on all lands zoned C4-6and subject to all other provisions of this By-law:

- (i) A Community Park
- (ii) One Administration/Sales Office as an accessory use to the Tent and Trailer Campground;
- (iii) One permanent residential dwelling attached to the Administration/Sales Office;
- (iv) A Recreational Centre;
- (v) Outdoor Recreational Uses;
- (vi) Maintenance and Open Storage Use; and
- (vii) Any other Accessory Uses, Buildings or Structures necessary for the operation of the Tent and Trailer Campground.

2. Regulations for Uses Permitted in Clause a) of Subsection 1

- a) Minimum Site Area 260 square metres
- b) Minimum Site Frontage 11.5 metres

c) Minimum Site Front Yard	4.25 metres
d) Minimum Site Rear Yard	3 metres
e) Minimum Site Side Yard	1.2 metres on one side and 3 metres on the other side
f) Minimum Site Setback from internal lane	4.5 metres
g) Maximum Site Coverage	35%
h) Minimum Landscaped Area	50%
i) Open Storage	Not permitted
j) Minimum parking spaces per site	2
k) Maximum Gross Floor Area	32.5 square metres
l) Maximum Accessory Deck	18.6 square metres.
m) Maximum Accessory Storage Shed	7.5 square metres

3. Regulations for Uses Permitted in Clause b) of Subsection 1

a) Minimum Site Area	260 square metres
b) Minimum Site Frontage	11.5 metres
c) Minimum Site Front Yard	4.25 metres for the Park Model Trailer and 6 metres for the Add-on
d) Minimum Site Rear Yard	3 metres
e) Minimum Site Side Yard	1.2 metres on one side and 3 metres on the other side
f) Minimum Site Setback from internal lane	4.5 metres
g) Maximum Site Coverage	35%
h) Minimum Landscaped Area	50%
i) Open Storage	Not permitted
j) Minimum parking spaces per site	2
k) Maximum Accessory Deck Area	18.6 square metres except that a maximum accessory deck area may be 33.5 square metres where there is no Add-on.
l) Maximum Accessory Storage Shed	7.5 square metres

3. Special Provisions

Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply:

- a) The maximum occupancy permitted for any unit permitted in Subsection 1(a) and (b) shall be for a maximum of 180 days and restricted to the period between May 1 to October 31.
- b) 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."

2. Notwithstanding the provisions of Section 3(a) of Exception 6 to Section 32 of the Zoning By-law of the Township of Collingwood, being By-law No. 83-40, occupancy may be permitted for a maximum of 335 days in a calendar year on those site identified as extended seasonal park model trailer sites on the attached Schedule "A-1" to this By-law for a period not exceeding three years from the date of passing of this By-law.

3. Schedule "A-1" is hereby declared to form part of this By-law.

READ A FIRST TIME THIS 04th DAY OF June, 2001.

READ A SECOND TIME THIS 04th DAY OF June, 2001.

READ A THIRD TIME AND FINALLY PASSED THIS 04th DAY OF June, 2001.

  
Ross Arthur, Mayor

  
Stephen Keast, Clerk

\*\*\*\*\*

I hereby certify that the foregoing is a true copy of By-law No. 2001-37 as enacted by the Council of the Corporation of the Town of The Blue Mountains on the 04th day of June, 2001.

DATED at Town of the Blue Mountains

this 08th day of

June, 2001.

Signed:

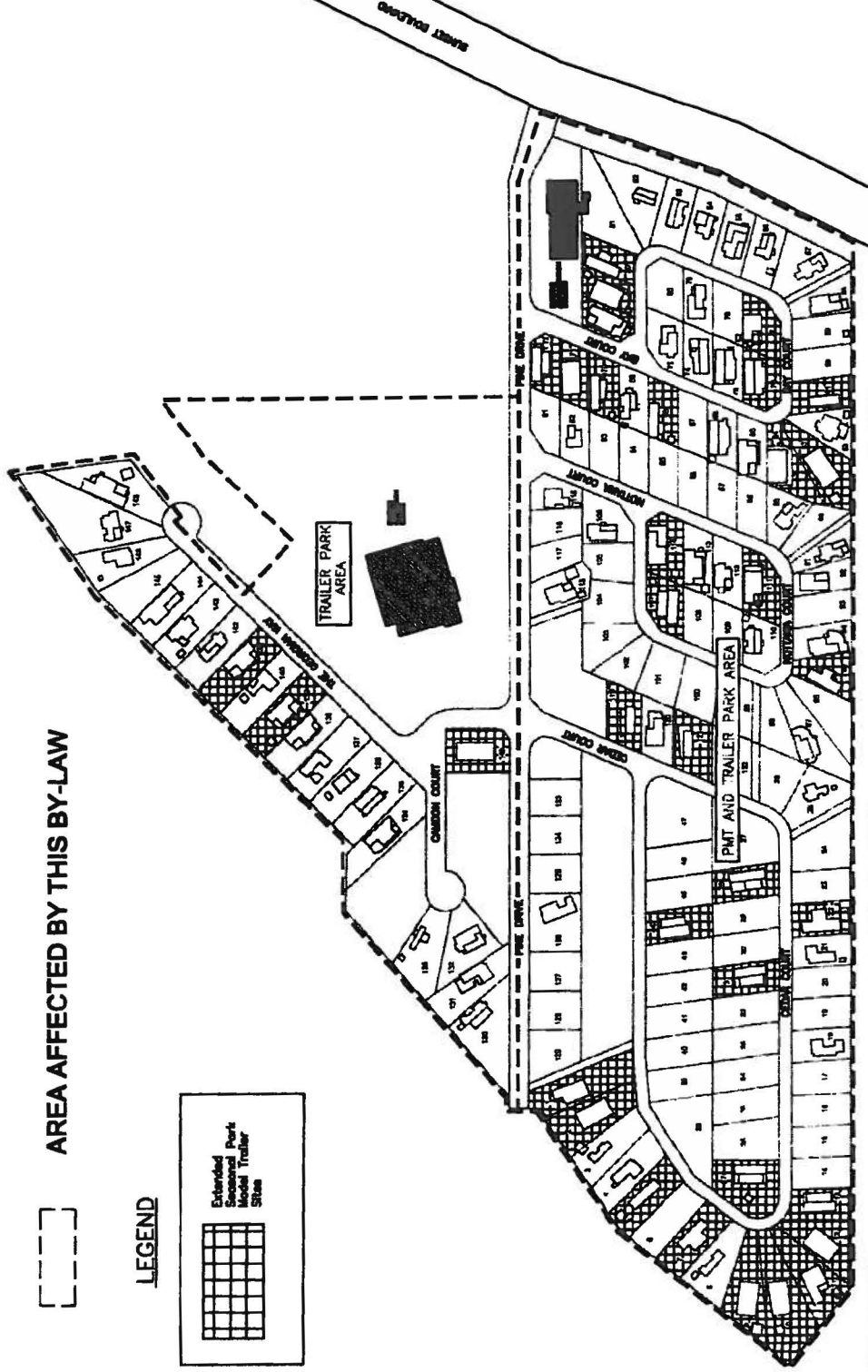
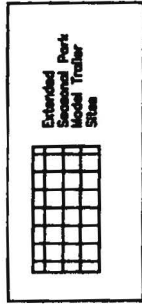
  
Stephen Keast, Clerk

# SCHEDULE "A-1" BY-LAW 2001-37 TOWN OF THE BLUE MOUNTAINS

AREA AFFECTED BY THIS BY-LAW



## LEGEND



<b>HENDERSON, PADDON</b> CONSULTING ENGINEERS & ARCHITECTS LTD. 405 DUNDAS ST. W. 10TH FLOOR TORONTO, ONT. M5T 1G5 TEL: (416) 593-8800 FAX: (416) 593-8801	
<b>SCHEULE &amp; KEEPER</b> SITE PLAN KEEPERS COVE	<b>1000011-001-V-07</b> DATE: 11/11/01 BY: J.E.S. CHECKED: J.E.S. APPROVED: J.E.S. SCALE: AS SHOWN

## **NOTICE OF THE PASSING OF A ZONING BY-LAW**

### **THE TOWN OF THE BLUE MOUNTAINS**

TAKE NOTICE THAT the Council of the Town of The Blue Mountains passed By-law No. 2001-37 on the 04<sup>th</sup> day of June, 2001 under Section 34 of the Planning Act.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the by-law by filing with the Clerk of the Town of The Blue Mountains not later than the 28<sup>th</sup> day of June, 2001 a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, together with the required \$125 fee.

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.

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 08<sup>th</sup> day of June, 2001.

Stephen Keast  
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 and affect of this Zoning By-law Amendment is to satisfy a request by the applicant to permit the placing of Park Model Trailers within the existing seasonal tent and trailer campground (known as Keeper's Cove). The new units proposed for the park would be subject to the existing occupancy limitation of 180 days and would limited to the period between May and October.

The effect of the proposed Amendment will be to amend the Recreational Commercial C4-6 zone, so as to permit the establishment of Park Model trailers on the Lands subject to certain site performance standards for the new development that will include yard setbacks for sites, as well as limitations on accessory buildings and structures.

In addition the Amendment applied an extended seasonal permission to existing Park Model Trailers. Such permission is established under a Temporary Use By-law.