

BY-LAW NO. 2006-96

- | | |
|-----------------------------|----------------------------|
| 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


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

READ A FIRST TIME THIS 6th DAY OF September, 2006.

READ A SECOND TIME THIS 6th DAY OF September, 2006.

READ A THIRD TIME AND FINALLY PASSED THIS 6th DAY OF September, 2006.


Ellen Anderson, Mayor


Stephen Keast, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2006-96 as enacted by the Council of the Corporation of the Town of The Blue Mountains on the 6th day of September, 2006.

DATED at The Blue Mountains

this 11th day of September, 2006.

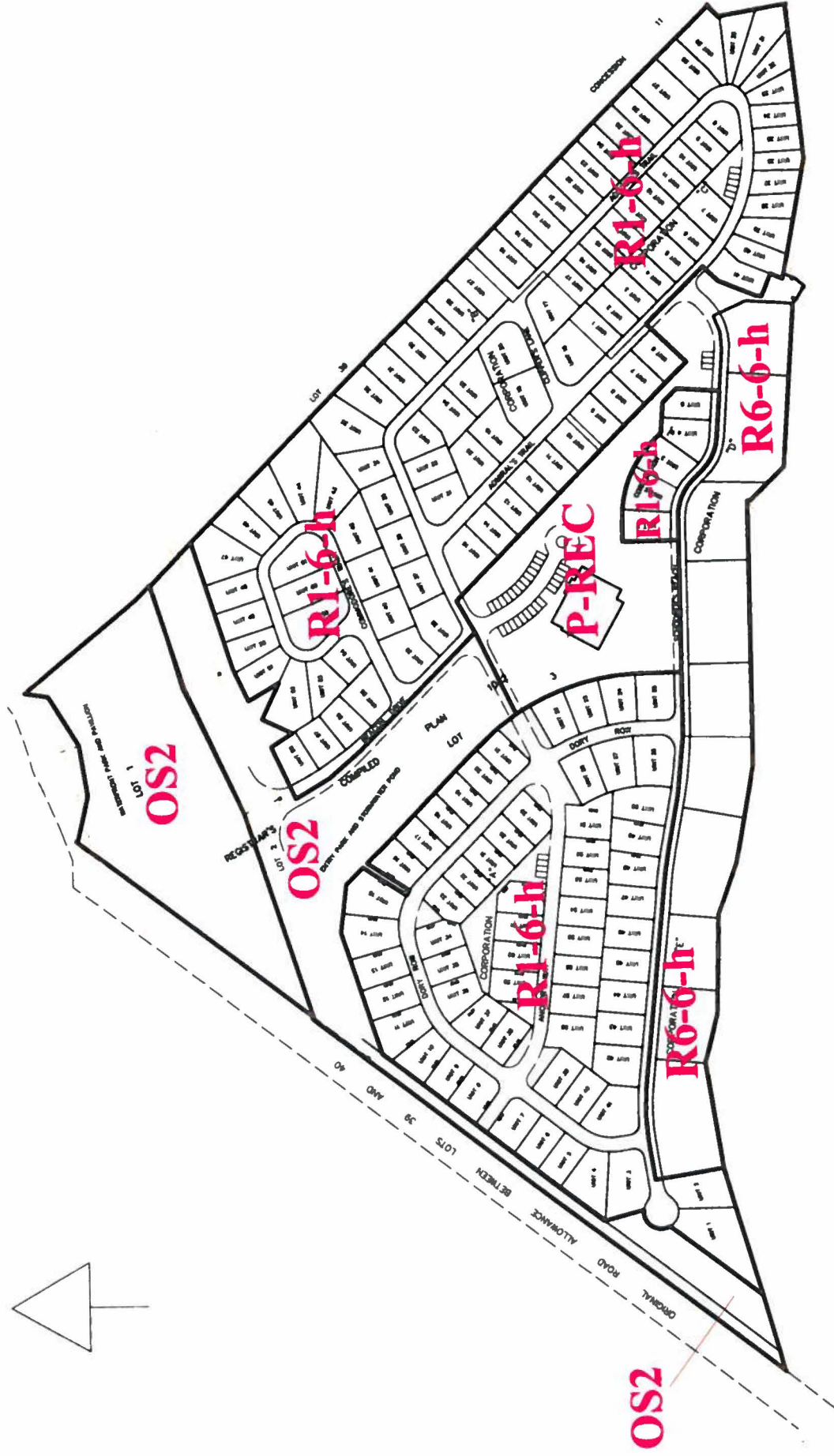
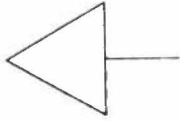
Signed: 
Stephen Keast, Clerk

Town of The Blue Mountains

Key Map Schedule A-1

By-Law No. 2006-96

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NOTICE OF THE PASSING OF A ZONING BY-LAW

TOWN OF THE BLUE MOUNTAINS

TAKE NOTICE THAT the Council of the Town of The Blue Mountains passed By-law No. 2006-96 on the 6th day of September, 2006 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 2nd day of October, 2006 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 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.

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 are attached. The complete by-law is enclosed for inspection.

DATED at the Town of The Blue Mountains, this 11th day of September, 2006.

Mr. Stephen Keast, Clerk
Town of The Blue Mountains
P.O. Box 310
26 Bridge Street
THORNBURY, Ontario
N0H 2P0 (519) 599-3131

PURPOSE AND EFFECT OF THIS BY-LAW

The purpose of this By-law is to permit the conversion of a recently updated approval for Keepers Cove from a land lease ownership to condominium ownership. Further, the amendments would also permit the construction of permanent residential dwellings in addition to modular dwellings at the same site performance standards.

The effect of the By-law is to rezone the lands from the Land Lease Community LLC-6 Zone to the Residential R1-6-h Zone, the Residential R6-6-h zone, the Private Recreation PREC zone and the Private Open Space OS2 zone. Exception 6 is also being deleted and replaced to establish new site performance standards for the condominium units. In addition the lands are being zoned with the Holding -h symbol in accordance with Section 36 of the Planning Act to address the Phasing and transition matters.

The Town has also adopted Official Plan Amendment No. 9 to the Town of The Blue Mountains Official Plan and this By-law will not come into legal effect until Official Plan Amendment No. 9 is approved by the County of Grey.

The Lands affected by this Amendment are comprised of Part Lot 39, Concession 12.