THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. 2006-96

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 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. Map 1 to Schedule "A" to the Zoning By-Law of the Township of Collingwood, being By-Law 83-40 is hereby amended by rezoning 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 for those lands lying and being in the Town of The Blue Mountains, comprised of Part of Lot 39, Concession 12, as indicated on the attached key map Schedule "A-1".
- 2. Section 32 is hereby amended by deleting exception 6 and replacing it with the following:
 - These lands may be developed to a maximum of 212 dwelling units in accordance with the applicable zone provisions with the exception of the following:
 - (a) Notwithstanding the provisions of the Residential R1 and the Residential R6 zones as contained in Schedule "AA", the following applicable exceptions shall apply:

	R1-6	R6-6
Front Yard Setback:	4.25m	4.25m
Rear Yard Set Back:	3.0m	3.0m
Side Yard Setbacks:	1.5m interior 4.5m exterior	3.0m
Maximum Coverage:	40%	45%

- (b) For the provisions of the R1-6 zone, a unit within a Plan of Condominium shall have the same meaning as a lot.
- (c) The maximum height of a dwelling unit in the R6-6 zone shall be 2 ½ stories.
- (d) A minimum of 2 parking spaces is required per unit, one of which must be located on Vacant Land Plan of Condominium Unit.
- (e) 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.
- (f) 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:
 - registration of a phase within a Phased Plan of Common and the Payment of Development Charges for an applicable Phase;
 - II. Site Plan Approval under s.41 of the Planning Act or Plan of Condominium including the execution of a required Development Agreement for those areas zoned R6-6.
- (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
- 3. Schedule "A-1" is hereby declared to form part of this By-law.

	y of <u>Spotember</u> , 2008.
	ay of <u>September</u> , 2006.
READ A THIRD TIME AND FINALLY PASSED T	HIS 6th DAY OF September, 2006.
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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 64 day of 60 plember, 2006.

DATED at The Blue Mountains

Signed:

Stephen Keast, Clerk

Town of The Blue Mountains Key Map Schedule A-1

By-Law No. 2006-96

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. <u>2006-96</u> on the <u>6</u> day of <u>September</u>, 2006 under Section 34 of the Planning Act.

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.

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 will By-law will not come into legal affect 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.