



Notice of Refusal of a Zoning By-law Amendment

This is a notice about a decision of Council on a Zoning By-law Amendment application with Town-wide impacts on lands zoned Development 'D'.

Council refused the application on July 15, 2024.

What was the purpose and effect of the By-law?

The application sought to establish new permitted uses and zone standards for the Development 'D' zone. The current provisions of the Zoning By-law require reference to the former Township of Collingwood and Town of Thornbury Zoning By-laws, creating confusion and permitting development that is inconsistent with County and Town policies and inconsiderate of the future growth within the Town's established settlement areas.

The effect of the By-law was to limit low-density development on D-zoned lots and to require additional review in certain situations through a Zoning By-law Amendment application or application to the Committee of Adjustment to mitigate impacts on the future development potential of the lots.

Feedback from the Public

Feedback from public agencies and area residents was considered in the decision of Council. Further details on comments received and how they were responded to can be found under Planning Staff Reports [PDS.24.016](#) and [PDS.24.096](#).

Rights to Appeal the Decision

If you disagree with this decision, you may file an appeal to the Ontario Land Tribunal. An appeal must include the required **Appellant Form** and **Applicable Fees** 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:

Town Clerk, Town of The Blue Mountains
PO Box 310, 32 Mill Street
Thornbury, Ontario N0H 2P0

The last date for filing an appeal is **Monday, August 5, 2024, by 4:30 pm.**

More information about how to file an appeal, including the forms and fees, is available on the Ontario Land Tribunal website at <https://olt.gov.on.ca/>.

Only individuals, corporations and public bodies may appeal a Zoning By-law Amendment to the Ontario Land 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.

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 Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.