



# Notice of Public Meeting

## Application for Zoning Amendment

## Housekeeping Amendments to Comprehensive Zoning By-law 2018-65

Property Location: Municipal Wide

**Public Meeting: July 3, 2019 at 5:00 PM**  
**Town Hall, Council Chambers**  
**32 Mill Street, Thornbury, ON**

### What is being proposed?

Town of The Blue Mountains Planning Staff are undertaking a series of housekeeping amendments to the Comprehensive Zoning By-law 2018-65. By-law 2018-65 replaced the former Town of Thornbury By-law 10-77 and former Township of Collingwood By-law 83-40. The housekeeping amendments are intended to clarify matters and do not shift the direction of the original By-law. A number of corrections and areas requiring further clarification are proposed. The complete list is provided on the back of this notice.

A key map is not provided as the proposed changes apply to all lands within the Town of The Blue Mountains.

### What happens at a Public Meeting?

The public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say!

Any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendment.

### Where do I find more information?

Visit us in Planning Services, Town Hall during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. or contact the planner for this file.

### Where do I submit my comments?

Your written comments may be sent to the Town Clerk, Corrina Giles:

#### By Mail or in Person:

32 Mill St. Box 310,  
Thornbury ON, N0H 2P0

**Fax:** (519) 599-7723

**Email:** [townclerk@thebluemountains.ca](mailto:townclerk@thebluemountains.ca)

**Written comments are requested by June 28, 2019** so that they may be read at the public meeting for the benefit of everyone in attendance.

### When will a decision be made?

A decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting.

After reviewing the application and any comments received, Town staff will bring a recommendation on this project to a future council meeting.

### Want to be notified of a decision?

You must make a request in writing if you wish to receive a notice of any decision of Council on this proposal.

### Your rights to appeal a decision:

If a person or public body does not make oral submissions at a public meeting or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of Council to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Questions? Want more information? Ask the Planner!**

Shawn Postma, Senior Policy Planner

**Phone:** (519) 599-3131 ext [248] or Toll Free (888) 258-6867 **Email:** [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

Proposed Housekeeping Items:

1. Delete Section 4.13(m) – (Duplicate Text exists at Section 4.13(g))
2. Modify County Daylight/Sight Triangle Requirements from 12 metres to 15 metres on County Roads and from 6 metres to 15 metres on Local Roads at County Road Intersections
3. Exception 23 to only apply to Part Lot 39 Concession 12
4. Delete “Multi Dwelling” term within the By-law and Replace the term “Multiple Dwelling”
5. Amalgamate Sections 4.19 and 4.36 into one section to deal with Model Homes, Temporary Sales Office and Temporary Construction Offices
6. Add a new definition for retaining walls to recognize retaining walls of 1 metre in height as structures.
7. Delete definition of “Basement”
8. Review Permitted Uses under the Institutional Zone
9. Permit shared driveways and parking areas to have a zero metre setback from property lines
10. Remove as-of-right permissions for Apartment Buildings in the Commercial C1 Zone
11. Modify the provisions related to commercial uses along the Bruce Street Marsh Street Corridor to limit the scale and intensity of the commercial use, and to maintain the character of the area as residential and to permit single detached dwellings as-of-right
12. Modify the permitted uses in the Hazard ‘H’ zone to also permit existing golf courses
13. Modify the Hazard ‘H’ zone boundaries along all lots on Stone Zack Lane in accordance with the Ontario Municipal Board approved Zoning By-law
14. Establish a minimum zero metre setback for Commercial Uses in the C1 zone only in historic downtown areas
15. Correction of Zone Boundaries on single residential lot (Brophies Lane, Craigeith Village)
16. Delete Residential R2-41 Zone from Lots 14, 15, 16 Plan 16M-24 and replace with R1-1 zone in accordance with approved Ontario Municipal Board Order dated May 6, 2008
17. Rezone existing single detached dwelling from Open Space ‘OS’ to Residential ‘R1-1’ on Grey Road 19 near Farmgate Road.
18. Remove as of right permission for Bed and Breakfast use in all permitted zones in accordance with Official Plan
19. Clarify the Zone Boundaries for Exception ‘43’ and Holding Symbol ‘-h8’ to apply to Lot 45 16M-20 only
20. Establish a reduced front yard setback of 2.5 metres for accessory buildings and structures for lots that have direct frontage on Georgian Bay.

**A Note about information you may submit to the Town:**

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town's website, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.