



# Staff Report

## Planning and Development Services

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**Report To:** Committee of the Whole  
**Meeting Date:** July 3, 2019  
**Report Number:** PDS.19.76  
**Subject:** Public Meeting Information Report- Zoning By-law Amendment:  
Housekeeping Changes  
**Prepared by:** Shawn Postma, BES, MCIP, RPP, Senior Policy Planner

### A. Recommendations

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THAT Council receive Staff Report PDS.19.76, entitled “Public Meeting Information Report – Zoning By-law Amendment: Housekeeping Changes” for information only.

### B. Overview

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The purpose of this report is to provide an overview of the proposed amendments and preliminary planning analysis and comment

This report provides an overview of the proposed amendments and a preliminary review of the applicable planning policies regarding a series of housekeeping changes to The Blue Mountains Zoning By-law 2018-65. Following the public meeting, staff will review all comments received and any additional issues or concerns that are raised. This review will be included in a final recommendation report which will be brought to a future Committee of the Whole meeting for Council decision.

### C. Background

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In November 2018, the Town of The Blue Mountains enacted a new Comprehensive Zoning By-law (2018-65) for the entire municipality. The Blue Mountains By-law 2018-65 replaces the former Town of Thornbury Zoning By-law 10-77 and former Township of Collingwood Zoning By-law 83-40. The Blue Mountains By-law 2018-65 is now in full force and effect, save and except for one appeal before the Local Planning Appeal Tribunal (LPAT). The appeal was heard by the LPAT on May 14, 2019 at which time an oral decision was rendered stating that By-law 2018-65 is in full force and effect (save for the appeal lands) and that the former Collingwood Township and former Town of Thornbury By-laws are essentially repealed. With this ruling, the Town is now able to operate under one Zoning By-law for the Town.

Since enactment in November 2018 Town Staff have been using the new By-law in tandem with the existing By-laws in the review of development projects, Building Permits, and other forms of development regulated by the Zoning By-law. With Town Staff extensively using the new By-law on a daily basis a number of corrections, errors and areas of further clarification have been

identified. Planning Staff sought authorization from Council to proceed with a series of housekeeping amendments in May 2019 with Notice of Public Meeting circulated shortly thereafter. (See Attachment #1)

The housekeeping changes are intended to clarify matters and do not shift the direction of the original Zoning By-law. A detailed breakdown of all the proposed changes is included in the Notice of Public Meeting. It is anticipated that Housekeeping Amendments will occur on a regular (annual) basis where portions of the By-law that require updates, modernization or clarification are considered and implemented.

## **D. Analysis**

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Planning Staff has prepared a table (See Attachment #2) with a list of all proposed housekeeping items, a summary of the issue, staff comments and proposed modifications to the By-law.

Following the public meeting, staff will review all comments received and any additional matters that are raised. This review will be included in a final recommendation report which will be brought to a future Committee of the Whole meeting for Council decision.

## **E. The Blue Mountains Strategic Plan**

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Goal #3: Support Healthy Lifestyles  
Objective #3 Manager Growth and Promote Smart Growth

## **F. Environmental Impacts**

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Nil

## **G. Financial Impact**

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Nil

## **H. In consultation with**

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Council Direction as per Staff Report PDS.19.54 and May 13,2019 Resolution  
Nathan Westendorp, Director of Planning and Development Services

## **I. Public Engagement**

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As noted in this report, the topic of this Staff Report is the subject of a Public Meeting July 3, 2019, the day of the presentation of this report. Those who provide comments at the Public Meeting including anyone who has asked to receive notice regarding this matter, will be provided notice of the follow up Staff Report

**J. Attached**

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1. Notice of Public Meeting
2. Table of Housekeeping Items

Respectfully submitted,

***Shawn Postma***

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Shawn Postma, BES, MCIP, RPP  
Senior Policy Planner

***Nathan Westendorp***

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Nathan Westendorp, RPP, MCIP  
Director of Planning and Development Services

For more information, please contact:

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519-599-3131 extension 248



# 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.

ITEM	Author	Housekeeping Item	Staff Comment	Proposed Modifications
1	Town	Duplication of text under Section 4.13(m) and 4.13(g)	Typo correction	Delete Section 4.13(m) in its entirety and renumber the following subsections accordingly.
2	County	The Sight Triangle requirements of Section 4.32 do not match the County Transportation Services Sight Triangle requirements.	The County of Grey has jurisdiction for certain works along County roads. Town Staff agree that for consistency and clarity that Town requirements should match County requirements.	<ol style="list-style-type: none"> <li>Delete all references to 12.0 metres from Table 4.2 and replace with 15.0 metres.</li> <li>Add a special provision to local street and collector street as follows: (1) The sight triangle shall be increased to 15.0 metres by 15.0 metres at all County Road intersections.</li> </ol>
3	Town	Exception 23 has been applied to two properties in the Municipality. This exception applies only to an existing campground located at Part Lot 39, Concession 12.	Typo correction	Delete exception 23 from Grey Condo Plan 28 (Wensley Drive)
4	Town	The terms 'Multi-Unit Dwelling' and 'Multiple Dwelling' are used interchangeably in the By-law. For consistency and to match existing definitions, references to Multi-Unit Dwelling should be deleted and replaced with Multiple Dwelling	Revision to provide clarity	Delete 'multi-unit residential' and replace with 'Multiple Dwelling' in Section 5.3.1 and Section 5.6.1
5	Town	Section 4.19 and Section 4.36 both deal with model homes, temporary sales office and temporary construction offices. The sections should be amalgamated into one section.	Revision to provide clarity	<ol style="list-style-type: none"> <li>Delete Section 4.19 and Section 4.36 in their entirety.</li> <li>Insert a new Section 4.19 as follows:   "4.19 MODEL HOMES AND TEMPORARY SALES OFFICE  Model homes and/or a temporary sales office shall only be permitted on lands that have received Draft Plan of Subdivision, Draft Plan of Condominium or Site Plan Approval for residential purposes provided that:  a) Not more than 10% of the total number of residential units contained in the Draft Plan or Site Plan are constructed as model homes to a maximum of 3 model homes;  b) The model home is built within a lot defined by the Draft Plan or in accordance with the approved Site Plan;  c) The model home complies with all other requirements of this Zoning By-law for the applicable type of dwelling unit.  d) The temporary sales office is limited to a maximum period of three years and that the temporary sales office is not used for human habitation.  e) The temporary sales office is built within a lot defined by the Draft Approved Plan or Site Plan approved lands in</li> </ol>

ITEM	Author	Housekeeping Item	Staff Comment	Proposed Modifications						
				<p>accordance with following required minimum yards: - Front yard - 6.0 metres - Exterior side yard - 6.0 metres - Interior side yard - 1.2 metres - Rear yard - 7.5 metres</p> <p>f) The maximum height of a temporary sales office shall be 6.5 metres.</p> <p>g) The maximum ground floor area of a temporary sales office shall be 200 square metres.”</p> <p>h) Notwithstanding the above requirements, a temporary sales office may be located within a Model Home.</p> <p>3. Insert a new Section 4.36 as follows:</p> <p>“4.36 TEMPORARY CONSTRUCTION</p> <p>a) Nothing in this By-law shall prevent uses incidental to construction, such as a construction camp or other such temporary work camp, tool shed, scaffold or other building or structure incidental to the construction, only for so long as the same are necessary for work in progress that has neither been finished nor abandoned.”</p>						
6	Town	Clarification required on how retaining walls are regulated in the By-law. Consistent with the Ontario Building Code, retaining walls with a height of 1.0 metres or taller are deemed to be structures and subject to minimum required setbacks and building permits. Retaining walls with a height less than 1.0 metres are deemed not to be structures and are not required to meet minimum required setbacks.	The definition of ‘structure’ in the By-law is sufficient to include retaining walls as a structure. Section 4.12 identifies permitted encroachments and retaining walls having a height less than 1.0 metre can be recognized to located on a property line	<p>Insert a new row to Table 4.12 as follows:</p> <table border="1" data-bbox="1862 849 2583 1094"> <thead> <tr> <th data-bbox="1862 849 2099 954">Structure</th> <th data-bbox="2112 849 2349 954">Required Yard in which Projection is Permitted</th> <th data-bbox="2362 849 2583 954">Maximum Projection</th> </tr> </thead> <tbody> <tr> <td data-bbox="1862 963 2099 1094">Retaining walls having a height less than 1.0 metre</td> <td data-bbox="2112 963 2349 1094">Any yard</td> <td data-bbox="2362 963 2583 1094">Must be setback a minimum of 0.0 metres from a lot line.</td> </tr> </tbody> </table>	Structure	Required Yard in which Projection is Permitted	Maximum Projection	Retaining walls having a height less than 1.0 metre	Any yard	Must be setback a minimum of 0.0 metres from a lot line.
Structure	Required Yard in which Projection is Permitted	Maximum Projection								
Retaining walls having a height less than 1.0 metre	Any yard	Must be setback a minimum of 0.0 metres from a lot line.								
7	Town	Height calculations were updated in the comprehensive zoning by-law to match how height is calculated in the Ontario Building Code. Old definitions for basement and cellar were intended to be removed from the By-law, however the definition of basement remains	There is no need for a definition of Basement as height is calculated based on what is considered the first storey. The floors below the first storey do not need to be defined by the By-law.	Delete the definition of ‘Basement’ from Section 3 of the By-law.						
8	Town	Institutional Uses are not defined in the By-law and are listed as a permitted use in certain commercial zones. Clarification is required as to what is an Institutional Use. It is intended that those Institutional uses identified in the Institutional ‘I’ Zone are the institutional uses permitted in certain commercial zones.	Clarification required	Delete the text “Institutional Use” from Table 7.1 and replace with the text “Those uses permitted in the Institutional ‘I’ Zone”						

ITEM	Author	Housekeeping Item	Staff Comment	Proposed Modifications
9	Town	Driveways and parking areas are required to maintain a minimum 1 metre setback from a side lot line which would prevent shared driveways and parking areas on multiple unit dwellings.	By-law to be revised to permit shared parking areas and driveways with a 0 metre setback requirement.	Modify Section 5.3.1(c) by adding the words “For residential lots with semi-detached, rowhouse or multiple dwellings driveways and surface parking areas shall be setback a minimum of 0 metres.” after the existing text.
10	Town	Standalone apartment buildings are currently permitted as of right in the Commercial C1 zone. The Town of The Blue Mountains Official Plan recognizes that standalone apartment buildings may be permitted in the Downtown Areas (C1 Zone) but are directed to side streets and are subject to a Zoning By-law Amendment. (See Official Plan Section B3.3.5.3.2)	By-law to be revised to remove as of right permission.	Modify Table 7.1 by deleting the permitted use of Apartment Building from the Commercial C1 zone and the Bruce Marsh Street Corridor BMC zones.
11	Town	<p>The Bruce Street Marsh Street Corridor is an area identified in the Blue Mountains Official Plan as all lots that front Bruce Street and Marsh Street between the Thornbury and Clarksburg downtown areas. The intent of the Official Plan is to also allow for appropriate small scale businesses in existing dwellings while maintaining the residential character and built form of the area. Permitted uses could include home occupations, small-scale medical offices, retail and service commercial uses and art galleries. Such uses shall be defined and regulated through the Zoning By-law and shall be subject to Site Plan Control.</p> <p>The intent is to permit small scale businesses that are considered larger in scale than a home based business, and substantially smaller than traditional downtown commercial uses.</p> <p>The approved By-law 2018-65 created a BMC Zone for these lands and provides a list of permitted commercial uses. Lot development requirements are subject to the Residential R1-1 zone provisions, but there is a significant gap in terms of limiting scale, and establishing buffering and other lot development requirements.</p>	<p>The existing BMC Zone in By-law 2018-65 is too permissive based on the policy direction of the Official Plan. The current list of permitted uses and lot development requirements could allow for full scale commercial uses which are not intended to be located outside of the downtown areas of Thornbury and Clarksburg.</p> <p>Bruce Street Marsh Street Corridor to maintain residential character and to allow small scale commercial uses. Maximum floor area, first floor/second floor requirements, number of employees, owner occupied requirements, outdoor uses, parking, buffering and site plan approval requirements to be regulated.</p> <p>Staff recommend that General Provisions be inserted into the Zoning By-law to provide the framework for Bruce Street / Marsh Street Small Scale Businesses based on the above list at a scale slightly larger than the Home Based Business provisions. These revisions will further guide development in accordance with the intent of the Official Plan.</p> <p>As an alternative, Council could direct Staff to undertake a fulsome study on the Bruce Street / Marsh Street Corridor and report back on any modifications to both the Official Plan and the Zoning</p>	<ol style="list-style-type: none"> <li>1. Delete the column Bruce Street Marsh Street Corridor ‘BMC’ zone from Table 7.1 in its entirety.</li> <li>2. Delete the text “For the Bruce Street Marsh Street ‘BMC’ Zone, the Residential ‘R1-1’ Zone Standards of Table 6.2.1 shall apply.”</li> <li>3. Insert a new Definition to Section 3 as follows:  “Bruce Street / Marsh Street Small Scale Commercial Use  Means the Use of part of a dwelling unit for a legal business activity at a scale larger than a home business that results in a product or service.”</li> <li>4. Insert a new General Provision Section 4.10 as follows, and renumber all subsequent sections accordingly.  “4.10 Bruce Street / Marsh Street Small Scale Commercial Uses  Bruce Street / Marsh Street Small Scale Commercial Uses are permitted within the Bruce Street Marsh Street area as shown on Schedule ‘A’ to this By-law and are subject to the following provisions:  <ol style="list-style-type: none"> <li>a) Not more than three employees, in addition to the residents of the dwelling unit shall be engaged in the use.</li> </ol> </li> </ol>



ITEM	Author	Housekeeping Item	Staff Comment	Proposed Modifications
			By-law. Direction will be required on the vision for the Bruce Street / Marsh Street Corridor.	<ul style="list-style-type: none"> <li>b) The use is entirely restricted to the dwelling unit and shall not be conducted in whole or in part in any accessory building or structure or private garage.</li> <li>c) The maximum gross floor area dedicated to the use shall be 100% of the first storey of a dwelling up to a maximum of 100 square metres for retail uses and 150 square metres for all other uses</li> <li>d) The use shall retain the residential character of the area. No changes to the external character of the dwelling or lot as a private residence is permitted except for a legal sign in accordance with the Town's Sign By-law.</li> <li>e) There shall be no outside storage of materials, goods or vehicles.</li> <li>f) The use shall not create noise, vibration, fumes, odour, dust, glare or radiation that is detectable outside of the dwelling unit.</li> <li>g) A maximum of two vehicles are permitted to park in the front yard or private garage. Parking Areas shall be located in a side and rear yard only.</li> <li>h) A minimum 1.0 metre planting strip is required along a side lot line or rear lot line in the rear yard.</li> <li>i) A Bruce Street / Marsh Street Small Scale Commercial Use shall be subject to Site Plan Approval.</li> </ul>
12	Town	Table 8.1 permits golf courses in the Hazard 'H' zone subject to special provision (6). Special provision 6 is a typo and the correct reference should be to special provision (4). Existing golf courses were developed by way of appropriate environmental review which permitted certain golf course uses (fairways, etc) to locate within the Hazard H zone. These uses may continue	Typo correction	For Table 8.1: Delete Special Provision (6) from the Golf Course use in the Hazard 'H' zone and replace with Special Provision (4)
13	Town	Hazard Mapping provided by the Conservation Authority does not match the approved defined Hazard limits established by the Ontario Municipal Board through Zoning By-law 2006-39 for some lots along Stone Zack Lane	Revision required to recognize previous approvals	Schedule 'A' mapping to be revised by removing the Hazard 'H' zone in accordance with By-law 2006-39

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14	Town	Commercial C1 zone has a 0 metre front yard setback. 0 metre setback previously applied to the historic downtown area of Thornbury. 0 metre setback requirement to continue to apply to this area, and the remaining Commercial C1 lands to require previous minimum/maximum setback requirements.	Setback requirements in previous zoning by-law: 10-77 C2 Zone: 3 metres. Except: a minimum of 50% of the main wall opposite Arthur Street West, Bridge Street East, King Street East and Bruce Street shall be located no closer than 1 metre and no greater than 6 metres from the front lot line.	<p>Modify the Commercial C1 column in table 7.2 to the following:</p> <table border="1"> <thead> <tr> <th>Zone Standards</th> <th>C1</th> </tr> </thead> <tbody> <tr> <td>Minimum Lot Frontage (m)</td> <td>9.0</td> </tr> <tr> <td>Minimum Front Yard (m)</td> <td>3.0 (4) (5)</td> </tr> <tr> <td>Minimum Exterior Side Yard (m)</td> <td>4.5 (4) (5)</td> </tr> <tr> <td>Minimum Interior Side Yard (m)</td> <td>3.0 (2) (5)</td> </tr> <tr> <td>Minimum Rear Yard (m)</td> <td>7.5 (2) (5)</td> </tr> <tr> <td>Maximum Height (m)</td> <td>11.0</td> </tr> </tbody> </table> <p>(4) A minimum of 50% of the main wall opposite Arthur Street West, Bridge Street East, King Street East and Bruce Street shall be located no closer than 1 metre and no greater than 6 metres from the front lot line. (5) Notwithstanding Special Provision 4. The Minimum required yard shall be 0 metres for lots with frontage on Bruce Street North and Bruce Street South between King Street and Louisa Street</p>	Zone Standards	C1	Minimum Lot Frontage (m)	9.0	Minimum Front Yard (m)	3.0 (4) (5)	Minimum Exterior Side Yard (m)	4.5 (4) (5)	Minimum Interior Side Yard (m)	3.0 (2) (5)	Minimum Rear Yard (m)	7.5 (2) (5)	Maximum Height (m)	11.0
Zone Standards	C1																	
Minimum Lot Frontage (m)	9.0																	
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Minimum Exterior Side Yard (m)	4.5 (4) (5)																	
Minimum Interior Side Yard (m)	3.0 (2) (5)																	
Minimum Rear Yard (m)	7.5 (2) (5)																	
Maximum Height (m)	11.0																	
15	Town	Hazard Mapping provided by the Conservation Authority does not match the approved defined Hazard limits established by Zoning By-law 2010-47 for a Draft Plan Approved lot on Brophy's Lane.	Revision required to recognize previous approvals															
16	Town	Error found in the applicable zoning for Lots 14, 15, 16 Plan 16M-24 (George McRae Road). By-law 2018-65 incorrectly places these lands in the Residential R2-41 zone permitting a range of higher density residential unit types up to a maximum of 15 units. Previous OMB approved zoning states that these lands shall be used for single detached dwellings.	See Planning Staff Report PDS.19.69 for additional background information.	For lots 14, 15, 16 Plan 16M-24: delete the Residential 'R2-41' zone from Schedule 'A' and replace with the Residential 'R1-1' zone.														
17	Town	Error found in the applicable zoning for an existing single detached dwelling at 796361 Grey Road 19. Schedule 'A' places these lands in the Open Space OS zone. It is confirmed that the lands are solely used for residential	Revision required to recognize residential use	For 796361 Grey Road 19: delete the Open Space 'OS' zone from Schedule 'A' and replace with the Residential 'R1-1' zone.														

ITEM	Author	Housekeeping Item	Staff Comment	Proposed Modifications
		purposes and include an existing single detached dwelling, and associated uses.		
18	Town	Bed and Breakfast uses are identified as a permitted use in the Commercial C1, C6, C7 and BMC Zones. In accordance with the policies of the Official Plan Section B2.5.1 a Bed and Breakfast use must only be permitted by way of Zoning By-law Amendment (S. B2.5.1(a))	As of right permission for bed and breakfast use to be removed from all zones.	Table 7.1 to be modified by deleting the Bed and Breakfast Establishment row in its entirety.
19	Town	Exception 43 applies to a residential lot with future public road access, but the exception was applied to all lots within the Peaks Meadows subdivision.	Mapping to be revised so that Exception 43 only applies to Lot 45 Plan 16M-20. All other references to Exception 43 to be deleted.	Delete Exception 43 from all lands save and except for Lot 45 Plan 16M-20.
20	Town	Garages were previously permitted in the front yard on lots within Collingwood Township that have frontage on Georgian Bay. Garages were permitted in the Front Yard with a reduced front yard setback of 2.5 metres.	By-law 2018-65 permits garages in front yards in certain zones subject to maintaining minimum setback requirements for the main building. Add special permission for lots with frontage on Georgian Bay to have a reduced front yard setback of 2.5 metres.	Insert a new Subsection 4.3(f) as follows: f) an accessory building or structure may be located in the front yard of the lot provided that the said lot has frontage on Georgian Bay and the building or structure is a minimum of 2.5 metres from the front lot line and no closer than 1.2 metres from an interior side lot line.
21	Town	Clarification required on non-complying buildings and structures. Buildings may be replaced and renovated provided that the works do not increase the height, size, bulk or volume of the existing building. Any expansion to a non-complying building must be constructed in accordance with all other provisions of the By-law.	Clarification is required so that it is understood that a building encroachment does not implement a new setback requirement for the property. Only those existing portions of non-compliance can continue. Anything new must conform to the Zoning By-law.	For Section 4.21: delete the words “may be replaced, enlarged, repaired or renovated provided that the replacement, enlargement, repair or renovation does not further encroach into a required yard and does not in any other way increase a situation of non-compliance.” Replace with “may be replaced, repaired or renovated provided that the replacement, repair or renovation does not increase the height, size or volume, or change the use of such building or structure. A non-complying building or structure may be enlarged provided the enlargement will comply with all of the other provisions of this By-law.”
22	Town	On-Farm Diversified Use is listed as a permitted use in Table 8.1. Section 4.24 provides the permitted use requirements for on-farm diversified uses across the municipality. Permitted uses in Table 8.1 is unnecessary duplication.	Revision required to delete on-farm diversified uses from the list of permitted uses in Table 8.1	For Table 8.1: Delete the row “On-Farm Diversified Use” in its entirety
23	Town	Typographical error Section 4.1.2(b) is missing the words apartment dwelling after the word accessory, and the text “or” should read “of”	Typo correction	For Section 4.1.2(b): Insert the words “apartment dwelling” after the word accessory and delete the word “or” and replace with “of”
24	Town	Typographical error Section 4.1.2(h) delete the text ‘and,’	Typo correction	For Section 4.1.2(h): Delete the text “and,”

ITEM	Author	Housekeeping Item	Staff Comment	Proposed Modifications
25	Grey Sauble Conservation Authority	The Hazard Mapping along the shoreline of Bayview Avenue includes more restrictive Hazard boundaries than what exists	<p>The Hazard mapping contained in the Zoning By-law has been provided by the Grey Sauble Conservation Authority. It is recognized that the Hazard boundaries are based on a desktop exercise and that the actual boundaries may be refined further based on more detailed study.</p> <p>Hazard Boundaries to be updated in accordance with recommendations from the Grey Sauble Conservation Authority.</p>	Delete and replace the Hazard Zone Boundaries along the shoreline at Bayview Avenue with more accurate Hazard Zone Boundaries as recommended by the Grey Sauble Conservation Authority.
26	Town	Permitted encroachments of Section 4.11 and 4.12 are not clear as to how far a deck or other structure may encroach into a yard.	By-law 2018-65 uses the term “required yard” which is not defined, but is intended to recognize the required setback from a lot line.	<p>insert a new definition for Required Yard as follows:</p> <p>“Required Yard Means the minimum <i>setback</i> distance required for a yard”</p>
27	Town	Town acquisition of lands at border of former Town of Thornbury	Lands to be acquired are adjacent to existing tourism office / BIA building and are intended to be used for Open Space uses.	Rezone the easterly portion of Town Plot Part Lot 5 to Part Lot 14 King E/S from the Commercial ‘C1’ Zone to the Open Space ‘OS’ Zone
28	Town	Existing Gas Stations are not permitted in Thornbury under the Commercial ‘C1’ Zone in the new By-law	<p>Town of The Blue Mountains Official Plan policy permits new Gas Stations only by way of Zoning By-law Amendment and Site Plan Control. It is noted that the three existing gas bars (UPI, Ultramar, Esso) were permitted by way of Zoning By-law Amendment and Site Plan Approval and that these permissions should have been carried forward into the new Zoning By-law.</p> <p>It is noted that the UPI Gas Station is recognized as a permitted use through Exception 7 to the By-law.</p>	<ol style="list-style-type: none"> <li>1. Modify Exception 74 to recognize the existing Ultramar gas station by inserting the text “These lands may also be used for a <i>Motor Vehicle Gas Bar</i>” as the first line to the Exception.</li> <li>2. Modify Exception 78 to recognize the under construction Esso gas station by inserting the text “These lands may also be used for a <i>Motor Vehicle Gas Bar</i>” as the first line to the Exception.</li> </ol>