



Notice of Public Meeting

Application for Zoning Bylaw Amendment

Property Location: Town-wide

A Public Meeting to consider this application has been scheduled for May 14, 2024 at 9:30 am, Hybrid Format (In-person AND Virtual/Online)

Location: Council Chambers, Town Hall
32 Mill Street, Thornbury, ON N0H 2P0
OR Virtual - Online format using Microsoft Teams

What is being proposed?

The proposal is seeking an amendment to Zoning By-law 2018-65 to update the Development 'D' Zone provisions. Currently, the zoning provisions of the former Town of Thornbury Zoning By-law 10-77 and Township of Collingwood Zoning By-law 83-40 continue to apply to lands zoned D within the Town. This has resulted in confusion regarding the permitted uses and standards associated with these lands.

In order to provide greater clarity for owners of D-zoned land, the Town is proposing to remove Section 1.5(g) of the Zoning By-law, which requires reference to the former Town of Thornbury and Township of Collingwood Zoning By-laws. In lieu of this provision, a list of permitted uses and standards will be developed for all D-zoned lands and incorporated into Zoning By-law 2018-65.

A draft of proposed provisions is included with this notice. Please note that these are subject to change following public consultation and a decision of Council. It is also noted that existing uses would be permitted to continue in accordance with Section 4.24 of the Zoning By-law

The effects of the draft provisions on D-zoned properties would include:

1. Additional residential units are added as a permitted use;
2. Existing uses are permitted to continue;
3. Any modifications to main buildings must continue to meet the setbacks and height standards as established at the time of the By-law being passed;
4. Construction of new single detached dwellings on vacant properties are prohibited;
5. New accessory buildings and structures and additional residential units can be constructed in accordance with the relevant zoning provisions applicable to those uses.

To determine if your property is zoned Development 'D', please use the Town's [Interactive Zoning Map](#), which can be found on the Zoning Information page of the Town website.

A Note about information you may submit to the Town or County:

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.

Where do I find more information?

Our website contains background studies, reports, plans and drawings. They are available for viewing or download at www.thebluemountains.ca/dzonezba or by scanning the QR code below.



Or come 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.

What happens at the 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 amendments.

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

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 recommendations on this project to a future council meetings.

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 Town Council on this proposal.

Questions? Want more information?

Carter Triana, Intermediate Planner
Phone: (519) 599-3131 ext. 262 or
Toll Free (888) 258-6867
Email: planning@thebluemountains.ca

1.5 REPEAL OF FORMER BY-LAWS

Subject to Section 1.5(a) through (g) By-law 83-40 of the former Township of Collingwood and By-law 10-77 of the former Town of Thornbury and all amendments hereto are hereby repealed.

g) DELETED

8.1 ZONES

Table 8.1 – Agricultural, Rural, Recreational and Other Zone Use Permissions

Permitted Use	D
<i>Additional Residential Unit</i>	X

8.2 ZONE STANDARDS

Table 8.2 – Agricultural, Rural, Recreational and Other Zone Standards

Zone Standard	D
Minimum <i>lot area</i> (ha)	(1)
Minimum <i>lot frontage</i> (m)	(1)
Minimum <i>front yard</i> (m)	(1) (4)
Minimum <i>exterior side yard</i> (m)	(1) (4)
Minimum <i>interior side yard</i> (m)	(1) (4)
Minimum <i>rear yard</i> (m)	(1) (4)
Maximum <i>height</i> (m)	(1) (4)

Special Provisions

(1) As existing on the date of passing of this By-law.

(4) *Accessory buildings and structures* and *additional residential units* are permitted to be located in accordance with Sections 4.1 and 4.3, respectively.

Your rights to appeal a decision:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.
2. If a person or public body would otherwise have an ability to appeal the decisions of the Town of The Blue Mountains to the Ontario Land Tribunal but the 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 Zoning By-law Amendment is approved or refused, the person or public body is not entitled to appeal the decisions.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the Zoning By-law Amendment is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
4. If you wish to be notified of the decision by the Town of The Blue Mountains in respect to the approval or refusal of the Zoning By-law Amendment, you must make a written request to the Town at the addresses noted on the previous page. Please note the file numbers noted above when directing correspondence to the Town.