

Rec'd Sept 30/13

Neighbourhoods at Delphi – Delphi Court
Roll 06-392-01 and 06-456-00

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. **2013-41** on the **16th** day of **September, 2013** under Section 34 and 36 of the Planning Act, RSO 1990, c. P.13.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect to the by-law by first obtaining a prescribed Appellant Form and filing same with the Clerk of the Town of the Blue Mountains not later than the **16th** day of **October, 2013** and completing said Form setting out the objection of the By-law and the reasons in support of the objection, together with the required \$125 fee made payable to the Minister of Finance.

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.

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 Municipal Board, there are reasonable grounds to add the person or public body as a party.

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 (or, alternatively, an explanation as to why a key map is not provided) are attached. The complete by-law is enclosed for inspection.

DATED at the Town of The Blue Mountains, this 26th day of September, 2013.

Corrina Giles, Clerk
Town of The Blue Mountains
32 Mill Street P.O. Box 310
THORNBURY, Ontario
NOH 2P0 (519) 599-3131

PURPOSE AND EFFECT OF THIS BY-LAW

The purpose of this By-law is to re-zone the subject lands in order to permit an 11-unit Vacant Land Condominium along with an internal condominium cul-de-sac accessed off of Delphi Lane. The development proposes to retain two existing single detached chalet units and to develop two semi-detached units to the east of the existing chalet units, and to develop seven townhouse units on the south side of the proposed condominium road.

The effect of this By-law is to modify the existing Residential 'R7-h' Zoning on the subject lands to also permit Single Detached Dwellings and Semi Detached Dwellings on the subject lands, and to modify the required lot frontage, front yard, side yard and rear yard setbacks in order to implement the proposed Draft Plan of Condominium. It is proposed that the Holding '-h' symbol remain in place to require the granting of final approval of a Plan of Condominium and the execution of a Development Agreement.

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. 2013 - 41

Being a By-law to amend Zoning By-law No. 83-40
which may be cited as "The Township of Collingwood Zoning By-law".

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 and Section 36 of the Planning Act, R.S.O. 1990, c. P.13, 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 24 to Schedule 'A' of the Township of Collingwood Zoning By-law 83-40 as amended is hereby further amended by rezoning the subject lands from the Residential 'R7-h' zone to the Residential 'R1-248-h' zone, Residential 'R4-249-h' zone, Residential 'R7-250-h' zone, for those lands lying and being in the Town of The Blue Mountains, comprised of CON 5 PT LOT 26 RP 16R1075 PART 2 PART 5 PART 8, CON 5 PT LOT 26 RP 16R1075 PARTS 3 6 AND 9 RP 16R7532 PART 1, and BLK 2 AND BLK 4 PLAN 16M37 as indicated on the attached key map Schedule "A-1"
 - a. In accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P.13, the holding '-h' symbol shall not be removed from the whole or part of the lands until such time as the following has been completed:
 - i. Registration of a Plan of Condominium.
 - ii. Execution of a Development Agreement.
2. Section 32 to the Zoning By-law of the Township of Collingwood, being By-law 83-40 is hereby amended by adding the following:

"248 Notwithstanding the requirements of the Residential 'R1' Zone, the following shall apply:

 - i) A maximum of two (2) units shall be permitted.
 - ii) The minimum lot frontage requirement shall be 12 metres.
 - iii) The minimum front yard setback shall be 6.0 metres.
 - iv) The minimum rear yard setback shall be 7.5 metres.
 - v) The minimum interior side yard setback shall be 1.5 metres.
 - vi) The maximum permitted lot coverage shall be 40%.

"249 Notwithstanding the requirements of the Residential 'R4' Zone, the following shall apply:

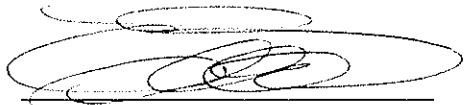
 - i) A maximum of two (2) units shall be permitted.
 - ii) The minimum lot frontage requirement shall be 9 metres.
 - iii) The minimum front yard setback shall be 6.0 metres.
 - iv) The minimum rear yard setback shall be 7.5 metres.
 - v) The minimum interior side yard setback shall be 1.6 metres.
 - vi) The maximum permitted lot coverage shall be 40%.

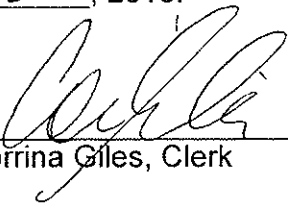
"250 Notwithstanding the requirements of the Residential 'R7' Zone, the following shall apply:

 - i) A maximum of seven (7) units shall be permitted.
 - ii) The minimum lot frontage requirement shall be 6.5 metres.
 - iii) The minimum front yard setback shall be 6.0 metres.
 - iv) The minimum rear yard setback shall be 7.5 metres.
 - v) The minimum exterior side yard setback shall be 5.0 metres.
 - vi) The minimum interior side yard setback shall be 4.0 metres.
 - vii) The maximum permitted height shall be 2 storeys.
 - viii) The maximum permitted lot coverage shall be 40%."
 3. Schedule 'A-1' is hereby declared to form part of this By-law.

AND FURTHER that this By-law shall come into force and take effect upon the enactment thereof.

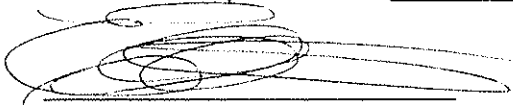
Enacted and passed this 16th day of September, 2013.

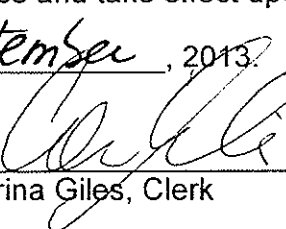

Ellen Anderson, Mayor


Corrina Giles, Clerk

AND FURTHER that this By-law shall come into force and take effect upon the enactment thereof.

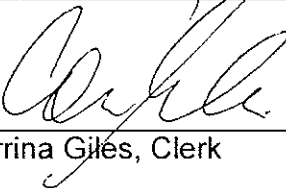
Enacted and passed this 16th day of September, 2013.


Ellen Anderson, Mayor


Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2013-41 as enacted by the Council of the Corporation of the Town of The Blue Mountains on the 16th day of September, 2013.

DATED at The Blue Mountains this 16th day of September, 2013.

Signed: 
Corrina Giles, Clerk

Town of The Blue Mountains

Key Map Schedule 'A1'

By-law No. 2013-41



AREA AFFECTED BY THIS AMENDMENT

