

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. 2008-99

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 of the Planning Act, 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 A to Schedule 'A', of the Township of Collingwood Zoning By-law, being By-law 83-40 as amended is hereby further amended by rezoning a portion of the subject lands from the General Rural (A1) Zone and General Rural (A1-225) Zone for those lands lying and being in the Town of The Blue Mountains, comprised of North Part Lot 14, Concession 12; as indicated on the attached key map Schedule "A-1".
2. That Section 32, as amended, is hereby further amended by adding the following Exception:

 "225 Map A These lands may also be used for a commercial boarding kennel, as an accessory use to the dwelling unit, with a building having a maximum gross floor area of 150 square metres and a maximum height of 1 storey (4.3 metres), plus exterior animal runs, to be located a minimum distance of 27 metres from the front lot line. The maximum number of animals associated with the commercial kennel shall not exceed ten (10)."
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.

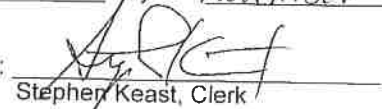
Enacted and passed this 3rd day of November, 2008.


Ellen Anderson, Mayor


Stephen Keast, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2008-99 as
enacted by the Council of the Corporation of the Town of The Blue Mountains on the
3rd day of November, 2008.

DATED at The Blue Mountains
this 12 day of November, 2008.

Signed: 
Stephen Keast, Clerk

Town of The Blue Mountains

Key Map Schedule A-1

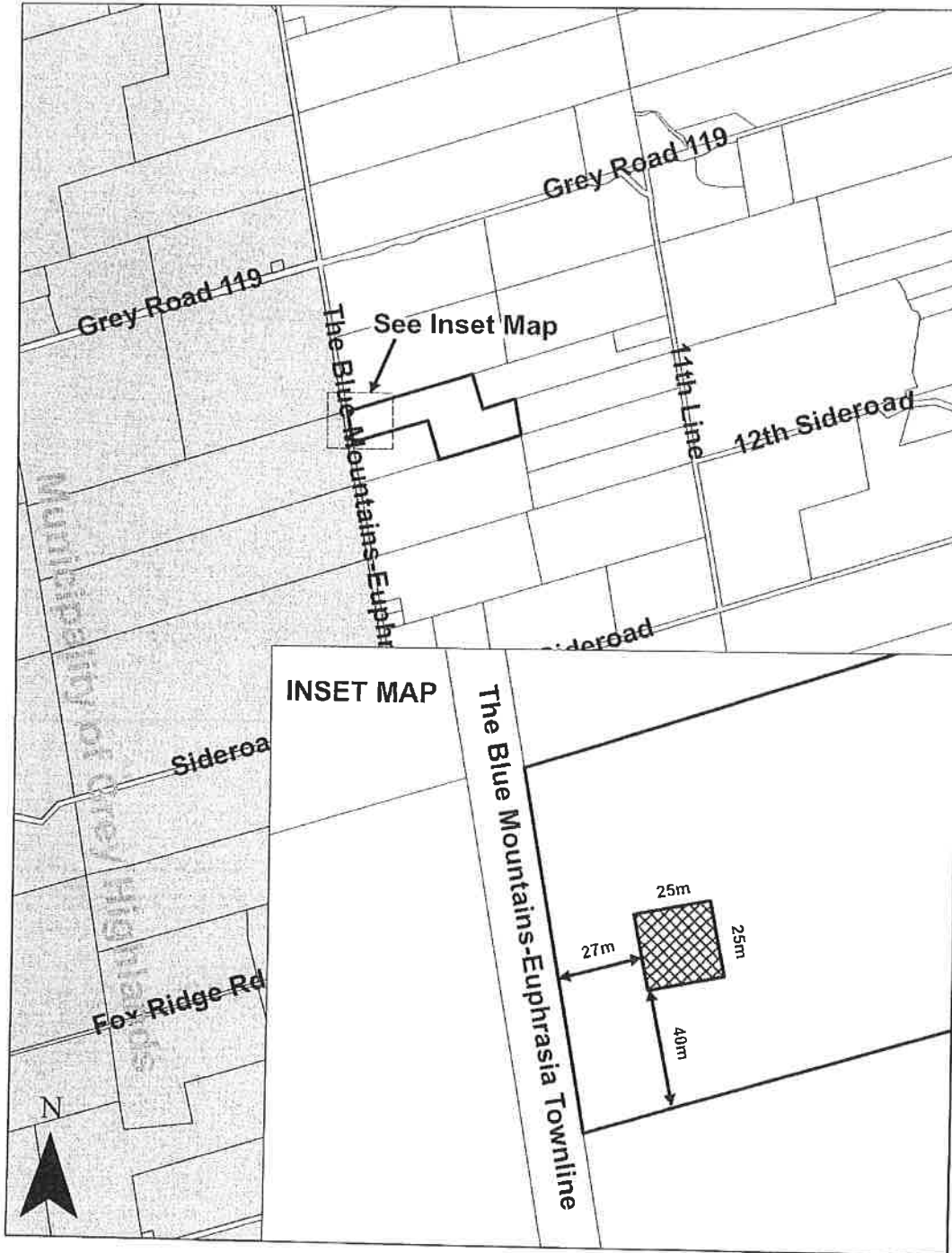
By-Law No. 2008-99



Area To Be Rezoned To General Rural (A1-225)



Subject Lands Of This Amendment



Commercial Uses
for property.

- 3.85 "Home Industry" means a use accessory to a permitted farm use or rural residential use which may include a carpentry shop, a metal working shop, a plumbing shop, an electrical shop, a welding shop, a storage building for school buses, boats, snowmobiles or a similar use.
- 3.86 "Home Occupation" means any occupation conducted for gain or profit as an accessory use within a permitted dwelling unit.
- 3.87 "Hospital, Private" shall mean a private hospital as defined by the "Private Hospital Act" being Chapter 389 of the R.S.O. 1980.
- 3.88 "Hospital, Public" means an institution as defined by the "Public Hospitals Act" being Chapter 410 of the R.S.O. 1980.
- 3.89 "Hotel" means an establishment that consists of one building or two or more connected or adjacent buildings and that throughout all or part of a year cater to the needs of the public by furnishing sleeping accommodation, may or may not supply food, and may include permanent staff accommodation and may be licensed under The Liquor Licence Act of Ontario.
- 3.90 "Industrial Use" shall mean the use of land, buildings or structures for the manufacturing, assembly, and prefabrication of goods or materials and shall include warehousing, transport terminals, construction and other similar uses.
- 3.91 "Institutional Use" means any land, building or part thereof used for a non-commercial purpose by any organization, group, or association for religious, charitable, education, health or welfare purposes.
- 3.92 "Kenel, Commercial" means a place where dogs and other domestic animals other than poultry are bred and raised, and are sold or kept for sale or boarded.
- 3.93 "Landscaped Open Space" shall mean open space comprised of lawn and ornamental shrubs, flowers and trees and may include space occupied by paths, walks, courts and patios, but shall not include parking areas, traffic aisles, driveways or ramps.
- 3.94 "Lane" means a public thoroughfare which affords only a secondary means of access for vehicular traffic to abutting lots and which is not intended for general traffic circulation.
- 3.95 "Laundry Establishment" means a building in which the business of a laundry is conducted on the ground floor by means of one or more washers, having a capacity not exceeding 30 kgm. each, and drying, ironing, finishing and incidental equipment (1) in which only water and detergents are or can be used, (2) which emit no odour or fumes, noise or vibration causing nuisance or inconvenience within or outside the premises; and which includes a business where only washing or ironing is done, a selfservice laundry and a laundry receiving depot.
- 3.96 "Livestock" means chickens, turkeys, geese, ducks, cattle, hogs, horses, mink, rabbits, sheep, goats or any other domestic animal used for human consumption.

5.9 Home Occupation and Home Industries

(a) Permit Required

The conduct of a home occupation and home industry where permitted as an accessory use by the provisions of this section shall be subject to issuance of a home occupation permit or home industry permit by the zoning administrator. Application shall be made on a form prescribed by the zoning administrator, and shall be accompanied by a statement fully describing the nature of the home occupation including hours of operation, equipment or machinery to be used, anticipated number of customers, clients or students and other features of the home occupation. The applicants shall describe in detail the manner in which the home occupation will conform with the requirements of this section.

(b) Permit Issuance and Findings

After review of the application, the zoning administrator may issue a home occupation permit if he finds that the proposed use will conform with the requirements of this section. The permit may be subject to such conditions as the zoning administrator deems necessary to guarantee operation of the home occupation in accordance with the requirements of this section and compatibility with other uses in the vicinity. The zoning administrator shall deny the application if he finds that the proposed use will not conform with the provisions of this section, or would be injurious or detrimental to other properties in the vicinity.

(c) Home Industry - Requirements for Permits

No home industry shall be permitted in any zone unless home industry is a permitted use and conforms to the following provisions:

- (i) not more than one person, other than the owner or his family, shall be employed in such home industry;
- (ii) there shall be no external display or advertising, other than a legal sign no larger than 1 sq. metre, to indicate to persons outside, that any part of the lot is being used for home industry purposes;
- (iii) the home industry shall be secondary to the main use of the lot;
- (iv) the home industry shall not create or become a public nuisance in regard to noise, traffic or parking, and
- (v) not more than 25% of the floor area of the dwelling or not more than 55 square metres of an accessory building is used for a home industry use.

(d) Home Occupation - Required for Permit

No home occupation shall be permitted in any zone unless home occupation is a permitted use and conforms to the following provisions:

- (i) members of the family residing in the dwelling unit operate the home occupation;

- (ii) no person, other than a member of the family, is engaged in canvassing, delivering or as a go-between in distributing merchandise to customers;
- (iii) no more than one person not a resident in the dwelling shall be employed;
- (iv) there is no display visible from outside the premises, other than a legal sign no larger than 1 sq. metre, to indicate that any part of the dwelling house, unit or lot is being used for a purpose other than residential;
- (v) such home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling house or unit nor create or become a public nuisance, particularly in regard to traffic, parking, noise, noxious odours or emission of smoke;
- (vi) such home occupation does not interfere with television or radio reception;
- (vii) not more than 25% of the gross floor area of the dwelling house or unit to a maximum of 50 square metres is used for the purpose of home occupation uses;
- (viii) one additional off-street parking space is provided for every 24 square metres of floor space occupied for business or professional purposes and all parking spaces are suitably screened from adjacent properties by means of a hedge or fence;
- (ix) such home occupation uses may include a business or professional office, a domestic or household art, a medical or drugless practitioner and such similar uses, but a health clinic, day nursery, nursing home, private hospital and a veterinary clinic shall be deemed not to be home occupations.
- (x) the operation of a barber or beauty shop shall be limited to one operator at any one time.

(e) Home Occupations and Home Industries - Permit Revocation or Discontinuance

- (i) A home occupation permit may be revoked by the zoning administrator if he determines that the provisions of this section or the limitations prescribed as a condition of the permit are being violated.
- (ii) A home occupation permit shall become void if not used within two months of issuance, or if the use for which it was issued is discontinued for a continuous period of six months.

(f) Home Occupations and Home Industries - Permit - Appeal

Appeal of any action of the zoning administrator in connection with issuance or denial of a home occupation permit or the conditions attached hereto may be filed with the council by any resident or property owner within thirty days following such action. In event of appeal, the council, after receiving a report from the Zoning Administrator, may confirm,

SECTION 8: GENERAL RURAL (A1) ZONE

8.1 Permitted Uses

- a) Agricultural uses.
- b) One single family detached dwelling on one lot,
- c) Forestry or conservation,
- d) Temporary farm help accommodation,
- e) Home occupation,
- f) Home industry,
- g) Uses, buildings and structures accessory to any of the permitted uses.

8.2 Regulations for Uses Permitted in Subsection 8.1

- a) Minimum Lot Area 20 hectares
- b) Minimum Lot Frontage 150 metres
- c) Maximum Lot Coverage 10 per cent
- d) Minimum Setback 30 metres except that the minimum setback for any agricultural building shall be 50 metres.
- e) Minimum Side Yard 8 metres except that a minimum side yard abutting an improved public street shall be 25 metres
- f) Minimum Rear Yard 15 metres

8.3 Height and Floor Area Regulations for Single Family Detached Dwellings Permitted in Clause b) of Subsection 8.1

- a) Maximum Height 2 1/2 Storeys
- b) Minimum Floor Area
 - (i) 1 storey (ii) 83 square metres
11/2 storey
 - or
split level 87 square metres
 - (iii) 2 or 2 1/2 storeys 100 square metres

8.4 Regulations for Home Occupations and Home Industries Permitted in Clauses e) and f) of subsection 8.1

The provisions of Subsections 5.9 shall apply hereto.

8.5 Regulations for Temporary Farm Help Accommodation Permitted in Clause d) of Subsection 8.1 The requirements of Clause a) to f) of Subsection 8.2 shall apply except that the minimum setback for temporary farm help accommodation shall be 50 metres.

8.6 Regulations for Accessory Uses Permitted in Clause g) of Subsection 8.1

The provisions of Subsection 5.2 shall apply hereto.

8.7 Special Regulations for Setbacks on Provincial Highways or County Roads

See Subsection 5.18.

8.8 Special Regulations for Existing Lots with Lot Areas Less than One (1) Hectare in Size

The regulations and permitted uses of Section 10.11, Rural Residential (RUR) Zone shall apply with the exception of lot frontage and lot area which shall be as existing at the date of passing of this Bylaw to all lots within the Rural (A1) Zone with lot areas less than one (1) hectare in size and where such lots were registered in the Owen Sound Registry Office prior to the date of passing of this Bylaw. In addition, the regulations of Subsection 6.1 do not apply to above noted properties.