

The Corporation of the Town of The Blue Mountains

By-Law Number 2024 –

Being a By-law to amend Zoning By-law No. 2018-65 which may be cited as "The Blue Mountains 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. 2018-65;

And Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. **That** Schedule 'A' to The Blue Mountains Zoning By-law 2018-65 is hereby amended by rezoning those lands known as Plan 562 Part Lot 34 & 35 RP16R3199 Part 2 from the Village Commercial 'C1' Zone to the Village Commercial Exception Holding 148 'C1-148-h21' Zone.
2. **That** Table 9.1 – Exceptions to Zoning By-law 2018-65 is hereby amended by adding the following Exceptions:

Exception Number	Zone	Special Provisions
148	C1-148-h21	For these lands the following provisions shall apply: <ul style="list-style-type: none">• Minimum <i>exterior side yard</i>: 1.5m• Minimum <i>rear yard</i>: 2.01m• Notwithstanding the parking requirements of Part 5.0, a maximum of two (2) <i>parking spaces</i> required for <i>retail store</i> uses shall also contribute to the minimum required number of visitor <i>parking spaces</i> for <i>apartment dwelling units</i>.• Notwithstanding Special Provision 1 of Table 7.1, a maximum of two <i>dwelling units</i> shall be permitted on the ground floor.

3. **That** Table 10.1 – Site-specific Holding Provisions is amended by adding the 'C1-148-h21' zone to Holding Number 'h41'. Until such time as the Holding '-h41' symbol is removed, the lands shall only be used for those uses that existed as of the date of passing of this By-law.
4. **That** Schedule 'A-1' affixed hereto is 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.

178 MARSH STREET – DRAFT ZBA

Enacted and passed this ____ day of _____, 2024

Andrea Matrosovs, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2023-____ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the ____ day of _____, 20____.

Dated at the Town of The Blue Mountains, this ____ day of _____, 20____.

Corrina Giles, Clerk

Town of The Blue Mountains

Schedule 'A-1'

By-Law No. _____

Legend



Subject Lands of this Amendment



Area To Be Rezoned From C1 to C1-148-h21

