

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 a portion of those lands known as 209579 Highway 26 from Residential One (R1-1) and Hazard (H) to Residential One – Site Specific (R1-1-X) and Hazard (H).
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
149	R1-1-149	<p>For these lands, the following provisions shall apply:</p> <ul style="list-style-type: none">• Minimum front yard: 8.0 metres• Minimum setback of a dwelling from the 177.9 metre G.S.C. elevation adjacent to Georgian Bay: 7.0 metres• Minimum setback of a deck from the 177.9 metre G.S.C. elevation adjacent to Georgian Bay: 4.0 metres• Retaining walls greater than 1m in height shall be permitted to be located within the front, interior side, and rear yards, with a minimum setback of 0.0 metres from each lot line.• Maximum height (storeys): 3 storeys

3. 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.

Enacted and passed this ____ day of _____, 20____

Andrea Matrosovs, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2024-____ 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 R1-1 to R1-1-149
-  Area To Be Rezoned From H to R1-1-149

