

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' of By-law No. 2018-65 is hereby amended by changing the zoning symbols for the lands legally described as as PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE MOUNTAINS and PT LT 147-148 PL 529 COLLINGWOOD AS IN R262179; S/T R272237, R297829, R301646; THE BLUE MOUNTAINS from the Development (D), Hazard (H) and Wetland (WL) Zones to the Residential One Exception (R1-1-h47) Zone, Development (D), Hazard (H) and Wetland (WL) Zones and removing the Holding (h1) symbol from the lands to be zoned (R1-1-h47), as shown on the attached Schedule 'A-1'.

2. That Table 10.1 – Site-specific Holding Provisions of Zoning By-law 2018-65 is amended by adding the following Exception:

Holding Number	Zone	Special Provisions
47	R1-1-h47	<p>The holding '-h' symbol shall not be removed from these lands, and no development, other than any required development related to the fulfillment of the provisions below, shall take place until the Town is satisfied of the following:</p> <ul style="list-style-type: none"> • Confirmation and allocation of Municipal Water and Sanitary Sewage Treatment and conveyance capacity to the satisfaction of the Town of The Blue Mountains. • That mitigation measures identified in the Environmental Impact Study (EIS) completed by Birks Natural Heritage Consultants, Inc., dated March 14, 2022, are implemented, as required, to the satisfaction of the Town and other relevant agencies as required; • That sediment and erosion control plan will be prepared to the satisfaction of the Town and other relevant agencies as required; • That a restoration and setback enhancement plan for the enhancement area be prepared to the satisfaction of the Town and other relevant agencies as required; and

		<ul style="list-style-type: none">• That a site plan be prepared showing the location of the permanent fence (for the purposes of protecting the adjacent woodlands and wetland setback from future encroachment).
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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 _____, 2024

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 _____, 2024.

Dated at the Town of The Blue Mountains, this ___ day of _____, 2024.

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 D to R1-1-h47

