

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

- 1. That Map 19 to Schedule ‘A’ to The Blue Mountains Zoning By-law 2018-65 is hereby amended by rezoning certain lands from the Residential Two Exception ‘R2-101’ Zone and General Commercial ‘C2’ Zone to the Residential Two Exception Holding ‘R2-101-h49’ Zone for those lands lying and being in the Town of Blue Mountains, legally described as Plan 529 Part Lot 151 RP 16R2128 Part 2 and Plan 529 Part Lot 150 and 151 RP 16R2128 Part 1.
- 2. That Table 9.1 – Exceptions to Zoning By-law 2018-65 is hereby amended by deleting Exception 101 in its entirety and replacing with the following:

Exception Number	Zone	Special Provisions
101	R2-101-h49	<p>These lands shall be used for the development of a maximum of seventeen (17) <i>rowhouse dwelling units</i>. The R2 provisions shall be modified as follows:</p> <ul style="list-style-type: none">Minimum <i>rear yard</i>: 5.1 metres <p>A maximum of eight (8) <i>additional residential units</i> are permitted on these lands. A maximum of one (1) <i>additional residential unit</i> is permitted per <i>rowhouse dwelling unit</i> and shall be located in the same building as the <i>rowhouse dwelling unit</i>.</p>

- 3. That Table 10.1 – Site-specific Holding Provisions is amended by adding the following Holding Provision:

Holding Number	Zone	Conditions for Removal
h49	R2-101-h49	<ul style="list-style-type: none">i. Granting of Site Plan Approval or the Registration of a Plan of Condominium;ii. Execution of a Development Agreement;iii. Confirmation of availability and allocation of Municipal Water and Sanitary Sewage Treatment and conveyance capacity to the satisfaction of the Town of The Blue Mountains.

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.

Enacted and passed this 3rd day of June, 2024.

Andrea Matrosovs, Mayor

Corrina Giles, Clerk




DRAFT

Town of The Blue Mountains

Schedule 'A-1'

By-Law No. _____

Legend

-  Subject Lands of this Amendment
-  Area To Be Rezoned From C2 to R2-101-h49
-  Area To Be Rezoned From R2-101 to R2-101-h49

