## 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** the text of the By-law is hereby amended by deleting Section 1.5(g).
- 2. **That** the text of the By-law is hereby amended by adding Section 1.5(h) with the following text:

The provisions of the former Township of Collingwood Zoning By-law 83-40 and all amendments and variances thereto shall continue to apply to Collingwood Concession 2 Part Lot 19 RP 16R2119 Part of Part 2 (ARN: 424200000330901)

3. **That** the text of the By-law is hereby amended by adding Section 1.5(i) with the following text:

The provisions of the former Township of Collingwood Zoning By-law 83-40 and all amendments and variances thereto shall continue to apply to Concession 4 Part Lot 25 RP 16R1936 Part 1 (ARN: 424200000633100)

- 4. **That** the text of the By-law is hereby amended by adding the D zone to the list of zones outlined in Section 4.3(d).
- 5. **That** the text of the By-law is hereby amended by adding Section 4.3(I) with the following text:

In addition to the applicable provisions above, for the D Zone, all *accessory buildings and structures* shall be located within 6 metres of the *main building* and their combined footprint shall not exceed 100 square metres.

- 6. **That** PART 8.0 AGRICULTURAL, RURAL, RECREATIONAL AND OTHER ZONES is hereby amended by deleting the text of Special Provision 7 and deleting Special Provision 7 from Table 8.1.
- 7. **That** PART 8.0 AGRICULTURAL, RURAL, RECREATIONAL AND OTHER ZONES is hereby amended by adding the following permitted uses to Table 8.1:

Permitted Use	D
Single Detached Dwelling	Х
Additional Residential Unit	Х

- 8. **That** PART 8.0 AGRICULTURAL, RURAL, RECREATIONAL AND OTHER ZONES is hereby amended by deleting the text of Special Provision 1 of Table 8.2 in its entirety and replacing with the following:
  - (1) As existing as of July 15, 2024.

9. **That** PART 8.0 AGRICULTURAL, RURAL, RECREATIONAL AND OTHER ZONES is hereby amended by adding Special Provisions 4, 5 and 6 to Table 8.2 and modifying Table 8.2 as follows:

Zone Standard	D
Minimum lot area (ha)	(1)
Minimum lot frontage (m)	(1)
Minimum front yard (m)	(5)(6)
Minimum exterior side yard (m)	(5)(6)
Minimum interior side yard (m)	(5)(6)
Minimum rear yard (m)	(5)(6)
Maximum height (m)	(5)(6)

## **Special Provisions**

- (4) The maximum footprint of a main building shall be 200 square metres.
- (5) A new *single detached dwelling* is permitted to be located in accordance with the standards of the R1-1 zone, provided:
  - A minimum of 50% of the *main building* wall opposite the front lot line is located no greater than 9 metres from the front lot line; and
  - A minimum of 50% of the *main building* wall facing one side lot line, either exterior or interior, is located no further than 5 metres from that interior or exterior side lot line.
- (6) Notwithstanding Special Provision 4, a *single detached dwelling* is permitted to be expanded where the footprint of the expansion is no greater than 10% that of the *single detached dwelling* as existing on June 25, 2024, and provided the expansion complies with the standards of the R1-1 zone.
- 10. **That** PART 8.0 AGRICULTURAL, RURAL, RECREATIONAL AND OTHER ZONES is hereby amended by adding the following standards to Table 8.2:

Zone Standard	Α	SA	RU	D	H & W	_	REC1	REC2	REC3	P	OS	PU
Maximum lot coverage	N/A	N/A	N/A	(4)(5)(6)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum height (storeys)	N/A	N/A	N/A	(5)(6)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

<b>And Further</b> that this By-law shall come into force and take effect upon the enactment thereof.
Enacted and passed this 15th day of July, 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 15th day of July, 2024.
Dated at the Town of The Blue Mountains, thisth day of, 2024.
Corrina Giles, Clerk