

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 Section 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 Schedule 'A' to By-law 2018-65 is hereby amended by changing the zoning symbols for the lands legally described as Town Plot Park, Part of Lots 5 & 6, N/E Alfred St, Plan 107; Part of Lots 5 & 6 RP 16R10171; Parts 2 to 4, (roll number 424200001815700); and Part 1, Plan 107 (roll number 424200001821300), Part of Lot 6, Registered Plan 16R10171, Part of Lot 33, Concession 10 (Geographic Township of Collingwood) Town of Blue Mountains, County of Grey, from Residential (R1-1) Zone to Residential (R1-1-h50) Zone, Residential (R1-1-150-h50) Zone, Residential (R1-1-151-h50) Zone, Residential (R1-1-152-h50) Zone, and Open Space (OS-h50) Zone as shown on the attached Schedule 'A-1'.
2. That Table 9.1 – Exceptions of Zoning By-law 2018-65 is amended by adding the following Exceptions:

Exception Number	Zone	Special Provisions
150	R1-1-150	Notwithstanding the list of permitted uses for the Residential R1 zone under Table 6.1, Semi-detached dwelling shall be permitted, and Single Detached Dwelling shall not be permitted. The Residential Zone Standards for the Residential R1-1 Zone shall apply to all Semi-detached dwellings save and except that: <ul style="list-style-type: none"> - a side yard setback shall apply only to one side of a Semi-detached dwelling.
151	R1-1-151	Notwithstanding the list of permitted uses for the Residential R1 zone under Table 6.1, Semi-detached dwelling shall be permitted, and Single Detached Dwelling shall not be permitted. The Residential Zone Standards for the Residential R1-1 Zone shall apply to all Semi-detached dwellings save and except that: <ul style="list-style-type: none"> - a side yard setback shall apply only to one side of a Semi-detached dwelling. The Accessory Buildings, Structures and Uses standards within Section 4.3 shall apply, save and except that: <ul style="list-style-type: none"> - An accessory building or structure in a <i>rear yard</i> must be located no closer than 5.5 metres from the <i>rear lot line</i>.
152	R1-1-152	The minimum <i>lot</i> frontage shall be 17.3 metres.

3. That Table 10.1 – Site Specific Holding Provisions of Zoning By-law 2018-65 is amended by adding the following Holding Symbol:

Holding Number	Zone	Conditions for Removal
h50	R1-1-h50 R1-1-150-h50 R1-1-151-h50 R1-1-152-h50 OS-h50	<ol style="list-style-type: none"> 1. Execution of a Development Agreement 2. Registration of a Plan of Subdivision 3. Registration of a Plan of Condominium 4. Municipal Water and Sanitary Sewage capacity have been confirmed as available to service the development.

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 ___ day of December, 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 this ___ day of December, 2024







Dated at the Town of The Blue Mountains, this this ___ day of December, 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 R1-1 to R1-1-150-h50
-  Area to be rezoned from R1-1 to R1-1-151-h50
-  Area to be rezoned from R1-1 to R1-1-152-h50
-  Area to be rezoned from R1-1 to R1-1-h50
-  Area to be rezoned from R1-1 to OS-h50

