

The Corporation of the Town of The Blue Mountains

By-Law Number 2021 –

Being a By-law to amend Zoning By-law No. 2018-65 which may be cited as "The Blue Mountains Zoning By-law";

And 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, Map 13 of Zoning By-law 2018-65 is amended by changing the zoning symbol for the lands legally described as Lot 1, Plan 16M-62, and Lot 2, Plan 16M-62, from the R1-1-45 zone to the R1-1 Exception 127 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 Exception 127 as follows:

Exception Number	Zone	Special Provisions
127	R1-1-127	<div>The following provisions shall apply to a single detached dwelling unit on the lands:</div> <div><div>1.</div><div>To deem Lots 1 & 2, Plan 16M-62, to be one contiguous lot for the purpose of Zoning, notwithstanding that each lot is a separately conveyable parcel of land;</div></div> <div><div>2.</div><div>To Amend Table 6.2.1 to permit a maximum lot coverage of 35%</div></div> <div><div>3.</div><div>To Amend Exception 45 to permit a front yard setback of 5.2m</div></div> <div><div>4.</div><div>To Amend Section 4.13 to permit permitted eave projections to be measured from the front yard setback, as established by Exception 127 of Zoning By-law 2018-65;</div></div> <div><div>5.</div><div>Amend Section 4.34.2 to permit a 13.3m setback to the 177.9m G.S.C. elevation adjacent to Georgian Bay.</div></div>

3.

That Schedule ‘A-1’ 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 th day of 2021

Alar Soever, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2021-_____ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the _____ day of _____, 2021.

Dated at the Town of The Blue Mountains, this _____ day of _____, 2021.

Corrina Giles, Clerk



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Town of The Blue Mountains

Schedule 'A-1'

By-Law No. _____

Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from R1-1-45 to R1-1-127

