



Staff Report

Planning & Development Services – Planning Division

Report To: Committee of the Whole Meeting
Meeting Date: April 26, 2022
Report Number: PDS.22.053
Title: Recommendation Report – Refreshment Vehicles on Town Owned Lands – Zoning By-Law Amendment
Prepared by: Natalya Garrod, Planner

A. Recommendations

THAT Council receive Staff Report PDS.22.053, entitled “Recommendation Report – Refreshment Vehicles on Town Owned Lands – Zoning By-Law Amendment”;

AND THAT Council ENACT a Zoning By-law Amendment to temporarily rezone the subject lands of Little River Beach, Northwinds Beach, Lion’s Park, and Tomahawk Recreation Complex by adding a Temporary use symbol “-t” to the current zoning to permit the use of Refreshment Vehicles for a maximum of three (3) years;

AND THAT Council ENACT a Zoning By-Law Amendment to rezone Beaver Valley Community Center and Moreau Park to include an Exception zone within Zoning By-law 2018-65 to permanently permit the use of Refreshment Vehicles.

B. Overview

This report provides recommendations to Council regarding a proposed Zoning By-law Amendment to permanently and/or temporarily permit the use of Refreshment Vehicles at a select number of Town owned parks or facilities.

C. Background

The Town submitted an application for Zoning By-law Amendment to rezone selected parks and facilities owned by the Town to permit the use of Refreshment Vehicles. Little River Beach, Northwinds Beach, Lions Park, and Tomahawk Recreation Complex are proposed to permit Refreshment Vehicles on a temporary basis for a period of not more than three (3) years. The Beaver Valley Community Centre and Moreau Park is proposed to be rezoned to allow a Refreshment Vehicle for special community events on a permanent basis.

A Refreshment Vehicle would mean any motor vehicle, trailer, cart or similar vehicle or device used to serve food for consumption. For the purposes of this definition, motor vehicle shall not include an unassisted bicycle or tricycle operated by a single rider.

The original Zoning By-law Amendment application and Public Meeting had included a proposal to also rezone Heathcote park temporarily to permit a Refreshment vehicle. However, in light of receiving comments from the County of Grey Transportation Department which indicated that the existing entrance to Heathcote park is not sufficient to accommodate traffic that might be generated by a Refreshment Vehicle, Heathcote park has been excluded from the proposal at this time. Until such a time that resources are made available to improve the existing entrance to Heathcote Park, it is not considered for rezoning to permit a Refreshment Vehicle.

Location and Description

Northwinds Beach

Legal description: Concession 2 & 3, Road Allowance at Shore, Plan 529, Lot 1-9 with easement ROW Concession 3 Part Lot 22

Address: 209605 Highway 26

Area: 1.5 hectares

Official Plan Designation: Major Open Space

Zoning: Open Space

Servicing: Town water and private holding tank

Surrounding Use: Residential, Institutional

Little River Beach

Legal description: Plan 465, Lot 1, Lot 2, Lot 7, and Reference Plan 16R-1632 Parts 1 & 2
Reference Plan 16R-3490 Parts 1 & 2

Area: 4.4 hectares

Address: 4 Harbour Street

Official Plan Designation: Major Open Space, Harbour Area and Hazard

Zoning: Harbour Commercial & Hazard

Servicing: Town water and sanitary

Surrounding Uses: Residential, Commercial, Hazard Lands

Moreau Park

Town Plot Park Lot 9 & 10

Area: 4.1 hectares

Address: 76 Victoria Street South and 128 Alfred Street West

Official Plan Designation: Major Open Space

Zoning: Open Space

Servicing: Town water and sanitary

Surrounding Uses: Residential, Institutional

Beaver Valley Community Centre

Legal description: Town Plot Park Lot 7 & 8 Alfred East/South

Area: 1.95 hectares

Address: 58 Alfred Street West

Official Plan Designation: Institutional Area

Zoning: Institutional

Servicing: Town water and sanitary

Surrounding Uses: Residential, Park

Lion's Park

Legal description: Plan 562 Part Lot 21 & 43, Reference Plan 16R-8082 Parts 3 & 4

Area: 0.43 hectares

Address: 118 Lions Park Lane

Official Plan Designation: Downtown Area and Hazards Lands

Zoning: Village Commercial & Hazard

Servicing: None

Surrounding Uses: Commercial, Residential

Tomahawk Recreation Complex

Legal description: Concession 11 NE Part Lot 34, Reference Plan 16R-2077 Part 1

Area: 20 Hectares

Address: 417230 10th Line

Official Plan Designation: Special Agriculture, Hazards Lands

Zoning: Special Agriculture & Hazard

Servicing: Private well and septic system

Surrounding Uses: Agriculture, Rural Residential, Hazard

Public Meeting

The statutory Public Meeting was held virtually on November 22, 2021, using Microsoft Teams. Attachment 1 to this report provides a summary of all written and verbal comments received with respect to the proposal and outlines Planning staff responses thereto.

D. Analysis

This section provides the staff analysis based on the relevant legislation and policies, as well as the identified issues. Summaries of policies and issues are provided in the following sections.

Planning Act

The *Ontario Planning Act* gives municipal Councils the authority to pass zoning by-laws, and make amendments to existing zoning by-laws, under Section 34 of the Act. The Planning Act also gives Councils the authority to pass a by-law under Section 39 that authorizes the temporary use of land, buildings, and structures for any purpose set out therein that is otherwise prohibited by the by-law.

The *Planning Act* sets the framework for other Planning Policy that is used as the basis for decisions on development applications. The *Planning Act* requires that these decisions must be consistent with the Provincial Policy Statement (PPS); conform or not conflict the policies of the Official Plan which apply to the lands.

Planning staff are satisfied that there are no concerns with matters of Provincial Interest as set out in Section 2 of the *Planning Act*.

Provincial Policy Statement 2020

The Provincial Policy Statement 2020, also known as the “PPS 2020”, provides policy direction on matters of Provincial Interest related to land use planning and development. It aims to provide for appropriate development while protecting resources of Provincial Interest, public health and safety, and the quality of the natural and built environment. Decisions on Planning matters made by a municipal Council must be consistent with the Provincial Policy Statement.

Section 1.0 Building Strong and Healthy Communities

Section 1.0 of the PPS promotes Building Strong Healthy Communities through the provision of efficient development and land use patterns that promote cost effective development patterns to minimize land consumption and servicing costs.

The proposal supports Part 1.3.1 b) of the PPS which states that Planning authorities shall promote economic development and competitiveness by providing a range of economic

opportunities. The various locations that are identified will be able to offer refreshments in locations which are not all typically within close proximity to refreshments.

Refreshment vehicles support 1.5.1 a) of the PSS which promotes social interaction and community connectivity and 1.7.1 a) which promotes economic development and community investment-readiness.

Section 2.0 Wise Use and Management of Resources

Section 2.0 of the PSS promotes long-term prosperity, environmental health, and social well-being of the province through the conservation of biodiversity, protection of the Great Lakes, and the protecting of natural heritage, agricultural, mineral and cultural heritage and archaeological resources.

Some of the subject properties contain natural heritage features which will be addressed below.

Tomahawk Recreation Complex, Moreau Park, Little River Beach, Beaver Valley Community Center and Lion's Park are within Intake Protection Zones. Intake Protection Zones are areas identified within the Source Water Protection Plan where surface water intakes towards the Thornbury drinking water treatment plant. These areas are identified to ensure land uses do not impact the quality of the drinking water source. The proposed Refreshment Vehicles are not anticipated to impact this mapped feature as they do not store large amounts of fuel or pollutants. Additionally, the Refreshment Vehicle locations identified in Attachment 2 demonstrates that they are proposed within pre-disturbed gravel or paved parking areas.

Tomahawk Recreational Complex contains mapped Significant Woodlands on the western portion of the property. The Refreshment Vehicle is proposed to be located within the pre-disturbed parking area which is approximately 100 metres from the Significant Woodlands and thus is not anticipated to impact the Significant Woodland.

Lion's Park contains lands which are adjacent to the Beaver River. The proposed Refreshment Vehicle location at Lion's Park is approximately 50 metres from the Beaver River. The Refreshment Vehicles is proposed to be located within the pre-disturbed parking areas and thus is not anticipated to impact the identified natural heritage features of the Beaver River.

Section 3.0 Protecting Public Health and Safety

Within Section 3.1 (Natural Hazards) policies regarding hazardous lands, and hazardous sites requires that development be generally directed to areas outside of these hazardous areas.

Lion's Park has been identified to contain Hazard Lands. Hazard Lands include floodplains, steep or erosion print slopes, unstable soils or poorly drained areas. This park has mapped Hazard Lands as a result of close proximity to the Beaver River and potential flooding. The proposed Refreshment Vehicle location is outside of the mapped Hazards Lands in accordance with recommendations received from the County of Grey.

Planning Staff are satisfied that the proposed development is in conformity with the PPS.

County of Grey Official Plan

The selected Town owned parks and facilities are located throughout the Town of The Blue Mountains and have various land use designations within the County of Grey Official Plan. Little River Park, Moreau Park, Beaver Valley Community Centre and Lion's Park are located within a Settlement Area. Settlement Areas are the focus of urban growth and development as municipal infrastructure and services are made available to the areas where growth is planned. Settlement Areas are permitted to have commercial and recreational uses.

Northwinds Beach lands are designated Recreation Resort Area (RRA). The RRA designation has developed as a result of site-specific amendments to the County Official Plan and consists of development areas, specific recreational amenities and residential development. The proposed Refreshment Vehicle would be considered an accessory use to the main recreational use (being the park).

Tomahawk Recreation Complex lands are designated Special Agriculture and Hazard Lands. This land use designation is intended to preserve unique areas of the County that lend themselves to growing fruits and vegetables. The current use of the property, as a public recreational park, is considered to be a legal non-conforming use. The proposed Refreshment Vehicle would be an extension of the existing public recreational use.

Town Planning Staff are satisfied that the proposed development is in conformity with the County of Grey Official Plan

Town of The Blue Mountains Official Plan 2016

The subject lands are located within different land use designations in the Town of The Blue Mountains Official Plan.

Moreau Park and Northwinds Beach lands are designated Major Open Space in the Town of The Blue Mountains Official Plan. As outlined in Section B5.7 of the Plan, it is the intent of the Major Open Space designation to identify the principle recreational open space lands in the Town, to ensure the impacts of the use of the open space on adjacent land uses are minimized, and to ensure that the residents of the Town have access to properly planned and accessible parkland. The proposed Refreshment Vehicles are a permitted use as it is an accessory use to the main recreational/public park use.

Little River Park lands are designated Harbour, Hazard Lands, and Major Open Space in the Town Official Plan. The proposed development is located in the Harbour designation and is not located within the Hazards Lands or Major Open Space designations that are on the subject property. As outlined in Section B3.5 of the Plan, it is the intent of the Harbour Area designation to develop a mix of public and recreation-oriented uses in the Harbour area. The proposed Refreshment Vehicle is a permitted use as it is considered an accessory use to the park and is related to recreational uses.

The Beaver Valley Community Centre lands are designated Institutional Area in the Town Official Plan. As outlined in Section B3.6 of the Plan, it is the intent of the Institutional Area to recognize and permit major institutional uses which serve the needs of the community. The proposed Refreshment Vehicle is a permitted use as it is an accessory use to the main recreational use.

Tomahawk Recreational Complex lands are designated Special Agriculture and Hazard Lands in the Town Official Plan. The proposed development is located in the Special Agriculture designation and is not located within the Hazard Lands on the subject property. As outlined in Section B4.3 of the Plan, it is the intent of Special Agriculture designation is to maintain and protect lands capable of producing apples and tender fruits. The existing recreational use of the property is considered a permitted use as per Section B1 (a) of the Official Plan that states that a public use carried out by the Town of The Blue Mountains may be permitted. The proposed Refreshment Vehicle is considered an accessory use to the main recreational use. The Refreshment Vehicle is proposed on the existing parking area and is not anticipated to impact any adjacent agricultural soils.

Lion's Park lands are designated Downtown Area and Hazard Lands in the Town Official Plan. The proposed development is located in the Downtown Area and is not located within the Hazard Lands on the subject property. As outlined in Section B3.3. of the Plan, it is the intent of the Downtown Area is to encourage the development of a mix of uses to enhance the character of the Downtowns and to maintain and promote Downtown Thornbury and Clarksburg. The proposed Refreshment Vehicle is a permitted use as it is accessory to the main recreational use.

In conclusion, the proposed Refreshment Vehicles are permitted as an accessory use to the main recreational use that already are established on the subject properties. Section B2.8 titled Accessory Uses of the Official Plan provides in part that any use normally incidental and subordinate to a permitted uses shall also be permitted.

Planning Staff are satisfied that the proposed development conforms with the Town of The Blue Mountains Official Plan.

Zoning By-law 2018-65

The Town's Zoning By-law 2018-65 places the subject properties within various zones.

The proposal is to rezone Little River Beach, Northwinds Beach, Lions Park, Moreau Park, and Tomahawk Recreation Complex to permit Refreshment Vehicles on a temporary basis for a period of not more than three (3) years. The temporary Zoning By-law amendment would add a Temporary use symbol "-t" to the current zoning.

The Beaver Valley Community Centre and Moreau Park is proposed to be rezoned to allow a Refreshment Vehicle for special community events on a permanent basis. The permanent Zoning By-law Amendment would add an Exception zone to the current zonings of these particular lands.

Northwinds Beach and Moreau Park lands are zoned Open Space (OS) within Zoning By-law 2018-65. The Open Space (OS) zone permits recreational uses.

Little River Beach and Lion's Park lands are zoned Commercial and Hazard (H) within Zoning By-law 2018-65. The portion of the property where the Refreshment Vehicles are proposed are Commercially zoned. Little River Beach is Harbour Commercial (C4) and Lion's Park is Village Commercial (C1). Both Commercial zones permits recreational uses.

Beaver Valley Community Centre is zoned Institutional (I) within Zoning By-law 2018-65. The Institutional zone permits recreational uses.

Tomahawk Recreational Complex is zoned Special Agriculture (SA) and Hazard (H) within Zoning By-law 2018-65. The proposed development is not located within the Hazard (H) zoned lands. Special Agriculture (SA) does permit passive recreational uses and public parks. Within Zoning By-law 2018-65 the public park definition includes the use of golf courses.

Planning Staff are satisfied that the proposed development is consistent and in conformity with the Town's Zoning By-law 2018-65.

Conclusions

Planning staff are satisfied that this application is supported by Planning policy. The application is consistent with the Provincial Policy Statement and meets the general intent of the Grey County Official Plan and Town's Official Plan. Planning staff are able to recommend approval of this application and draft Zoning By-Law Amendments are included to this report for consideration as Attachment 3.

E. Strategic Priorities

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

No adverse environmental impacts are anticipated as a result of this application.

G. Financial Impacts

No adverse financial impacts to the Municipality are anticipated as a result of this application. Should any appeals to the Ontario Land Tribunal be received, associated legal costs may be incurred.

H. In Consultation With

Ryan Gibbons, Director of Community Services

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting which took place on **November 22, 2021**. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to Natalya Garrod, planning@thebluemountains.ca

J. Attached

1. Comment Response Matrix
2. Draft Zoning By-law Amendment – Temporary Use Lands
3. Draft Zoning By-law Amendments – BVCC Moreau

Respectfully submitted,

Natalya Garrod
Planner

Trevor Houghton, RPP MCIP
Manager of Community Planning

For more information, please contact:

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519-599-3131 extension 288

Report Approval Details

Document Title:	PDS.22.053 Recommendation Report - Refreshment Vehicles on Town Owned Lands - Zoning By-Law Amendment.docx
Attachments:	<ul style="list-style-type: none">- Refreshment Vehicles - Comment Response Matrix.docx- By-law-2022-XX-Zoning-By-law-Amendment - Temporary Use lands.pdf- By-law-2022-XX-Zoning-By-law-Amendment - BVCC Monreau.pdf
Final Approval Date:	Apr 13, 2022

This report and all of its attachments were approved and signed as outlined below:

No Signature found

Ryan Gibbons - Apr 12, 2022 - 1:44 PM

Trevor Houghton - Apr 13, 2022 - 2:03 PM

Attachment 1 Refreshment Vehicles Public/Agency Comments – Zoning By-law Amendment

Author	Comment Summarized	Staff Response
Tracy Whiteside Beaver Valley Athletic Association	<ol style="list-style-type: none"> 1) Great opportunity 2) Will a BBQ classify as a refreshment vehicle? 3) Will food truck vendor have exclusive rights to the area? Will multiple licenses be issued? 4) Will you be requesting food handling certificated and/or propane tickets? 	<ol style="list-style-type: none"> 1) Acknowledged. 2) BBQ does not meet the definition of refreshment vehicle. 3) The refreshment vehicle vendor will not have exclusive rights at Moreau Park or the Beaver Valley Community Centre. Multiple licenses may be issued. 4) Food handling and propane handlers certification will be required as well as insurance. Each vendor will be reviewed by the Fire Department.
Alicia Hutchings	<ol style="list-style-type: none"> 1) Good idea 2) Will garbage and recycling bins be made available and regularly cleaned? 3) Will the food trucks have generators? Concerned about noise. 4) How would licenses be determined? 5) Will the Town prioritize licenses to local charity grounds or non-profits? 6) What will the license fees be? 	<ol style="list-style-type: none"> 1) Acknowledged. 2) Yes, garbage and recycling bins will be available and regularly cleaned. 3) Food trucks may have generators where electricity is not available. Noise will not be permitted to exceed 80db. 4) Applications for licenses will be administered through the Town's special event permit application process. 5) Local charities or not-for-profits can request from Council any special considerations. 7) 6) Fees have been set through the Town fees and charges by-law and will be considered through that process annually.
Peggy Holden	<ol style="list-style-type: none"> 1) Concerned that the Little River park is too small for a food truck. 2) Concerned that washrooms are not provided at Moreau Park. 	<ol style="list-style-type: none"> 1) The location identified for the refreshment vehicle is the pier parking lot and will not obstruct parking within the Little River Park parking lot. 2) Council approved a capital project to build a pavilion at Moreau Park within the 2022 budget and this will include public washrooms. Portable toilets are on the property in the absence of the pavilion.

Attachment 1 Refreshment Vehicles Public/Agency Comments – Zoning By-law Amendment

Charlie Ernst	<ol style="list-style-type: none"> 1) Concerns over increase garbage at Northwinds Beach. 2) Concerns that there is not enough supervision at Northwinds. 3) Are the washrooms cleaned regularly at the beach? 4) The food truck should not be located far from the washrooms to avoid the smell, garbage and rodents on nearby neighbouring properties. 	<ol style="list-style-type: none"> 1) The successful vendor will be responsible to remove waste daily. Parks staff attend the property a minimum of twice per day during Spring/Summer/Fall. 2) Parks staff attend Northwinds Beach property twice per day Spring/Summer/Fall. 3) The washrooms are cleaned a minimum of twice per day Spring/Summer/Fall. 4) The proposed refreshment vehicle location is near the washrooms and pump house.
Town Fire Dept.	<ol style="list-style-type: none"> 1) TSSA Fuel Safety program will need to be complied with for refreshment vehicles on Town property. 2) The vendor will have to provide the Town with valid annual inspection form a TSSA Licensed technician. 3) A fire inspection would be required to review distances from combustibles, NFPA 96 compliance and any other hazard. 	<ol style="list-style-type: none"> 1) Yes. Acknowledged. 2) Yes. Acknowledged. 3) Yes. Acknowledged.
County of Grey	<ol style="list-style-type: none"> 1) In enacting a temporary use by-law it is recommended that the locations meet the policy objectives of the County of Grey Official Plan – specifically with regard to parking and access requirements, site-specific environmental, servicing or land compatibility concerns. 2) Lion's Park, Little River Park, Beaver Valley Community Centre, Moreau Park and Tomahawk Park are within Intake Protection Zones and Events Based Areas. It is not anticipated that the proposed use will have significant impacts on these features. 	<ol style="list-style-type: none"> 1) Acknowledged. 2) Acknowledged. 3) As a result of a lack of resources and timing Town staff have excluded Heathcote park from the zoning by-law amendment application. 4) The Grey Sauble Conservation Authority has been given the opportunity to comment. To date the GSCA have not provided comments.

Attachment 1 Refreshment Vehicles Public/Agency Comments – Zoning By-law Amendment

	<ol style="list-style-type: none"> 3) Regarding Heathcote Park our Transportation staff raised concerns regarding the existing entrance as it likely does not meet standards for public recreation and/or commercial use. They suggest the Town consider upgrading the entrance to a commercial standard in anticipation of increased traffic flows resulting from refreshment vehicles on site. 4) Receive positive comments from the Grey Sauble Conservation Authority. 5) The County's Economic Development department has no concerns but offers support that the Town might require in finalizing any policies or by-law pertaining to refreshment vehicles. 	
Clarksburg Village Association	<ol style="list-style-type: none"> 1) Supportive of zoning amendment to permit refreshment vehicles during special events. 2) Not supportive of permanent/seasonal refreshment vehicles or a weekend popup refreshment vehicles. 3) Clarksburg already has a food and beverage location in downtown Clarksburg and we want to support this local business. 4) Lion's Park is not a viable location for a permanent/seasonal refreshment vehicle. It could be possible to have one in 3-5 years from now to proper development of Clarksburg downtown core. 	<ol style="list-style-type: none"> 1) Acknowledged. 2) Acknowledged. 3) The refreshment vehicle proposed in Lion's Park is a temporary zoning amendment which would only permit refreshment vehicles for up to three years. 4) Acknowledged.
Saugeen Ojibway Nation	<ol style="list-style-type: none"> 1) No concerns. 	<ol style="list-style-type: none"> 1) Acknowledged. 2) Acknowledged.

Attachment 1 Refreshment Vehicles Public/Agency Comments – Zoning By-law Amendment

	2) Please provide notification is archeological fieldwork is part of the project.	
Lisa Hunt	1) Provides support for the zoning amendment. 2) Would like notification of the decision as she would like to operate a refreshment vehicles in the Town of Blue Mountains.	1) Acknowledged. 2) Acknowledged. Will provide notice of decision.

The Corporation of the Town of The Blue Mountains

By-Law Number 2022 –

Being in a by-law passed under section 34, authorize the temporary use of within 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 authorize the temporary use of the lands within By-law No. 2018-65;

And Whereas pursuant to the provisions of Section 39 of the Planning Act, R.S.O. 1990, c. Council may in a by-law passed under Section 34 authorize the temporary use of the lands for any purpose set out therein that is otherwise prohibited by the by-law;

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

1. That Maps 8 and 14 of Schedule ‘A’ of The Blue Mountains Zoning By-law 2018-65 is amended by rezoning those lands known as the Tomahawk Recreation Complex from the Special Agricultural ‘SA’ Zone to the Special Agricultural ‘SA-t1’ Zone as shown on Schedule on ‘A-1’, and by rezoning those lands known as Northwinds Beach from the Open Space ‘OS’ Zone to the Open Space ‘OS-t1” Zone as shown on Schedule ‘A-2’, and by rezoning those lands known as Lion’s Park from the Village Commercial ‘C1’ Zone to the Village Commercial ‘C1-t1” Zone as shown on Schedule ‘A-3’, and by rezoning those lands known as Little River Beach from the Harbour Commercial ‘C4’ Zone to the Harbour Commercial ‘C4-t1” Zone as shown on ‘A-4’.
2. That Table 11.1 – List of Temporary Use Zones is amended by adding the temporary use number ‘-t1’ as follows:

Temporary Use Number	Zone	Temporary Use Provisions	Date Enacted	Date Expires
t1	SA-t1 OS-t1 C1-t1 C4-t1	That a Refreshment Vehicle shall also be permitted use. For the purposes of this exception zone a Refreshment Vehicle shall mean any motor vehicle, trailer, cart or similar vehicle or device used to serve food for consumption. For the purposes of this definition, motor vehicle shall not include an unassisted bicycle or tricycle operated by a single rider.	May _____, 2022	May _____, 2025

3. That Schedules ‘A-1’, ‘A-2’, ‘A-3’ and ‘A-4” are 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 2022

Alar Soever, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2022-_____ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the _____th day of _____ 2022.

Dated at the Town of The Blue Mountains, this _____th day of _____ 2022.


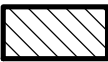
Corrina Giles, Clerk

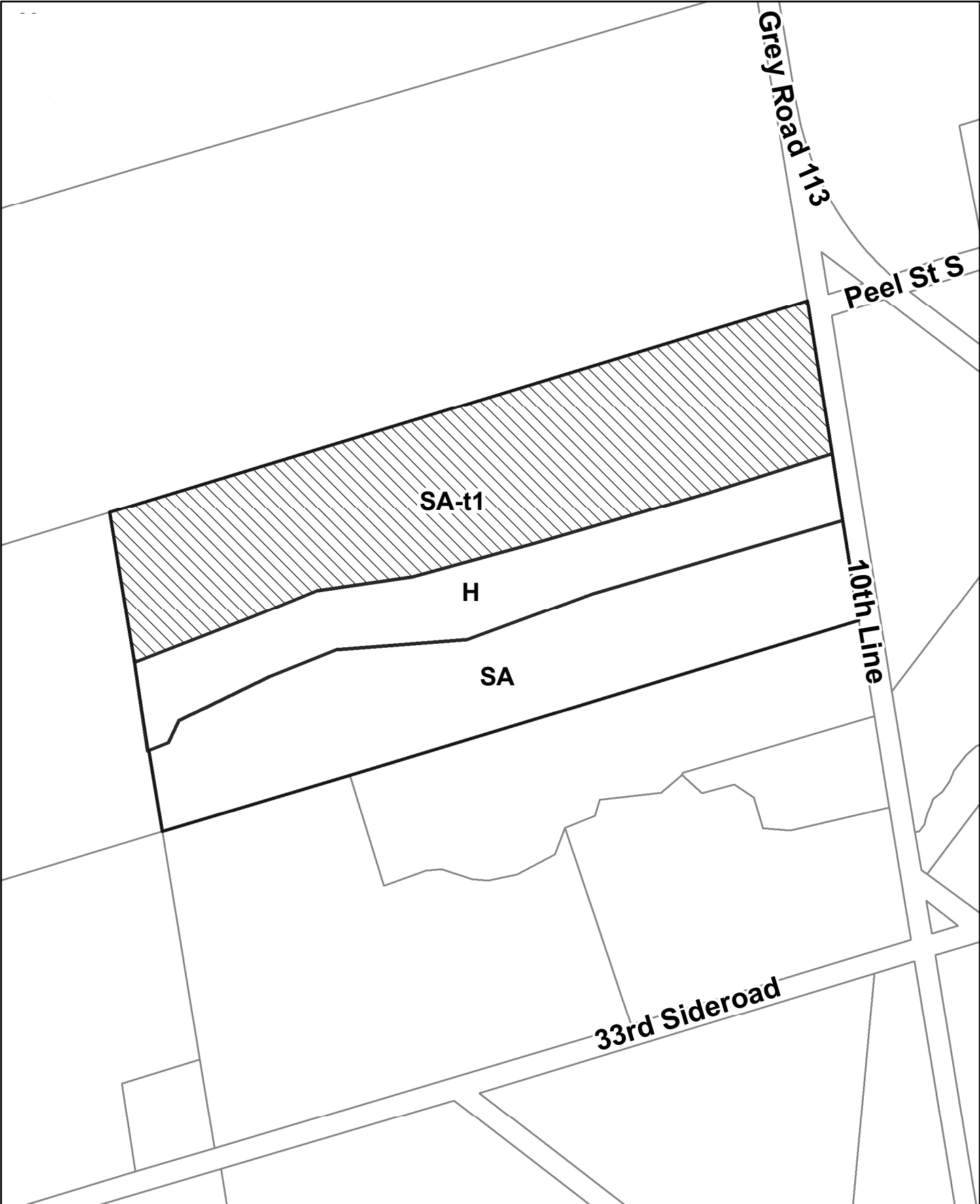
Town of The Blue Mountains

Schedule 'A-1'

By-Law No. _____

Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from SA to SA-t1


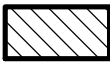


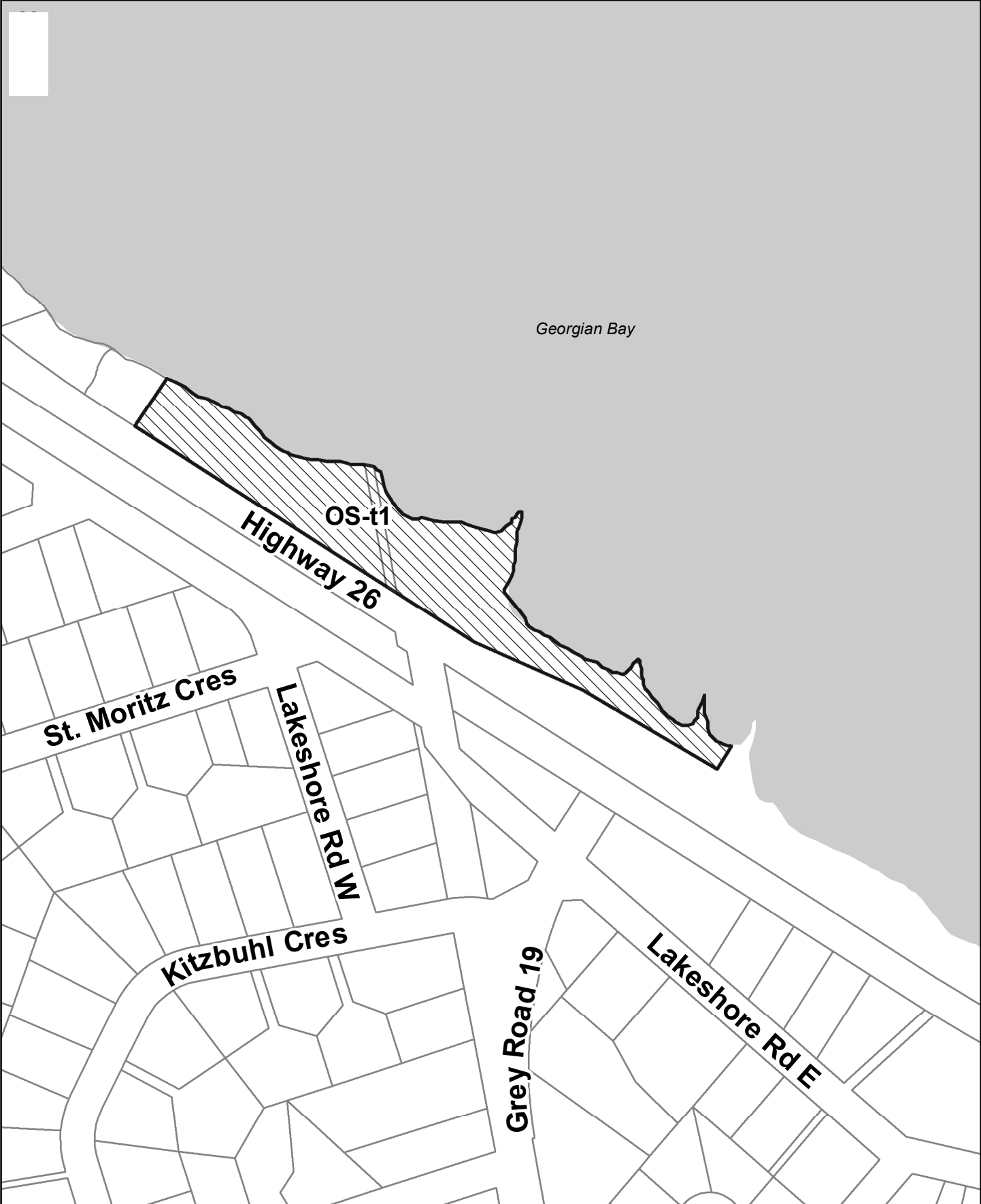
Town of The Blue Mountains

Schedule 'A-2'

By-Law No. _____

Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from OS to OS-t1


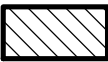


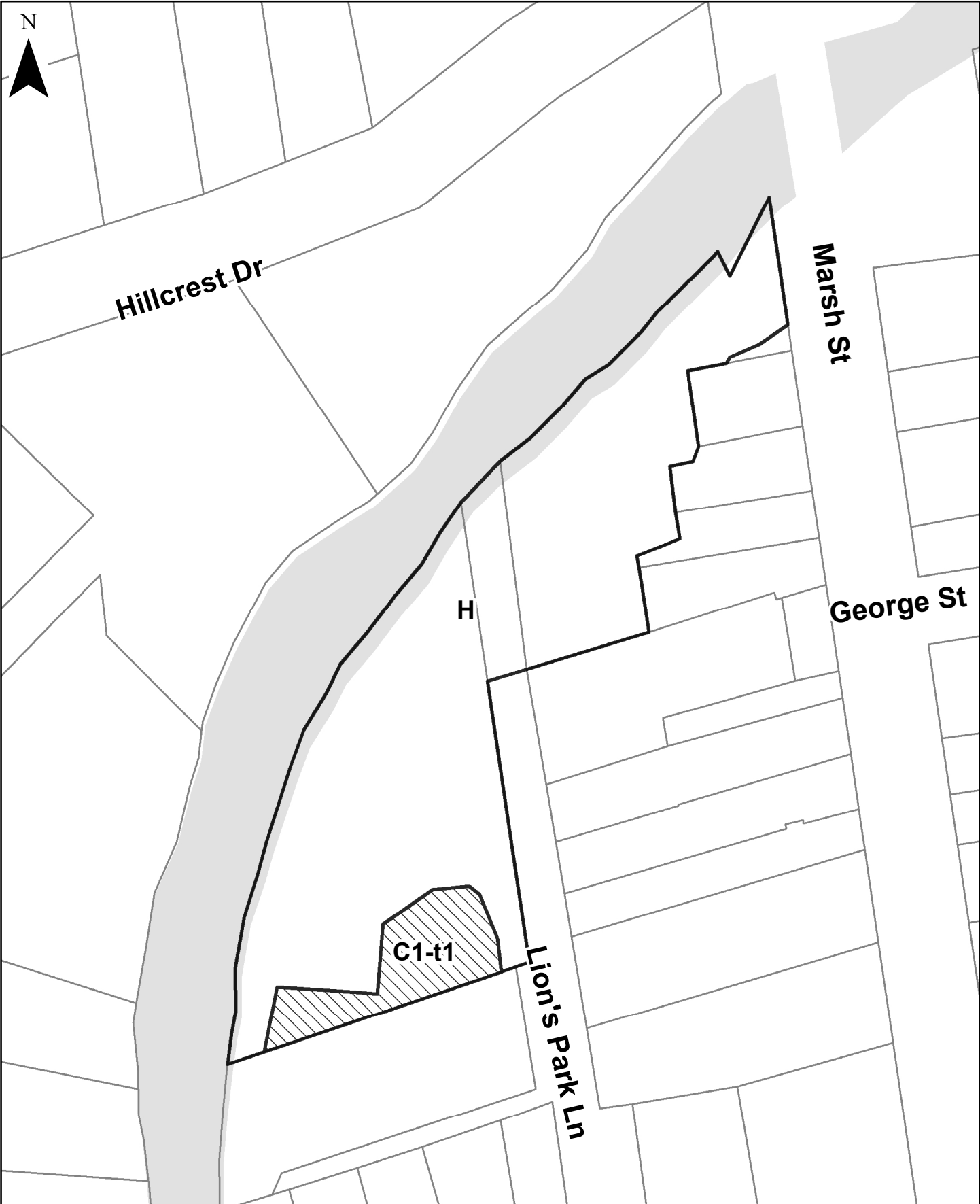
Town of The Blue Mountains

Schedule 'A-3'

By-Law No. _____

Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from C1 to C1-t1


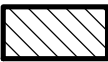


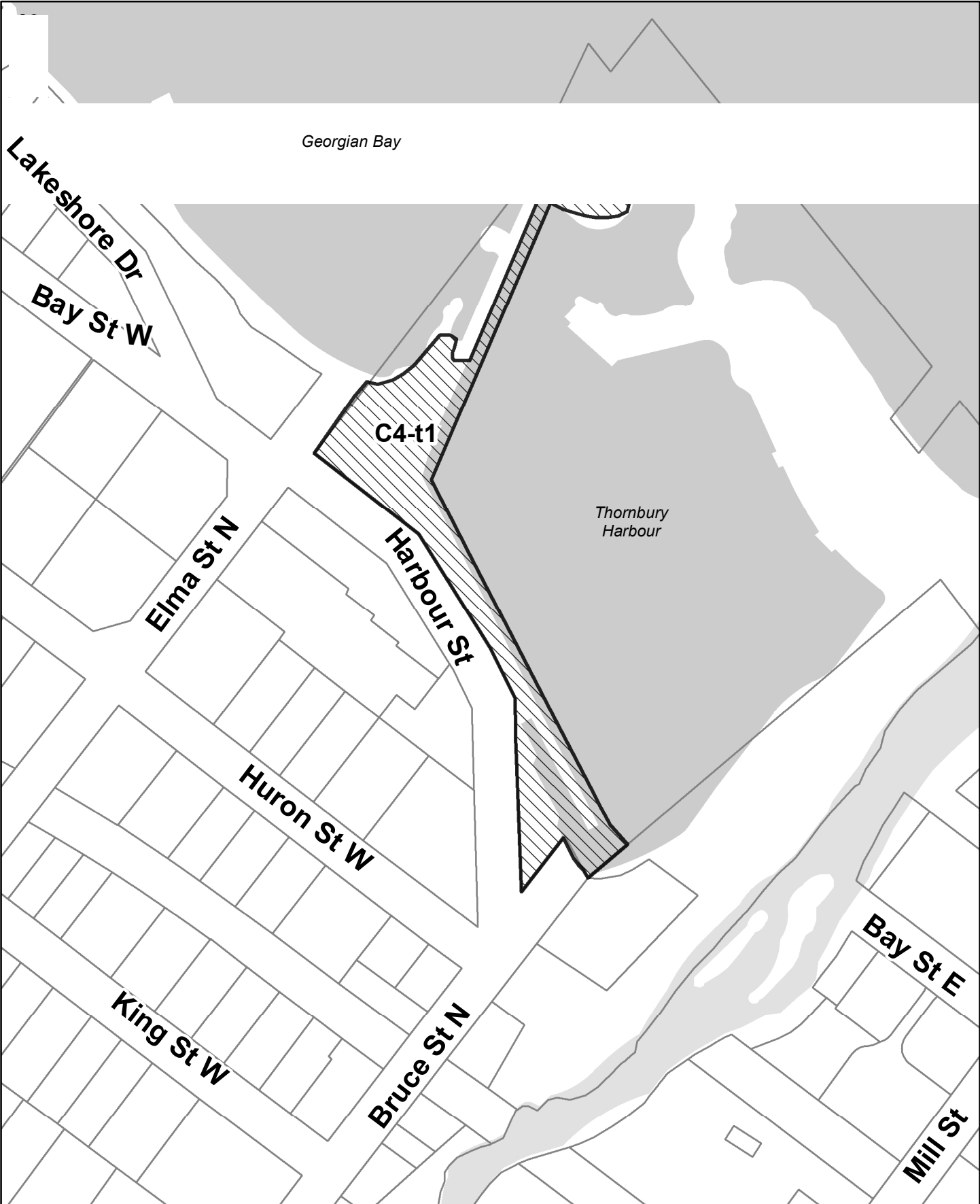
Town of The Blue Mountains

Schedule 'A-4'

By-Law No. _____

Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from C4 to C4-t1



The Corporation of the Town of The Blue Mountains

By-Law Number 2022 –

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 Map 9 of Schedule ‘A’ of The Blue Mountains Zoning By-law 2018-65 is amended by rezoning those lands known as the Moreau Park from the Institution ‘I’ Zone to the Institution Exception 138 ‘I-138’ Zone, as shown on Schedules ‘A-1’ and by rezoning those lands known as the Beaver Valley Community Centre from the Open Space ‘OS’ Zone to the Open Space Exception 138 ‘OS-138’ Zone as shown on Schedule ‘A-2’.
2. That Table 9.1- Exceptions of Zoning By-law 2018-65 is amended by adding Exception 138 as follows:

Exception Number	Zone	Special Provisions
138	OS-138 I-138	That a Refreshment Vehicle shall also be permitted use. For the purposes of this exception zone a Refreshment Vehicle shall mean any motor vehicle, trailer, cart or similar vehicle or device used to serve food for consumption. For the purposes of this definition, motor vehicle shall not include an unassisted bicycle or tricycle operated by a single rider.

3. That Schedules ‘A-1’ and ‘A-2’ 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 2022

Alar Soever, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2022-_____ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the ____th day of _____, 2022.

Dated at the Town of The Blue Mountains, this ____th day of _____, 2022.



Corrina Giles, Clerk

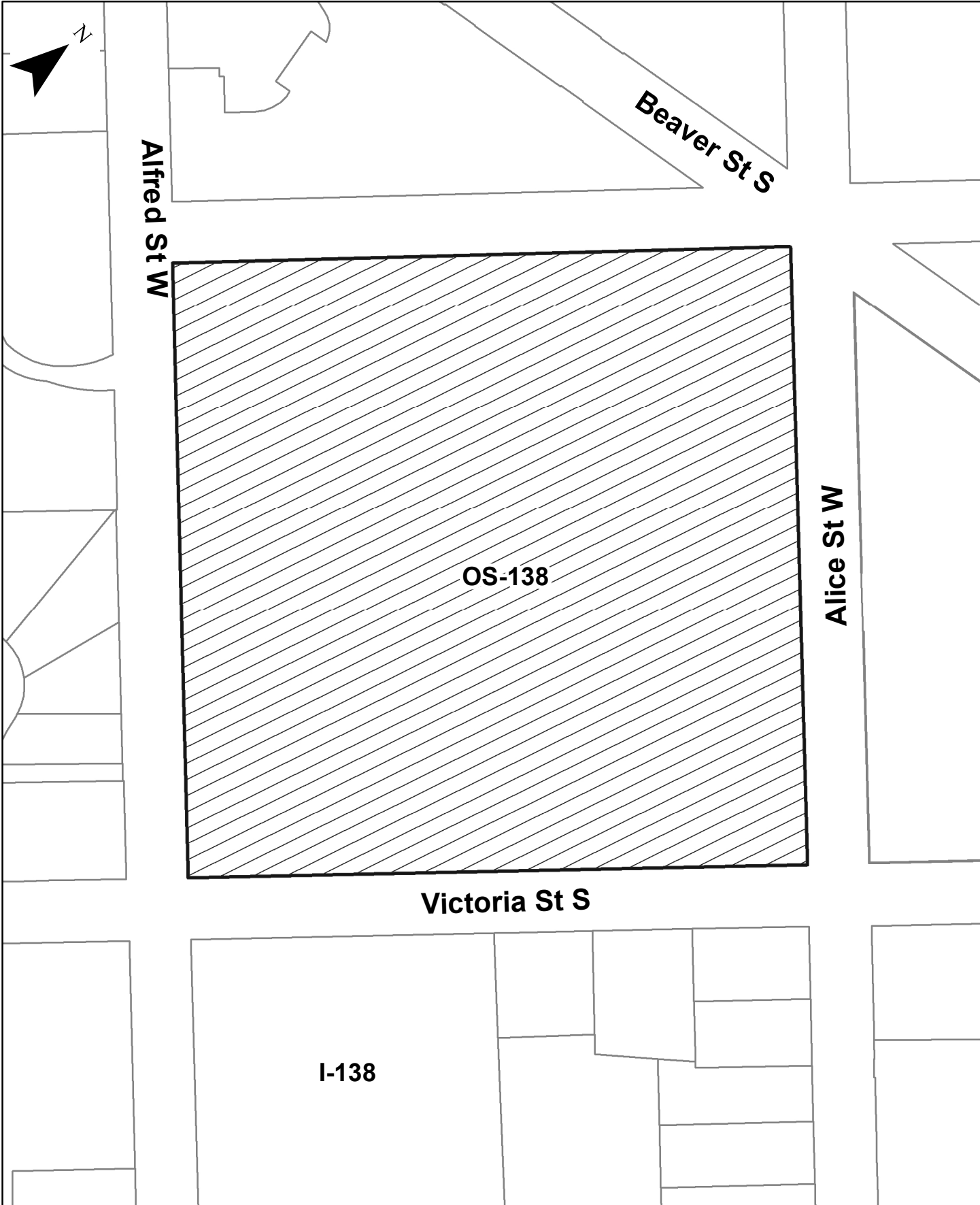
Town of The Blue Mountains

Schedule 'A-1'

By-Law No. _____

Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from OS to OS-138


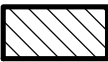


Town of The Blue Mountains

Schedule 'A-2'

By-Law No. _____

Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from I to I-138

