



# Notice of Passing of a Zoning By-law

**This is a notice about a decision of Council on a Zoning By-law Amendment Application.**

**Council approved the application and passed By-law 2022-55 on June 20, 2022.**

## **What was the purpose of the By-law?**

This by-law applies to the lands known as Blue Vista, legally described as Concession 1 South Part Lot 17 from the Development 'D' Zone and Hazard 'H' Zone to Residential Exception 136 holding (R1-2-136-h6) Zone, Open Space 'OS' Zone and Hazard 'H' Zone. The by-law rezones the subject property to permit the use of the lands for a future Plan of Subdivision containing single detached and semi-detached dwelling types.

## **Feedback from the Public**

Council considered comments received from public agencies and the general public throughout the public process. This feedback was considered in Council's approval of the application.

## **Rights to Appeal the Decision**

If you wish to file an appeal to the Ontario Land Tribunal, the appeal must include the required **Appellant Form** and **Applicable Fees** in a Certified Cheque or Money order, made out to the Minister of Finance. The Appellant Form must state the reasons for the appeal.

The Appellant Form and fees must be delivered in person or by registered mail to the Clerk of the Town of The Blue Mountains:

Corrina Giles, Clerk  
Town of The Blue Mountains  
PO Box 310, 32 Mill Street  
Thornbury, Ontario N0H 2P0

The last date for filing an appeal is **July 13, 2022**.

Figure 1: Key Map



More information about how to file an appeal, including the forms and fees, is available on the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>

Only individuals, corporations and public bodies may appeal a Zoning By-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The Corporation of the Town of The Blue Mountains

By-Law Number 2022 – 55

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 Development ‘D’ Zone and Hazard ‘H’ Zone to Residential One Exception 136 Holding (R1-2-136-h41) Zone, Open Space ‘OS’ Zone and Hazard ‘H’ Zone for those lands lying and being in the Town of Blue Mountains, legally described as Part Lot 17, Concession 1.
2. That Table 9.1 – Exceptions to Zoning By-law 2018-65 is hereby amended by adding the following Exceptions 136 as follows:

Exception Number	Zone	Special Provisions
136	R1-2-136-h41	<div>For these lands the following shall apply:</div> <div><div>1) Single detached and semi-detached dwellings are the only permitted dwelling types.</div><div>2) The maximum number of dwelling units shall not exceed 154.</div><div>3) Short Term Accommodation uses shall not be permitted.</div><div>4) For semi-detached dwellings, the following provisions shall apply:<div><div>a. Minimum Lot Area = 225 square metres</div><div>b. Minimum Lot Frontage = 10 metres</div><div>c. Minimum Exterior Side Yard = 2.4 metres</div></div></div></div>

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

The Holding ‘-h41’ symbol is not to be removed from the whole or part of the lands until such a time as the following has been completed:

- i. The Execution of a Subdivision Agreement;

ii. Municipal Water and Sanitary Sewage capacity have been confirmed as available to service the development; and

iii. Registration of a Plan of Subdivision.

Until such time as the Holding ‘-h’ symbol is removed, the lands shall only be used for those uses that existed as of the date of passing of this By-law.

4. Notwithstanding the requirements of Section 3 above, a maximum of four (4) model home(s) may be constructed prior to the removal of the Holding ‘-h’ Symbol provided that the owner

enters into a Model Home Agreement to the satisfaction of the Town of The Blue Mountains.

5. 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 20 day of June, 2022



Alar Soever, Mayor



Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2022-55 as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 20 day of June, 2022.

Dated at the Town of The Blue Mountains, this 20 day of June, 2022.




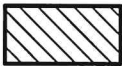
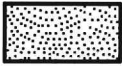


Corrina Giles, Clerk



# Town of The Blue Mountains

## Schedule 'A-1'

By-Law No. 2022-55

-  Area Affected By this Amendment
-  Area to be rezoned from D to H
-  Area to be rezoned from D to OS
-  Area to be rezoned from D to R1-2-136-h41
-  Area to remain H

