

The Corporation of the Town of The Blue Mountains

By-Law Number 2026 –

Being a By-law to amend Zoning By-law No. 2018-65 which may be cited as "The Town of The Blue Mountains 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 10 to Schedule 'A' of the Town of The Blue Mountains Zoning By-law 2018-65 as amended, is hereby further amended by rezoning the subject lands from the Rural 'RU' zone and the Hazard 'H' Zone to the Residential 'R2' Exception XX1 holding (R2-XX1-h) Zone, Residential 'R2' Exception XX2 holding (R2-XX2-h) Zone, Residential 'R2' Exception XX3 holding (R2-XX3-h) Zone, Hazard 'H' Exception XX5 holding (H-XX5-h) Zone, Hazard 'H' Zone, Open Space 'OS' Zone and Recreational 'REC1' Exception XX4 holding (REC1-XX4-h) for those lands lying and being in the Town of The Blue Mountains, comprised of Part Lot 29 Concession 8, being Part 1, Plan 16R-2439, as indicated on Key Map Schedule 'A-1'.
2. **THAT** Section 9.1 to the Zoning By-law of the Town of The Blue Mountains, being By-law 2018-65, as amended, is hereby amended by adding Exceptions XX1, XX2, XX3, XX4 and XX5 as follows:

"XX1 Map 10 – Part Lot 29, Concession 8 (Homefield Communities)

RESIDENTIAL 2 EXCEPTION XX1 R2-XX1-h

Uses shall be limited to Semi-Detached Dwelling Units, Parking and Private Open Space uses only.

The number of dwelling units in the entire area affected by this exception shall not exceed 64.

Short Term Accommodation Units shall be prohibited

Notwithstanding provisions of Table 6.2.2 and Section 4.13 the following provisions shall apply:

Standard	Semi Detached Dwelling Unit
Minimum lot area	260 sq. m
Minimum front yard	6 m to a private garage 4.75 m to a dwelling

"XX2 Map 10 – Part Lot 29, Concession 8 (Homefield Communities)

RESIDENTIAL 2 EXCEPTION XX2 R2-XX2-h

Uses shall be limited to Rowhouse dwelling units, Parking and Private Open Space uses only.

The number of dwelling units in the entire area shall not exceed 109. The maximum floor area for an interior unit shall be 95 square metres.

Short Term Accommodation Units shall be prohibited.

Notwithstanding provisions of Table 6.2.2 and Section 4.13 the following provisions shall apply:

Standard	Standard Rowhouse
Minimum front yard	<i>6 m to a private garage 4.75m to a dwelling</i>
Minimum side yard	1.2m (1)
Minimum rear yard	4.5 m (2)
Permitted Encroachment	In addition to existing permitted encroachments, a patio shall be permitted to encroach 2.5 metres into a required rear yard

(1) Required for end unit on one side only

(2) Where a lot abuts a Rural or Recreational Zone on the date of passing of this By-law the setback shall be 7.5 metres.

The maximum number of attached dwelling units shall be 5

“XX3 Map 10 – Part Lot 29, Concession 8 (Homefield Communities)

RESIDENTIAL 2 EXCEPTION XX3 R2-XX3-h

Uses shall be limited to Back -to-Back Dwellings, Parking and Private Open Space uses only.

For the Purpose of this By-law, “Back-to-Back Dwelling” means a residential building, other than a triplex, rowhouse or apartment building, that is vertically divided with each of the dwelling units having an independent entrance at grade and each of which shares a common wall, including one or more side and rear walls, with adjoining dwelling units above grade and such dwelling unit shall be located on a separate lot;

The number of Back to Back Rowhouse Dwelling Units in the entire area shall not exceed 72. The maximum floor area shall be 120 square metres.

For those lands Zoned R2-XX3, Table 6.2.2 is amended to establish the following provisions:

Zone Standard	Back-to-Back Dwelling
Minimum lot area	<i>81 sq. m</i>
Minimum lot frontage	<i>6.75m</i>
Minimum front yard	<i>6 m to private garage 4.15m to dwelling</i>
Minimum exterior side yard	4 m
Minimum interior side yard	1.2 metres for end unit and 0m for interior unit
Minimum rear yard	0 m
Maximum height (metres)	11 m
Maximum height (stories)	3
Outdoor Amenity Area	A minimum amenity area of 7 square metres per dwelling unit shall be provided on a second floor balcony on the lot said dwelling unit is located and said balcony may project 2.85 m metres from the Private Garage.

The maximum number of attached dwelling units shall be 12

“XX4 Map 10 – Part Lot 29, Concession 8 (Homefield Communities)

RECREATIONAL ‘REC1’ EXCEPTION XX4

Uses shall be limited to Child Care Centre, Outdoor Recreational Use, Private Club, Private Park and Private Recreational, as well as uses, buildings and structures accessory thereto.

“XX5 Map 10 – Part Lot 29, Concession 8 (Homefield Communities)

HAZARD ‘H’ EXCEPTION XX5-h

In addition to the permitted uses, a stormwater management facility may also be permitted subject to obtaining the necessary permits from the applicable body.

3. In accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the Holding ‘-h’ symbol shall not be removed from the whole or part of the lands until such time as the following has been completed:
 - i. Execution of a Subdivision Agreement;
 - ii. Registration of a Plan of Subdivision;
 - iii. Site Plan Approval

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 9 (9) 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 ____ day of _____, 2026.

Andrea Matrosovs, Mayor

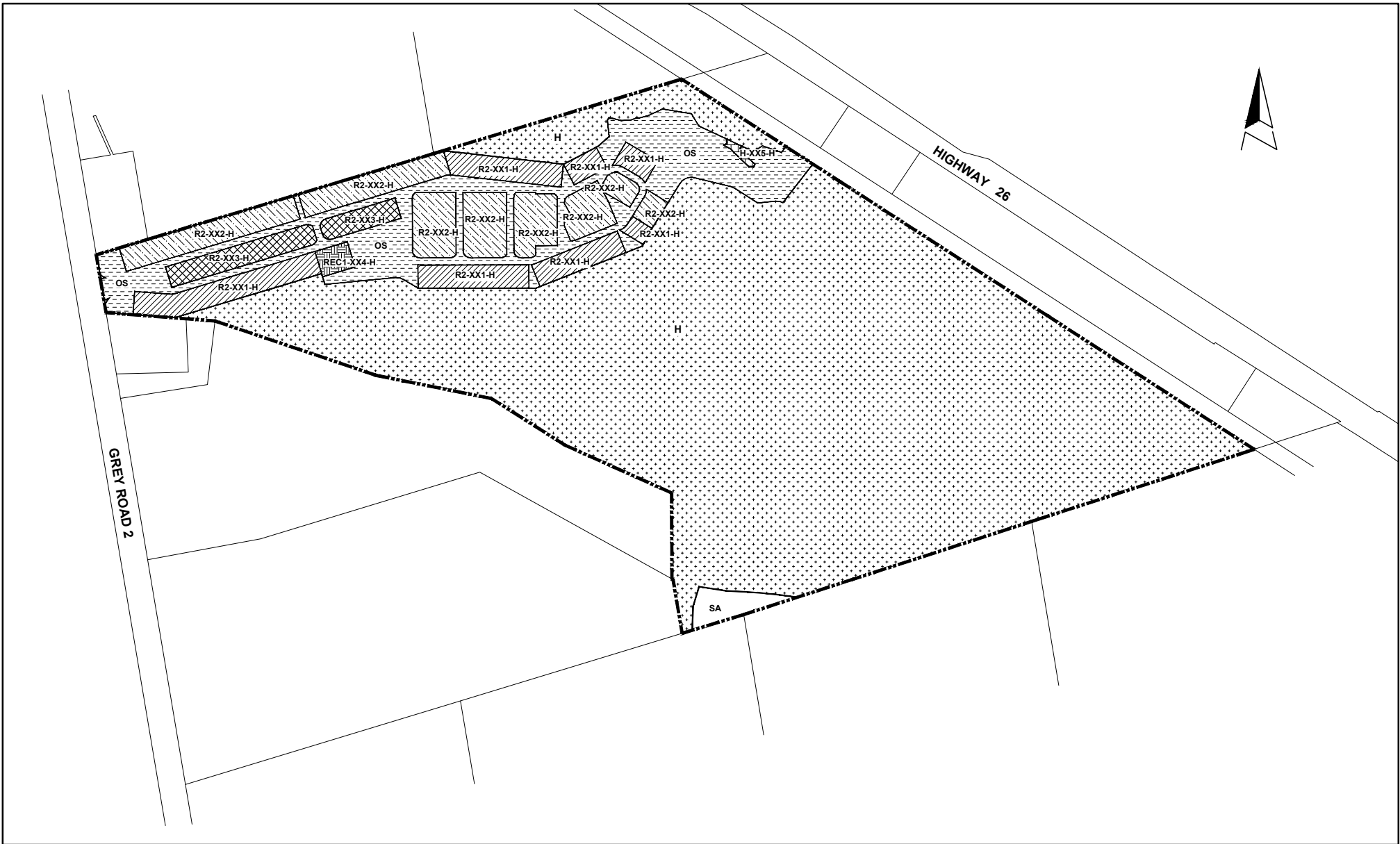
Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2026-____ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the -day of -, 2026.

Dated at the Town of The Blue Mountains, this x day of xx, 2026.

Corrina Giles, Clerk










Schedule A-1
To By-law No. _____.

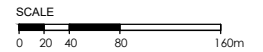


**PROPOSED ZONING
BY-LAW AMENDMENT**

**PART OF LOT 29
CONCESSION 8**
(Formerly Township of Collingwood)
**TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY**

LEGEND

-  SUBJECT LANDS BOUNDARY
-  LANDS TO BE REZONED RESIDENTIAL TWO EXCEPTION XX1 HOLDING (R2-XX1-H) ZONE
-  LANDS TO BE REZONED RESIDENTIAL TWO EXCEPTION XX2 HOLDING (R2-XX2-H) ZONE
-  LANDS TO BE REZONED RESIDENTIAL TWO EXCEPTION XX3 HOLDING (R2-XX3-H) ZONE
-  LANDS TO BE REZONED RECREATION ONE EXCEPTION XX4 HOLDING (REC1-XX4-H) ZONE
-  LANDS TO BE REZONED OPEN SPACE (OS) ZONE
-  LANDS TO BE REZONED HAZARD (H) ZONE
-  LANDS TO BE REZONED HAZARD EXCEPTION XX5 HOLDING (H-XX5-H) ZONE
-  LANDS TO REMAIN ZONED SPECIAL AGRICULTURAL (SA) ZONE



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Date (d/m/y): 26 / 11 / 2025