



Notice of Passing of a Zoning By-law

This is a notice about a decision of Council on a Zoning By-law Amendment Application for the Long Point Road Subdivision at Parts 4 & 5, Lot 85, Plan 529, RP16R-2186, Town of The Blue Mountains.

Council approved the application and passed By-law 2022-81 on November 28, 2022.

What was the purpose of the By-law?

The purpose and effect of the proposed zoning by-law amendment application is to rezone the lands from the Development (D) zone to the Residential (R1-3) zone and Open Space (OS) zone to facilitate the development of 22 single detached residential units. An exception has also been requested to the R1-3 zone which would allow the units to be up to 2.5 storeys (9.5 metres) high.

The legal description of the subject lands is Parts 4 & 5, Lot 85, Plan 529, RP16R-2186, Town of The Blue Mountains.

Feedback from the Public

Feedback from public agencies and area residents were considered in the decision of Council. Further details on comments received and how they were responded to can be found under Planning Staff Report PDS.22.115.

Rights to Appeal the Decision

If you disagree with this decision, you may file an appeal to the Ontario Land Tribunal. An 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:
Town Clerk
Town of The Blue Mountains
PO Box 310, 32 Mill Street
Thornbury, Ontario N0H 2P0

The last date for filing an appeal is **Tuesday January 2, 2023, by 4:30 pm.**

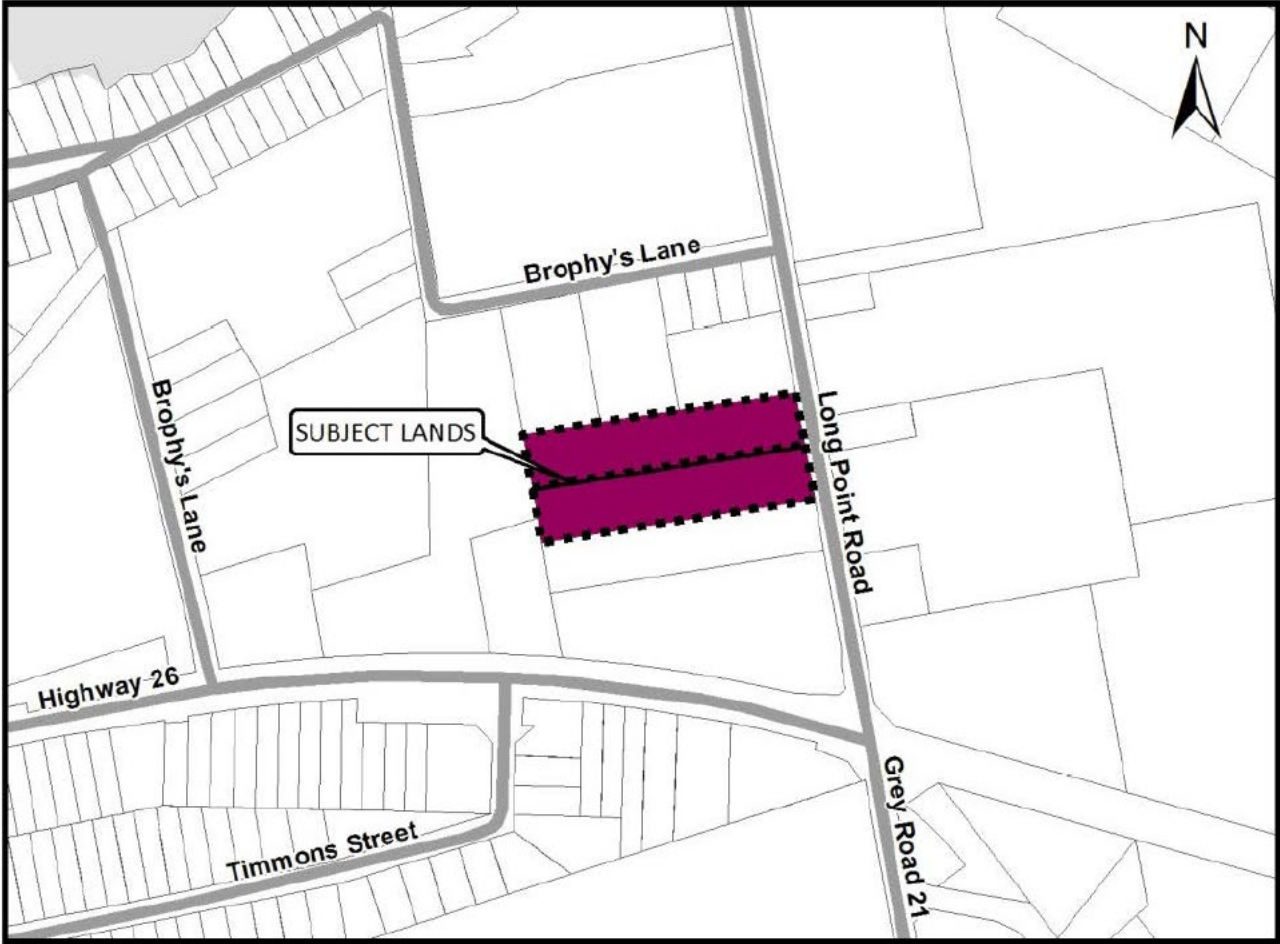
More information about how to file an appeal, including the forms and fees, is available on the Ontario Land Tribunal website at <https://olt.gov.on.ca/>.

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.

Key Map on Reverse, By-law 2022-81 Enclosed.

Key Map



The Corporation of the Town of The Blue Mountains

By-Law Number 2022 – 81

Being a By-law to amend Zoning By-law 83-40 and Zoning By-law No. 2018-65 which may be cited as "The Township of Collingwood Zoning By-law" and "The Blue Mountains Zoning By-law", respectively;

Whereas the Council of The Corporation of the Town of The Blue Mountains deems it necessary and in the public interest to pass a by-law to amend By-law No. 83-40 and 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 the subject lands, as shown on the attached Schedule 'A-1', are hereby removed from the jurisdiction of The Township of Collingwood Zoning By-law 83-40 and be placed into the jurisdiction of The Blue Mountains Zoning By-law 2018-65.
2. That Schedule 'A' of Zoning By-law 2018-65, as amended, is hereby further amended by placing the subject lands into the Residential One Exception 137 with a Holding Symbol (-h6) Zone, and the Open Space (OS) Zone, as shown on Schedule 'A-1'.
3. That Section 1.5(g) of Zoning By-law 2018-65 does not apply to the subject lands, as shown on attached Schedule 'A-1'.
4. That Table 9.1 – Exceptions of Zoning By-law 2018-65 is amended by adding the new exception:

Exception Number	Zone	Special Provisions
137	R1-3-137	The maximum height shall be 9.5 metres and 2.5 storeys.

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 28th day of November, 2022



Andrea Matrosovs, Mayor



Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2022-81 as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 28th day of November, 2022.

Dated at the Town of The Blue Mountains, this 28th day of November, 2022.

A handwritten signature in black ink, appearing to read 'Corrina Giles', is written over a horizontal line.

Corrina Giles, Clerk

Town of The Blue Mountains

Schedule 'A-1'

By-Law No. 81

Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from D to R1-3-137-h6
-  Area to be rezoned from D to OS

