

The Corporation of the Town of The Blue Mountains By-law Number 2023-____
Being a By-law to amend Comprehensive Zoning By-law 2018-65
of the Town of The Blue Mountains

BEING A BY-LAW UNDER THE PROVISIONS OF SECTIONS 34 AND 36 OF THE *PLANNING ACT*, R.S.O 1990,
C. P.13, AS AMENDED

WHEREAS pursuant to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c. p. 13, as amended, the By-law may be amended by Council of the Municipality;

AND WHEREAS pursuant to the provisions Section 36 of the *Planning Act*, R.S.O. 1990, c. p. 13, as amended, the By-law may be amended by Council of the Municipality to prohibit the use of land, buildings or structures within a defined area, or areas;

AND WHEREAS The Town of The Blue Mountains Zoning By-law No. 2018-65 is the governing By-law of the Corporation of the Town of The Blue Mountains and such was finally passed by the Council of the Town of The Blue Mountains on November 29, 2018;

AND WHEREAS The Council of the Corporation of the Town of The Blue Mountains has deemed it advisable to amend the Town of Blue Mountains Zoning By-law No. 2018-65, and thus implement the Official Plan of the Town of The Blue Mountains;

AND WHEREAS Council deemed that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held _____, and that a further meeting is not considered necessary in order to proceed with this Amendment;

NOW THEREFORE THAT COUNCIL OF THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS ENACTS AS FOLLOWS:

1. **THAT** Map A and Map No. 13 of the Town of The Blue Mountains Zoning By-law No. 2018-65 is hereby amended, in accordance with Schedule 'A' attached hereto, by rezoning the entirety of the said lands known as PT LT 25 CON 4 COLLINGWOOD PT 1 16R1936; S/T CO17986; THE BLUE MOUNTAINS from the DEVELOPMENT (D) ZONE, HAZARD (H) ZONE and WETLAND (W) ZONE to the RESIDENTIAL ONE - ONE – SITE SPECIFIC EXCEPTION (R1-1-X) ZONE, HAZARD (H), HAZARD - SITE SPECIFIC EXCEPTION (H-XX) and WETLAND (W) and removing the Holding '-h' symbol from the lands.

2. **THAT** Section 9 of By-Law No. 2018-65, is hereby amended by adding the following

9.X Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *X on the schedule to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.X.1 Lands Subject to Exception *X:

1. Lands are deemed to have frontage on an open and maintained municipal road.
2. Reduced lot frontage of 10 metres.
3. Reduced front yard setback of 6 metres.
4. Reduced rear yard setback of 6 metres.
5. Reduced setback from wetland feature of 15 metres.

9.XX Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *XX on the schedule to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.XX.1 Lands Subject to Exception *XX:

5. Additional permitted uses include:
 - i. Limited site works including site grading and restoration.

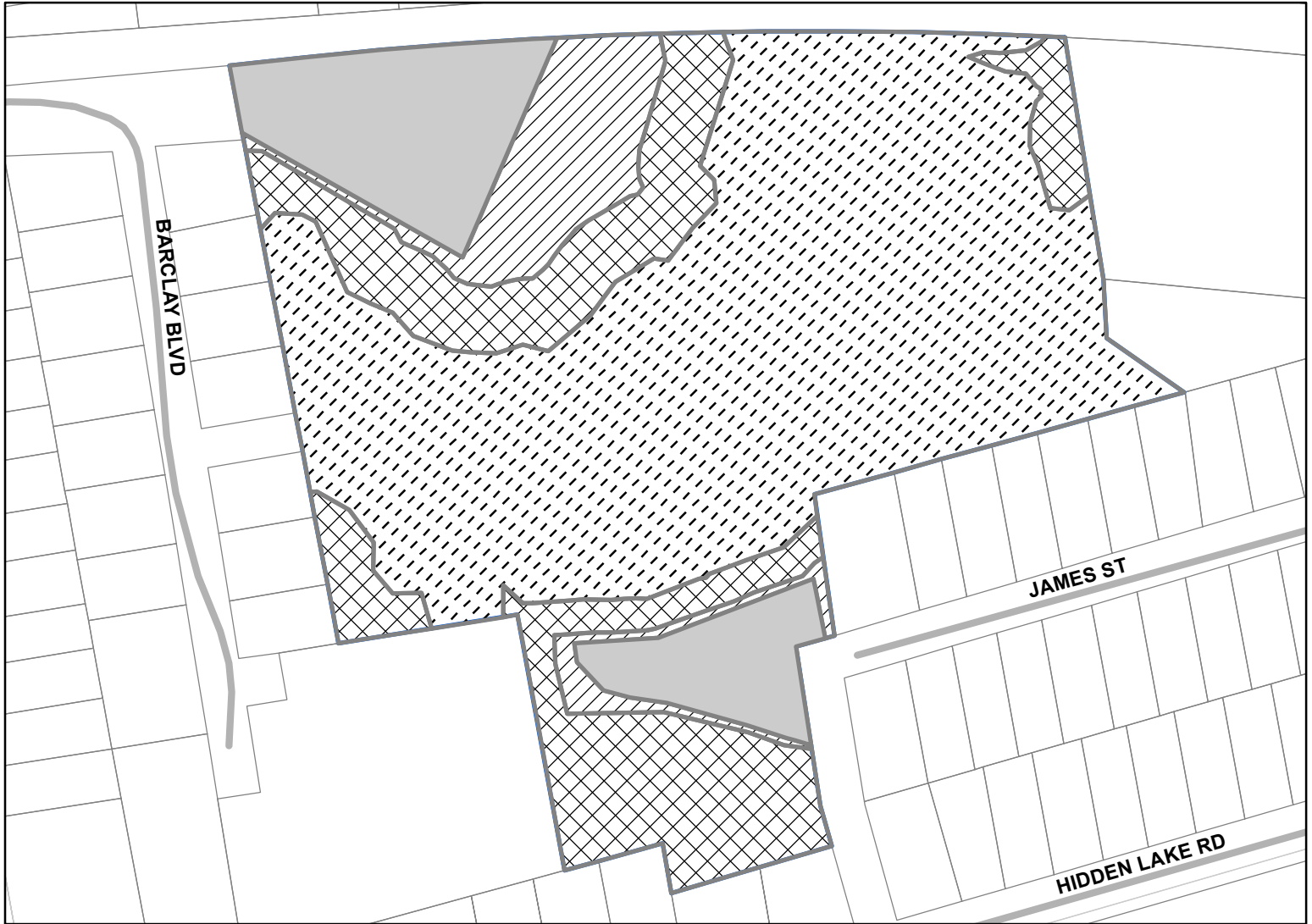
3. **THAT** Schedule 'A' is hereby amended by Schedule A-XX indicating the area affected by this amendment.
4. **THAT** This by-law shall come into effect upon being passed by Council, pursuant to the *Planning Act*, R.S.O. 1990, as amended.

READ A FIRST TIME THIS _____ DAY OF _____, 2023.


READ A SECOND TIME THIS _____ DAY OF _____, 2023.


READ A THIRD TIME AND FINALLY PASSED THIS _____ DAY OF _____, 2023.


Schedule 'A-1'
By-law 2023-_____
Town of The Blue Mountains
Part Lot 25, Concession 4 (Collingwood)



 Lands to be rezoned to the Residential One Exception (R1-1-X) Zone and Lift of Holding Provision

 Lands to be rezoned to the Hazard (H) Zone

 Lands to be rezoned to the Hazard Exception (H-XX) Zone

 Lands to be rezoned to the Wetland (W) Zone

This is Schedule 'A-1' to By-law _____

Passed this _____ day of _____, 2023.

Mayor

Clerk