



Notice of Decision

This is a notice about a decision of Council on a Zoning By-law Amendment application for a portion of the property legally known as Part of Lots 23 & 24, Concession 10.

Council approved the application and passed By-law 2025-30 on June 2, 2025.

What was the purpose and effect of the By-law?

The purpose and effect of the By-law is to rezone a portion of the subject lands from the Special Agricultural 'SA' to the Special Agricultural Exception Holding 'SA-156 -h52' Zone to permit multi-purpose events as on-farm diversified uses.

Feedback from the Public

Feedback from public agencies and area residents was considered in the decision of Council. Further details on comments received and how they were responded to can be found under Planning Staff Report [PBS.25.015](#).

Rights to Appeal the Decision

If you disagree with this decision, you may file an appeal to the Ontario Land Tribunal.

The last date for filing an appeal is **Monday, July 7, 2025, by 4:30 pm.**

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 applicable 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 applicant or specified persons as defined by the Planning Act, R.S.O. 1990, c.P.13, as amended, public bodies as defined by the Planning Act, R.S.O. 1990, c.P.13, as amended, that before the by-law was passed, made oral submissions at a public meeting or written submissions to the Council, the minister, and registered owners of land to which the by-law would apply who made oral or written submissions to the Council prior to the adoption of the amendment may appeal a decision of the municipality to the Ontario Land Tribunal.

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/>.

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 2025 – 30

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 Section 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 Schedule ‘A’ to The Blue Mountains Zoning By-law 2018-65 is hereby amended by rezoning a portion of the lands known as Part of Lots 23 & 24, Concession 10 from the Special Agricultural ‘SA’ to the Special Agricultural Exception Holding ‘SA-156 -h52’ Zone.
- 2. That the Table 9.1 – Exceptions to Zoning By-law 2018-65 is hereby amended by adding the following Exceptions

Exception Number	Zone	Special Provisions
156	SA-156-h52	a. In addition to the permitted uses listed in Table 8.1 of the Zoning By-law 2018-65, a Special Events Venue shall also be permitted on these lands as an On-Farm Diversified Use, in support of and secondary to the main use of the property. For the purposes of this By-law, a Special Events Venue shall be defined as: “An indoor and/or outdoor premises associated with agricultural uses and agri-tourism uses (as outlined in Zoning By-law 2018-65) on site, that is also used for the gathering of persons for special events such as: corporate events, farm-related festivals, agricultural research, weddings, or similar functions.” b. The special events venue may include but is not limited to the patio adjacent to the existing cidery, the outdoor lawn area, including the airstream trailer, grain silo tasting bar, and seasonal outdoor kitchen. c. The special events venue use shall remain secondary to the principal use of the property, being an agricultural use. d. A maximum of 650 square metres of gross floor area of multi-purpose two-storey building including a non-commercial kitchen, a bar, covered entry and patio for the purpose of

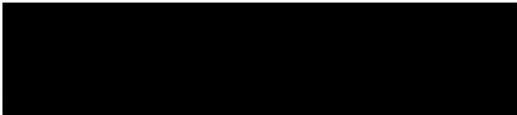
Exception Number	Zone	Special Provisions
		catering to special events shall be permitted under this by-law. e. A maximum occupancy of 165 people shall be permitted for the special event venue, whether for a single event or multiple events held concurrently. f. Within a year's calendar, a maximum of 24 special events shall be permitted to take place. g. A minimum of 50 parking spaces shall be required, of which at least 2 shall be accessible (barrier-free) parking spaces. h. The retail and sale of liquor and alcohol (produced off site) shall be permitted in association with the agricultural and on-farm diversified uses. The on-site retail floor space for non-agricultural and/or non-Grey County agricultural products shall not exceed 15% of the total floor area. i. Notwithstanding the above, infrequent agriculturally focused events (i.e., annual or bi-annual), such as but not limited to farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, pick-your-own produce establishments, small-scale farm theme playgrounds and small-scale educational establishments; or small-scale events specifically related to the agricultural or agriculturally related uses on site are not generally considered as an event for the purposes of clause (e) and (f) above, provided such events remain accessory to the primary agricultural operation. j. Small gatherings, held in association with the cidery, related to the agricultural or agriculturally related uses on site (such as but not limited to, tastings, or meetings, and short-term tours) may occur concurrently with events in the proposed special events venue, provided all events occurring on site do not exceed the maximum occupancy of 165 people. For all On-Farm Diversified Uses including but not limited to the Special Events Venue and Farm Winery, the maximum total area for all uses shall not exceed 6,260 square metres, and the maximum combined gross floor area for all associated buildings and structures shall not exceed 1,252 square metres. Overnight accommodations, including but not limited to trailers, motorhomes, yurts, geodesic domes, tents,

Exception Number	Zone	Special Provisions
		campgrounds, or similar structures or facilities, shall not be permitted.

3. That Table 10.1 – Site-specific Holding Provisions is amended by adding the ‘SA-156-h52’ zone to Holding Number ‘h52’. Until such time as the Holding ‘h52’ symbol is removed, the lands shall only be used for those uses that existed as of the date of passing of this By-law. The Holding (h52) Symbol shall not be removed until a Site Plan Agreement has been entered into with the Town of The Blue Mountains.
4. That Schedule ‘A-1’ affixed hereto 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 2 day of June, 2025



Andrea Matrosovs, Mayor



Corrina Giles, Town Clerk

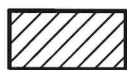
Town of The Blue Mountains

Schedule A-1

By-law No. 2025-30

Legend

 Area Affected By this Amendment

 Area To Be Rezoned from SA to SA-156-h52

