

**AMENDMENT NO. XX TO THE
OFFICIAL PLAN (2016) OF THE
TOWN OF THE BLUE MOUNTAINS**

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OFFICIAL PLAN (2016) OF THE
TOWN OF THE BLUE MOUNTAINS**

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**AMENDMENT NO. XX TO THE
OFFICIAL PLAN OF THE
TOWN OF THE BLUE MOUNTAINS**

THE CONSTITUTIONAL STATEMENT

PART A – THE PREAMBLE does not constitute a part of this Amendment.

PART B – THE AMENDMENT consisting of the following text and maps constitutes Amendment No. XX to the Official Plan for the Town of The Blue Mountains.

PART B – THE APPENDICIES which do not constitute part of this Amendment.

PART A – THE PREAMBLE

PURPOSE

The purpose of this Amendment is to re-designate a portion of the lands known legally as PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE MOUNTAINS from Recreational Residential Area to Residential Recreation Designation (Site Specific Policy) The Residential Recreation designation (Site Specific Policy XXX.XX) will amend Official Plan policies to includes the following:

- To recognize and permit a density of 12.94 units per hectare.

LOCATION

The subject lands are located west of Grey Road 21, south of Highway 26 and north of the intersection of Monterra Road and Grey Road 21. The subject lands are legally described as: PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE MOUNTAINS.

The site is a 6.96-hectare triangular parcel of land located west of the Georgian Trail. It is bordered by: the Georgian Trail and an existing watercourse regulated by the Grey Sauble Conservation Authority (GSCA) to the east; future Eden Oaks Development (west); undeveloped lands (south). Key characteristics of the site include: the land slopes from the southwest to the northeast with an average gradient of 2.5%, draining into the watercourse along the Georgian Trail, the watercourse flows northwest, crossing under the Georgian Trail and eventually discharges into Georgian Bay, and the site is currently undeveloped and largely tree-covered, with natural drainage and environmental considerations due to the adjacent water features and regulation by the GSCA.

The property is located in a settlement/recreational area within the Town of The Blue Mountains, approximately 0.5 kilometers south of the Georgian Bay shoreline. It is adjacent to the Silver Creek Provincially Significant Wetland (PSW) Complex. The surrounding areas include:

- South and west: Primarily residential developments, along with recreational facilities such as ski clubs, resorts, and tourism destinations, including Scandinave Spa.
- North: Highway 26 and nearby residential neighborhoods.
- East: The Georgian Trail, which runs along the boundary of the property.

This location offers a blend of residential and recreational amenities, with easy access to both natural features like the Georgian Trail, as well as popular leisure destinations.

BASIS

The development is a draft plan of subdivision and includes a total of six (6) semi-detached and

47 single detached lots. The single detached residences will be constructed to allow for Accessory Dwelling Units to be either constructed at the time of house construction or at a later time. Road access to the site will be provided via Eden Oaks Development to the west of the site. Single detached units will generally have a minimum lot frontage of 12 metres and greater and all lots will have varying depths around 30 metres. The development maintains a 30 m setback from Hazard Lands associated with the Wetland feature. The Georgian Trail runs north of the west block. Each unit will provide two parking spaces – one within the garage and one in the driveway. The development provides an Open Space percentage of 48.13% and provides protection for a Wetland Block (1.45 ha) and Hazard Lands (1.41 ha). The wetland, hazard and open space areas will be conveyed to the Town.

The subject lands are designated in part, as Residential Recreational Area in the Town of The Blue Mountains Official Plan which places limitations on residential development.

A site-specific Amendment is required to re-designate the lands from the Residential Recreational Area to the Residential Recreational Area (Site Specific Policy). The Site-Specific Policy will recognize and permit a density of 12.94 units per hectare.

PART B – THE AMENDMENT

All of this part of the document entitled “Part B – The Amendment” consisting of the following text constitutes Amendment No. XX to the Official Plan of the Town of The Blue Mountains

DETAILS OF THE AMENDMENT

The Official Plan is hereby amended as follows:

Item 1: Schedule A-4 is hereby amended to redesignate the lands legally known as PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE MOUNTAINS, from Residential Recreational Area to Residential Recreational (Site Specific Policy).

Item 2: Site Specific Policy Section 3.7.6.XX:

To recognize and permit a density of 12.94 units per hectares.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan.

PART C – THE APPENDICES

The following appendices do not constitute part of this Amendment. Such are included as information only supporting the Amendment.

**AMENDMENT NO. XX TO THE
OFFICIAL PLAN (2025) OF THE
TOWN OF THE BLUE MOUNTAINS**

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OFFICIAL PLAN (2025) OF THE
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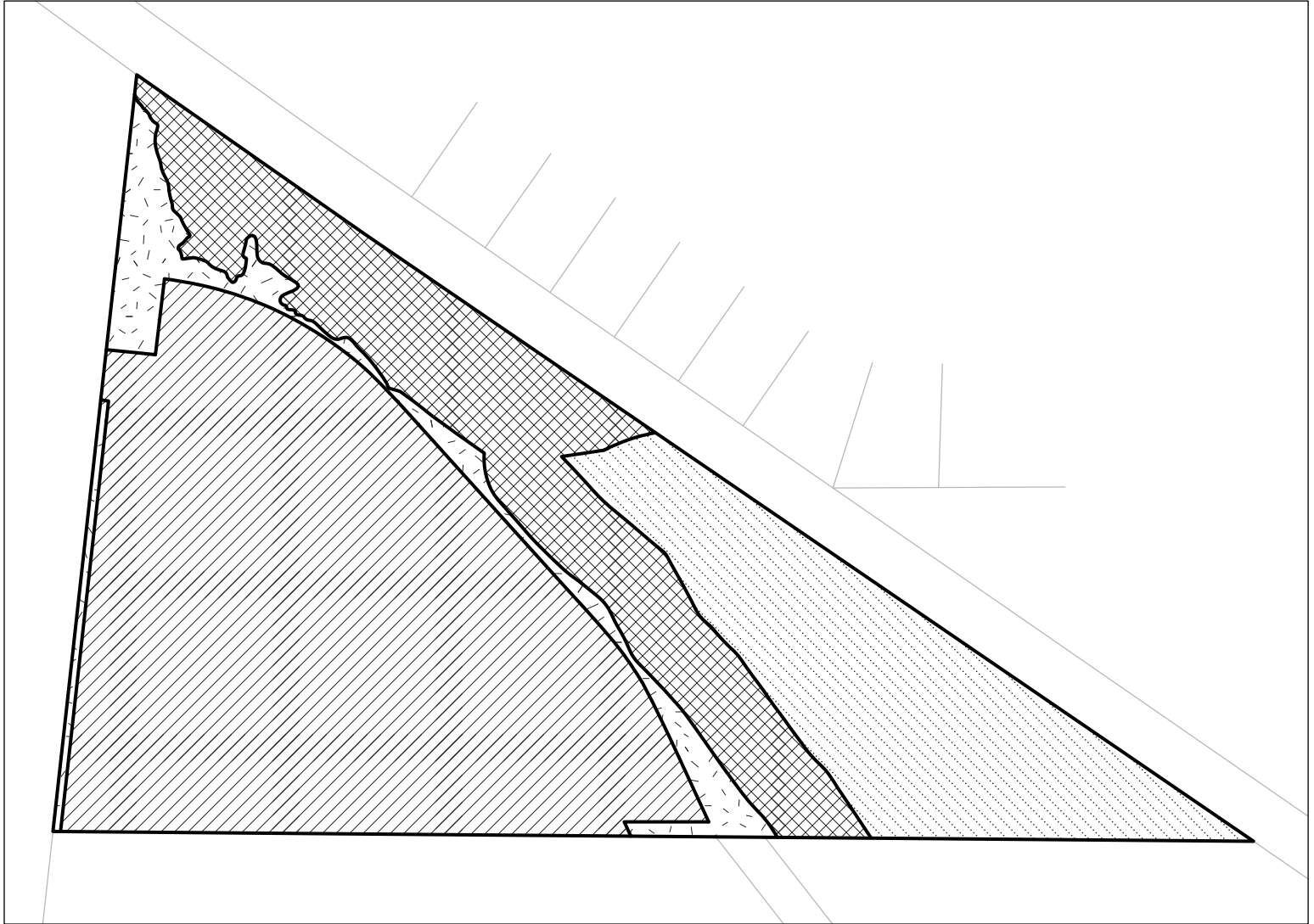
IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan.

PART C – THE APPENDICES

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Schedule 'A'
OPA 2025 - _____
Town of the Blue Mountains
PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801



 Lands to be redesignated to Residential Recreational Area Site-Specific

 Lands to be redesignated to Major Open Space

 Lands to be redesignated to Hazard

 Lands to be redesignated to Wetlands