

The Corporation of the Town of The Blue Mountains By-law Number 2025-____
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 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE MOUNTAINS from the DEVELOPMENT (D) ZONE, HAZARD (H) ZONE and WETLAND (WL) ZONE to the RESIDENTIAL ONE – THREE (R1-3-H) ZONE, RESIDENTIAL TWO (R2-H) ZONE, HAZARD (H-XX) ZONE, WETLAND (WL) ZONE AND OPEN SPACE (OS) and to lift holding symbol (-h1).
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 *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.X.1 Lands Subject to Exception *XX:

1. Additional permitted uses include:

i. Limited site works for servicing purposes and trail connection.

3. THAT Lands subject to the H symbol be provided the following conditions:

Holding Zone	Conditions
H	Confirmation of municipal servicing capacity allocation, and Execution of Subdivision Agreement with the Town of The Blue Mountains.

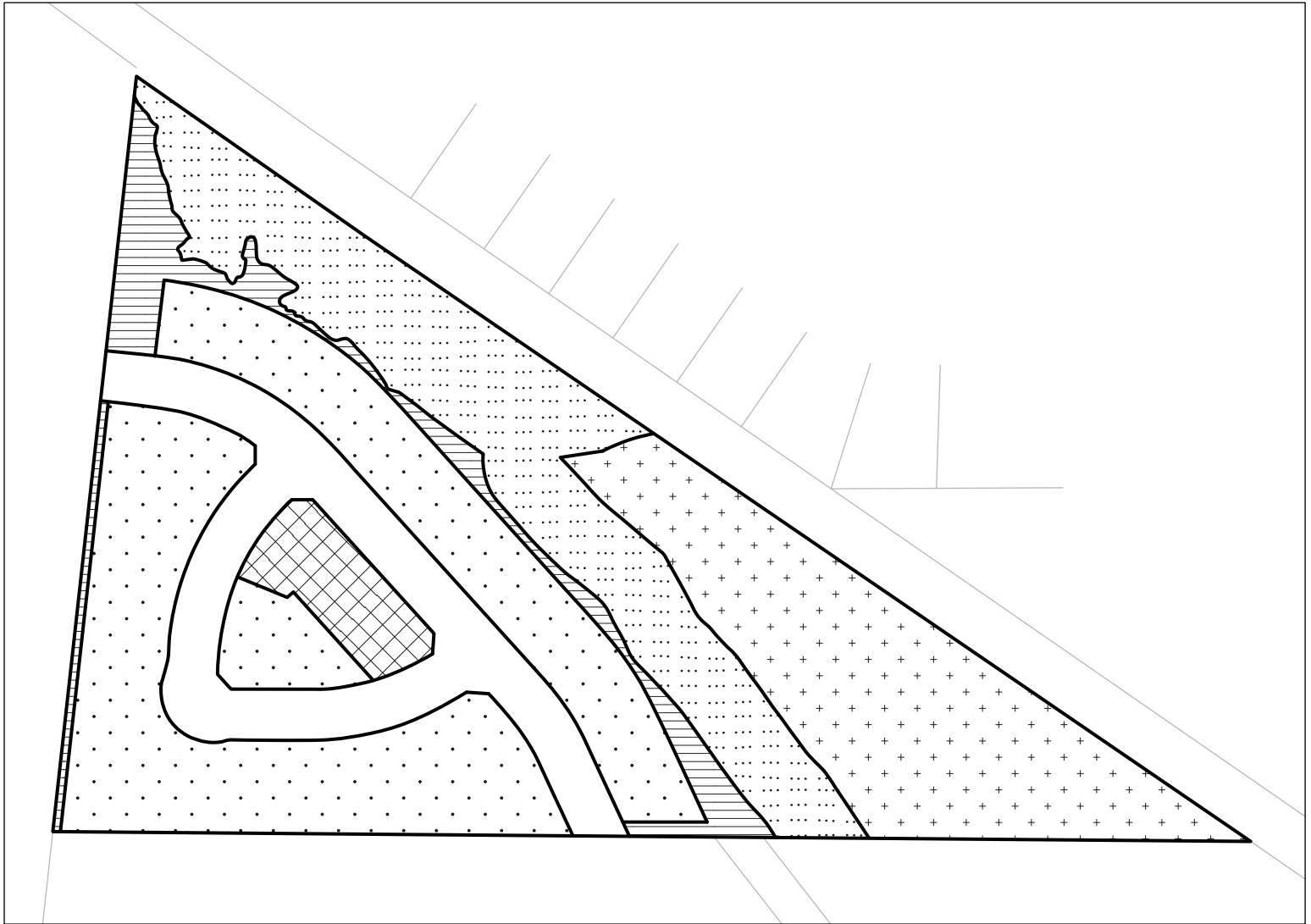
4. **THAT** Schedule 'A' is hereby amended by Schedule A-XX indicating the area affected by this amendment.
5. **THAT** This by-law shall come into effect upon being passed by Council, pursuant to the Planning Act, R.S.O. 1990, as amended.

READ A FIRST TIME THIS _____ DAY OF _____, 2025.

READ A SECOND TIME THIS _____ DAY OF _____, 2025.

READ A THIRD TIME AND FINALLY PASSED THIS _____ DAY OF _____, 2025.

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



Lands to be rezoned to the Residential One (R1-3-H) Zone



Lands to be rezoned to the Residential Two (R1-2-H) Zone



Lands to be rezoned to the Open Space (OS) Zone



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



Lands to be rezoned to the Wetland (W) Zone

This is Schedule 'A' to By-law _____

Passed this _____ day of _____, 2025.

Mayor

Clerk