

The Corporation of the Town of The Blue Mountains By-law Number 2024-____
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. 6 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 LOT 51, PLAN 515; THE BLUE MOUNTAINS from the HAZARD (H) ZONE and the RESIDENTIAL ONE – ONE (R1-1) ZONE to the RESIDENTIAL ONE - ONE – SITE SPECIFIC EXCEPTION (R1-1-X) ZONE, and HAZARD (H) Zone.
2. **THAT** Section 9 (Exceptions) of By-Law No. 2018-65, is hereby amended by adding the following:

9.XXX 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 Notwithstanding the requirements of Table 6.2.1 "Residential Zone Standards" for the Residential One - One 'R1-1' Zone, the following provisions shall apply:

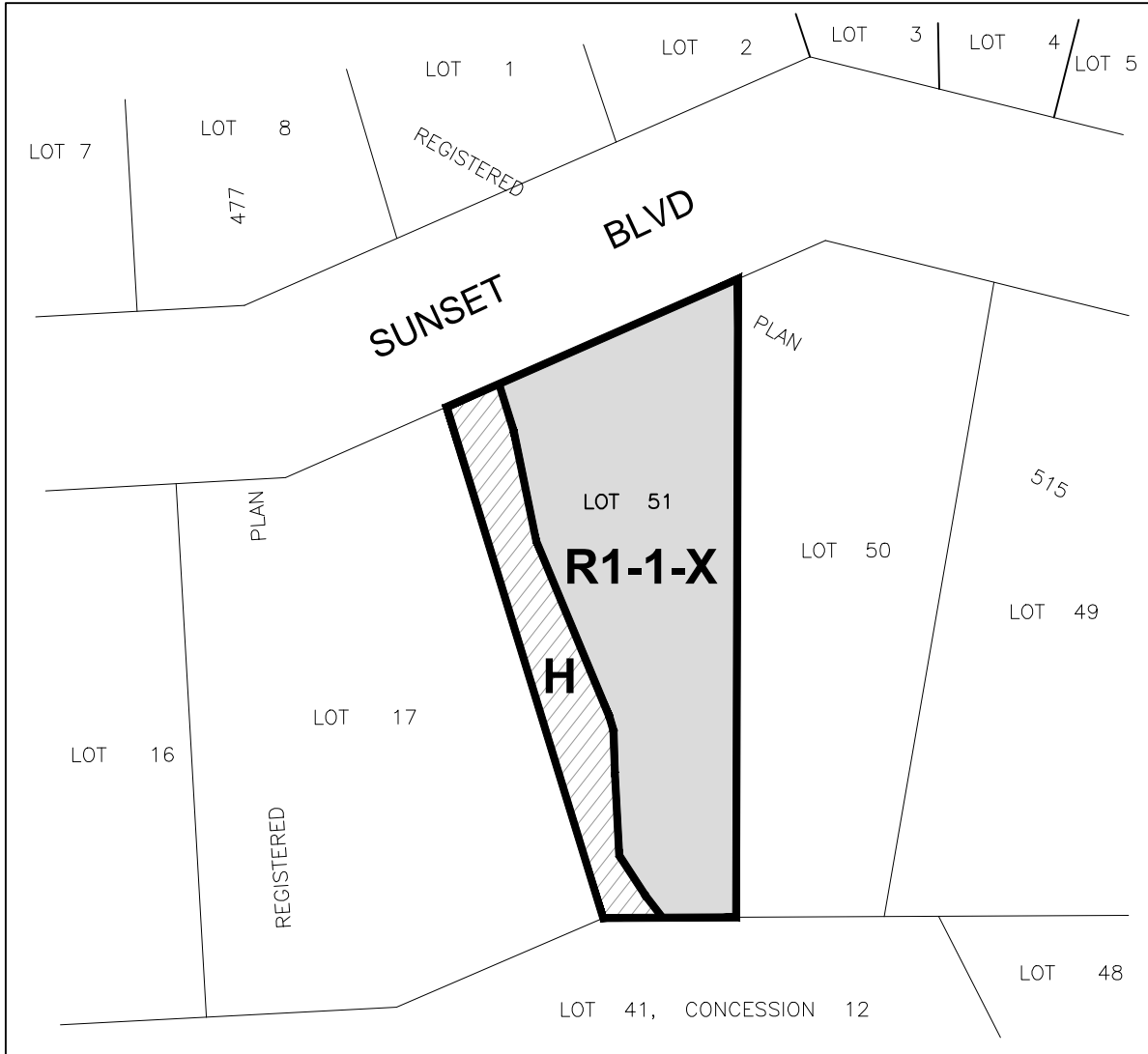
1. The minimum interior side yard shall be 1.60 metres
3. **THAT** Schedule 'A' is hereby amended by Schedule 'A-1' indicating the area affected by this amendment.
4. **THAT** This by-law shall come into effect upon being passed by Council, pursuant to the Planning Act, R.S.O. 1990, as amended.

READ A FIRST TIME THIS _____ DAY OF _____, 2024.

READ A SECOND TIME THIS _____ DAY OF _____, 2024.

READ A THIRD TIME AND FINALLY PASSED THIS _____ DAY OF _____, 2024.

Schedule 'A-1'
By-Law 2024-_____
Town of The Blue Mountains
Lot 51, Registered Plan 515



Lands to be rezoned to Residential One - One Exception (R1-1-X) Zone



Lands to be rezoned to Hazard (H) Zone

This is Schedule 'A-1' to By-law_____

Passed this_____day of_____, 2024

Mayor

Clerk