



Notice of Passage of Zoning By-law

This is a notice about a decision of Council on a Zoning By-law Amendment application for the lands municipally known as 224 Clark St.

Council approved the application and passed By-law 2025 - 63 on October 20, 2025.

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

The purpose of this report is to provide a summary and recommendation regarding a Zoning Bylaw Amendment Application. The application is to re-zone the severed parcels of the subject lands from Development "D" zone to Residential One "R1-1" zone. This rezoning is to fulfill a condition of consent that was granted through delegated approval on July 17, 2024. These severed parcels are to be added to and merged with each of the respective existing R1-1 zoned residential properties at 206, 212 and 214 Clark Street.

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.25.075](#).

Rights to Appeal the Decision

If you disagree with this decision, you may file an appeal to the Ontario Land Tribunal. 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 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 last date for filing an appeal is **Sunday, November 16, 2025, by 4:30 pm.**

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/>.

Only individuals, corporations and public bodies may appeal a Zoning By-law Amendment to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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 - 63

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 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** Schedule 'A' to The Blue Mountains Zoning By-law 2018-65 is hereby amended by rezoning A PORTION OF those lands known as Collingwood Con 9 Pt Lot 30 Plan 562 Lot 56 Pt Lots 54 And 57 from Development 'D' Zone to Residential One 'R1-1' Zone as shown in Schedule A1 of this By-law.
2. **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 20 day of October, 2025


Andrea Matrosov, Mayor


Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2025 - 63 as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 20 day of October, 2025.

Dated at the Town of The Blue Mountains, this 20 day of October, 2025.


Corrina Giles, Clerk

Town of The Blue Mountains

Schedule 'A-1'

By-Law No. 2025-63

Legend

- Subject Lands Of This Amendment
- Area to be rezoned from D to R1-1

