

**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE: November 24, 2025**

**CASE NO.:** OLT-25-000057

**PROCEEDING COMMENCED UNDER** subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

|                          |                                                                |
|--------------------------|----------------------------------------------------------------|
| Applicant and Appellant: | Pheasant Run Realty Holdings Inc.                              |
| Subject:                 | Zoning By-law                                                  |
| Description:             | To facilitate the development 19 new residential units         |
| Reference Number:        | P3195                                                          |
| Property Address:        | 24 Alfred Street W                                             |
| Municipality/UT:         | The Blue Mountains/Grey                                        |
| OLT Case No.:            | OLT-25-000057                                                  |
| OLT Case Name:           | Pheasant Run Realty Holdings Inc. v. The Blue Mountains (Town) |

BEFORE:

|           |   |                                 |
|-----------|---|---------------------------------|
| P. TOMLIN | ) | Wednesday, the 22 <sup>nd</sup> |
| MEMBER    | ) |                                 |
|           | ) | day of October, 2025            |

**THIS MATTER** in respect of the lands at 24 Alfred Street West in the Town of The Blue Mountains, having come on for a public hearing on October 22, 2025 before the Ontario Land Tribunal (the "Tribunal");

**THE TRIBUNAL** having been advised by the Parties that a full settlement had been reached, on consent.

**AND THE TRIBUNAL** having considered the settlement materials, and the sworn planning Affidavit and supplementary Affidavit of Krystin Rennie filed on October 20, 2025, who the Tribunal herein recognizes as qualified in assisting the Tribunal with respect to opinion evidence in the area of land use planning.

**THE TRIBUNAL FINDS** that the proposed development represents good planning by

providing a development within the settlement area, using the existing and planned municipal infrastructure and services. The proposed development will contribute to the creation of a complete and healthy community by providing a range and mix of housing options and will provide connectivity, active transportation, and accessibility while being compatible with surrounding land uses. The proposed subdivision supports the efficient use of land and resources.

**AND THE TRIBUNAL** having considered the opinion evidence in the Affidavit and the supplementary Affidavit, is satisfied that the proposal has regard to the matters of provincial interest found in s. 2 and s. 3, which requires proposed developments to be consistent with Provincial Policy Statements and the *Planning Act*, is consistent with the policies of the Provincial Planning Statement, 2024, conforms to the County of Grey Official Plan, Town Of The Blue Mountains Official Plan is in the public interest, and constitutes good planning.

**NOW THEREFORE**

**THE TRIBUNAL ORDERS THAT** the appeal against By-law No. 2018-65 of the Town Of The Blue Mountains is allowed, in part, and By-law No. 2018-65 is amended as set out in Attachment 1 to this Order.

*“Matthew D.J. Bryan”*

MATTHEW D.J. BRYAN  
REGISTRAR

**Ontario Land Tribunal**

Website: [olt.gov.on.ca](http://olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

## ATTACHMENT 1

## The Corporation of the Town of The Blue Mountains

### By-Law Number 2024 –

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 Ontario Land Tribunal 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 the Ontario Land Tribunal for the Municipality;

Now Therefore the Ontario Land Tribunal hereby enacts as follows:

1. That Schedule 'A' to By-law 2018-65 is hereby amended by changing the zoning symbols for the lands legally described as Town Plot Park, Part of Lots 5 & 6, N/E Alfred St, Plan 107; Part of Lots 5 & 6 RP 16R10171; Parts 2 to 4, (roll number 424200001815700); and Part 1, Plan 107 (roll number 424200001821300), Part of Lot 6, Registered Plan 16R10171, Part of Lot 33, Concession 10 (Geographic Township of Collingwood) Town of Blue Mountains, County of Grey, from Residential (R1-1) Zone to Residential (R1-1-XXX1-h50) Zone, Residential (R1-1-XXX2-h50) Zone, Residential (R1-1-XXX3-h50) Zone, Residential (R1-1-151-h50) Zone, and Open Space (OS-h50) Zone as shown on the attached Schedule 'A-1'.
2. That Table 9.1 – Exceptions of Zoning By-law 2018-65 is amended by adding the following Exceptions:

| Exception Number | Zone     | Special Provisions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 158              | R1-1-158 | The maximum lot coverage shall be 35%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 159              | R1-1-159 | Notwithstanding the list of permitted uses for the Residential R1 zone under Table 6.1, Semi-detached dwelling shall be permitted, and Single Detached Dwelling shall not be permitted.<br><br>The Residential Zone Standards for the Residential R1-1 Zone shall apply to all Semi-detached dwellings save and except for the following: <ol style="list-style-type: none"> <li>Minimum Lot Frontage shall be 9.0 metres;</li> <li>Minimum Lot Area shall be 285 square metres;</li> <li>Maximum lot coverage shall be 40%;</li> <li>Minimum Interior Side Yard (one side only) shall be 1.5 metres;</li> <li>Minimum Front Yard shall be 6.5 metres;</li> <li>Minimum Rear Yard shall be 9.0 metres.</li> </ol> |
| 160              | R1-1-160 | Notwithstanding the list of permitted uses for the Residential R1 zone under Table 6.1, Semi-detached dwelling shall be permitted, and Single Detached Dwelling shall not be permitted.<br><br>The Residential Zone Standards for the Residential R1-1 Zone shall apply to all Semi-detached dwellings save and except for the following: <ol style="list-style-type: none"> <li>Minimum Lot Frontage shall be 9.0 metres;</li> <li>Minimum Lot Area shall be 285 square metres;</li> <li>Maximum lot coverage shall be 45%;</li> <li>Minimum Interior Side Yard (one side only) shall be 1.5 metres;</li> <li>Minimum Front Yard shall be 6.5 metres;</li> <li>Minimum Rear Yard shall be 6.0 metres.</li> </ol> |
| 151              | R1-1-151 | The minimum lot frontage shall be 17.3 metres.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

3. That Table 10.1 – Site Specific Holding Provisions of Zoning By-law 2018-65 is amended by adding the following Holding Symbol:

| Holding Number | Zone                                                                   | Conditions for Removal                                                                                                                                                                                                                                                                                              |
|----------------|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| h50            | R1-1-158-h50<br>R1-1-159-h50<br>R1-1-160-h50<br>R1-1-151-h50<br>OS-h50 | <ol style="list-style-type: none"> <li>1. Execution of a Development Agreement</li> <li>2. Registration of a Plan of Subdivision</li> <li>3. Registration of a Plan of Condominium</li> <li>4. Municipal Water and Sanitary Sewage capacity have been confirmed as available to service the development.</li> </ol> |

4. That Schedule 'A-1' affixed hereto is declared to form part of this By-law.



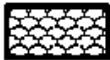


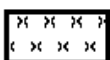
And Further that this By-law shall come into force and take effect upon the enactment thereof.

Ontario Land Tribunal Order: \_\_\_\_\_

# Town of The Blue Mountains Schedule 'A-1'

By-Law No. \_\_\_\_\_

## Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from R1-1 to OS-h50
-  Area to be rezoned from R1-1 to R1-1-151-h50
-  Area to be rezoned from R1-1 to R1-1-158-h50
-  Area to be rezoned from R1-1 to R1-1-159-h50
-  Area to be rezoned from R1-1 to R1-1-160-h50

