

The Corporation of the Town of The Blue Mountains

By-Law Number 202__ - ____

Being a By-law to amend Zoning By-law No. 2018-65, as amended,
which may be cited as The Blue Mountains Zoning By-law

Whereas Council of the Town of The Blue Mountains deems it in the public interest to pass a By-law to amend By-law No. 2018-65 pertaining to 125, 127 and 129 Delphi Lane (PIN 37309-0612) and 209171 Highway 26 (Pin 37309-0613), legally described as Part of Lot 26, Concession 5, Geographic Township of Collingwood, now The Town of The Blue Mountains (the 'subject lands');

And whereas pursuant to the provisions of Section 34 and Section 36 of the Planning Act, R.S.O. 1990, c. P.13, a Zoning By-law may be amended by the council of a municipality;

Now therefore Council of the Town of The Blue Mountains hereby enacts as follows:

1. Schedule 'A' to By-law No. 2018-65, as amended, is hereby amended by rezoning the subject lands from the Development D Zone and the Hazard H Zone to the R1-1 Exception Zone, Open Space OS Zone and the R1-1 Zone as shown on the attached Schedule 'A-1'.
2. Table 9.1 of Section 9 entitled Exceptions of By-law No. 2018-65, as amended, is hereby amended by adding the following Exception:

Exception Number	Zone	Special Provisions
XX	R1-1-XX	<p>These lands may contain a maximum of 4 single detached dwellings with the following provisions applying:</p> <ul style="list-style-type: none"> • A replacement single detached dwelling may be constructed within Building Envelope A as shown on Schedule 'A-2' in accordance with the R1-1 Zone regulations. Components or portions of the single detached dwelling that do not contain gross floor area and accessory buildings or structures are permitted to be constructed outside of Building Envelope A provided they are constructed in accordance with the R1-1 Zone regulations. • Alterations and/or additions to the single detached dwelling that existed on the day of enactment of this By-law within Building Envelope B may be constructed within Building Envelope B as shown on Schedule 'A-2' provided such alterations and/or additions are in accordance with the R1-1 Zone regulations. • Additions that contain gross floor area to the remaining existing single detached dwellings that existed on the day of enactment of this By-law and located outside of Building Envelopes A or B are not permitted. • Accessory buildings or structures are permitted on the subject lands provided they are in compliance with the relevant accessory building or structure regulations of this By-law. <p>For greater certainty, 4 single detached dwellings may be located on the lands notwithstanding the provisions of this By-law.</p>





3. Schedule 'A-1' and 'A-2' attached hereto form part of this By-law.

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

Schedule 'A-1'
 Town of The Blue Mountains
 By-law No. 202__-__



Legend

-  Area to be rezoned from the Development D Zone to the Open Space OS Zone
-  Area to be rezoned from the Development D Zone to the R1-1 Exception Zone
-  Area to be rezoned from the Hazard H Zone to the R1-1 Exception Zone
-  Area to be rezoned from the Hazard H Zone to the R1-1 Zone

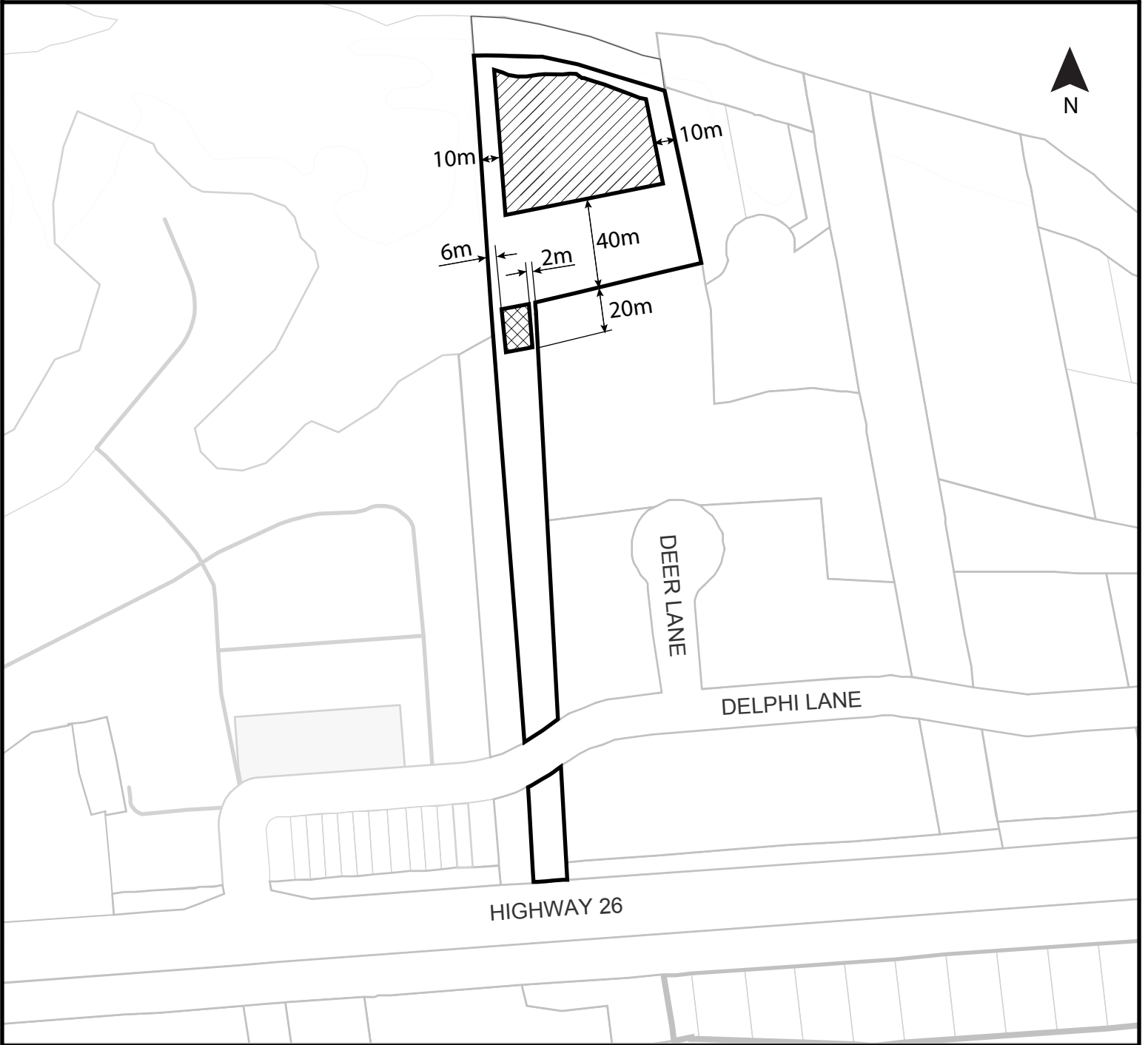
This is Schedule 'A-1' to By-law _____

Passed this _____ day of _____, 2026.



 Mayor

 Clerk

Schedule 'A-2'
Town of The Blue Mountains
By-law No. 202__ - __



Legend

-  Building Envelope A
-  Building Envelope B

This is Schedule 'A-2' to By-law _____

Passed this _____ day of _____, 2026.

Mayor

Clerk