

The Corporation of the Town of The Blue Mountains By-law Number 2026-____
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 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 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 Schedule 'A' Map: 3 and Schedule 'A' Map 16 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 a portion of the said lands known as Plan 529 Pt Lot 159 RP; 16R2536 Pt Part 1 from the DEVELOPMENT (D) ZONE to the INSTITUTIONAL – SITE SPECIFIC EXCEPTION (I-X) 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 Bylaw. 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 8.2 “Agricultural, Rural, Recreational and Other Zone Standards” for the Institutional ‘I’ Zone, the following provisions shall apply:

1. The maximum height shall be 12 metres

9.X.2 Notwithstanding the requirements of Table 5.7 “Loading Space Requirements”, the following provisions shall apply:

1. 2 loading spaces shall be required

9.X.3 Despite the requirements in Section 4.27d) “Planting Strip Requirements” the following shall apply:

1. along the east lot line where abutting a residential zone where there is an opaque wall or opaque fencing having a height of 1.5 metres or more, the width of the planting strip may be reduced to 1.4 metres in width

9.X.4 Notwithstanding the requirements of Section 5.6.2 “Barrier Free Parking Standards”, the following provisions shall apply:

1. Where a Type A parking space is required or provided, it shall be a minimum width of 3.4 metres and a minimum length of 5.5 metres; and
2. Where a Type B parking space is required or provided, it shall be a minimum width of 2.4 metres and a minimum length of 5.5 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 _____, 2026.

READ A SECOND TIME THIS _____ DAY OF _____, 2026.

READ A THIRD TIME AND FINALLY PASSED THIS _____ DAY OF _____, 2026.