

ONTARIO REGULATION
made under the
PLANNING ACT ZONING ORDER – TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

Interpretation

1. (1) In this Order,
“Act” means the Planning Act;
“Zoning By-law” means Zoning By-law 2018-65 of the Corporation of the Town of The Blue Mountains, as amended.

(2) Unless otherwise defined in this Order, the definitions contained in the Zoning By-law apply to this Order.

Application

2. This Order applies to the lands located in the Town of The Blue Mountains, in the County of Grey, legally described as RCP 950 Part Lot 63, RP 16R2789 Part 1, and municipally known as 796060 Grey Road 19 (Roll Number 4242000002089200000), as shown on Schedule 1 attached to and forming part of this Order (the “Subject Lands”).

Zoning

3. The Subject Lands are hereby zoned as follows, as shown on Schedule 1:
 - (a) The developable portion of the Subject Lands is zoned Residential Third Density – Exception XX – Holding (R3-XX-h);
 - (b) The wetland, hazard, and open space portions of the Subject Lands are zoned in accordance with the corresponding Wetland (WL-h), Hazard (H-h), and Open Space (OS) zones in the Zoning By-law.

Provisions for the R3-XX-h Zone

4. Despite any provision of the Zoning By-law to the contrary, the following provisions shall apply to the lands zoned R3-XX-h:

(a) Permitted Uses

- (i) Apartment dwellings;
- (ii) Accessory uses, buildings and structures that are normally incidental and subordinate to the use permitted in (i);
- (iii) Limited commercial uses located within an apartment building or in a

standalone building on the same lot, provided such commercial uses are intended primarily to serve the residents of the development and the total gross floor area of all commercial uses does not exceed 525 square metres, or such other floor area as may be approved through Site Plan Control under Section 41 of the Act.

(b) **Maximum Gross Density:** 65 dwelling units per hectare;

(c) **Maximum Building Height:** 6 storeys, subject to the following:

- (i) No building or part of a building located within 40 metres of the Grey Road 19 street line shall exceed 3 storeys in height;
- (ii) No building or part of a building located between 40 metres and 80 metres of the Grey Road 19 street line shall exceed 5 storeys in height;
- (iii) Buildings located more than 80 metres from the Grey Road 19 street line may be up to 6 storeys in height.

(d) **Minimum Parking Requirement:**

Parking for residential uses shall be provided at a minimum rate of 1.2 spaces per dwelling unit. Accessible parking spaces and bicycle parking shall be provided in accordance with the Zoning By-law or as otherwise approved through Site Plan Control.

Holding Symbol (H)

5. The Holding symbol “(H)” applying to the lands zoned R3-XX-h, WL-h and H-h shall not be removed until the Owner has fulfilled the following conditions to the satisfaction of the Town of The Blue Mountains:

- (a) Execution of a Site Plan Agreement pursuant to Section 41 of the Act;
- (b) Confirmation of adequate municipal water supply and sanitary sewage capacity to service the proposed development;
- (c) Issuance of any required permit from the Nottawasaga Valley Conservation Authority;
- (d) Such other reasonable conditions as the Town may require to ensure the orderly development of the lands.

Site Plan Control

6. Nothing in this Order shall be construed as limiting, restricting, or removing the application of Site Plan Control under Section 41 of the Act to the Subject Lands. The detailed design of any development, including but not limited to the location

and massing of buildings, setbacks, landscaping, grading, parking layout, pedestrian circulation, and urban design, shall be subject to Site Plan Approval by the Town of The Blue Mountains.

Conflict

7. In the event of a conflict between any provision of this Order and any provision of the Zoning By-law, this Order shall prevail to the extent of the conflict.

Schedule

8. Schedule 1, attached to and forming part of this Order, identifies the Subject Lands to which this Order applies and shows the lands zoned Residential (R3-XX-h) and the lands subject to the Wetland (WL), Hazard (H), and Open Space zones.

Commencement

9. This Order comes into force on the day it is filed.



CROSSWINDS
BLVD.

GREY RD. 19

OS-h

R3-XX-h

H-X-h

R3-XX-h

WL-h

WL-h

SCHEDULE 'A'
ZONING BY-LAW
AMENDMENT

LEGAL DESCRIPTION

RCP 950 PT LOT 63
RP 16R 2789
PT PART 1
(796060 Grey Rd. 19)

LEGEND



SUBJECT LANDS AREA



LANDS TO BE REZONED RESIDENTIAL EXCEPTION XX HOLDING (R3-XX-h) ZONE



LANDS TO BE REZONED OPEN SPACE HOLDING (OS-h) ZONE

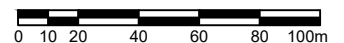


LANDS TO BE REZONED HAZARD EXCEPTION X HOLDING (H-X-h) ZONE



LANDS TO BE REZONED WETLAND HOLDING (WL-h) ZONE

SCALE BAR / METRIC



GEORGIAN PLANNING
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Date (d/m/y): 23 / 07 / 2026