

The Corporation of the Town of The Blue Mountains

By-Law Number 2026 – 57

Being a By-law to amend The Blue Mountains Zoning By-law 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 and 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 36 of the Planning Act, RSO 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 as amended is hereby further amended by rezoning a portion of those lands known as Plan 529 Pt Lot 159 from the Development 'D' Zone to the Residential 'R2-162-h55' Zone and Open Space 'OS' Zone as shown on Schedule 'A-1' to this By-law.
- 2. That Table 9.1 – Exceptions to Zoning By-law 2018-65 is hereby amended by adding the following Exception:

Exception Number	Zone	Special Provisions
162	R2-162	a. b. c. d. e. These lands shall be used for purpose-built rental housing. The maximum number of units shall be 112, consisting of 56 one-bedroom units and 56 three or four bedroom units. A minimum parking requirement of 1 parking space per one-bedroom unit and a minimum parking requirement of 2 parking spaces per three or four bedroom units shall be provided. A minimum visitor parking requirement of 14 spaces shall be provided at all times and shall include a mix of a minimum of 7 permanent visitor parking spaces and 7 unused one-bedroom parking spaces. Notwithstanding the Frontage on a Public Street requirements under Section 4.15(a) to the By-law, buildings and structures shall be permitted on a lot that does not abut or front on a public street which is assumed by By-law by a public authority for maintenance purposes.

- 3. That Table 10.1 – Site-specific Holding Provisions to Zoning By-law 2018-65 is hereby amended by adding the following Holding Provision:

Holding Number	Zone	Conditions for Removal
H55	R2-162-h55	a. That written confirmation has been provided by the Town and any applicable approval authority that adequate municipal water, municipal sanitary sewer and stormwater capacity has been allocated to the proposed development, and any works required to

		provide such capacity are secured through the appropriate approvals, agreements and financial securities, to the satisfaction of the Town. b. That the Owner enter into a Road Access Agreement that provides temporary legal access from an assumed and maintained public street to the subject lands to the satisfaction of the Town. Notwithstanding the foregoing, and prior to the removal of the Holding '-hXXX' symbol, the following limited works may be permitted on the lands, provided that all required Municipal, County, Conservation Authority and other applicable Approvals and Permits have been obtained: i) site grading, excavation, filling and related site alteration; ii) temporary construction access and construction staging areas; iii) erosion and sediment control works; iv) installation of underground services, infrastructure and related works; v) construction of private internal roads, road base and related works; vi) such other minor works as are specifically approved by the Town.
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4. That Schedule 'A-1' attached to this By-law 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 8 day of September, 2026



Andrea Matrosovs, Mayor



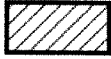
Corrina Giles, Town Clerk

Town of The Blue Mountains

Schedule 'A-1'

By-Law No. 2026-57

Legend

-  Subject Lands Of This Amendment
-  Area to Rezoned from D to R2-162-h55
-  Area to Rezoned from D to OS

