The Corporation of the Town of The Blue Mountains

By-Law Number 2026 – 67

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 Council of The Corporation of the Town of The Blue Mountains 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 Council of the Municipality;

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

1. That the Schedule 'A' to The Blue Mountains Zoning By-law 2018-65 is hereby amended by rezoning the lands known as LT 51 PL 515 Collingwood; The Blue Mountains from the Residential One (R1-1) Zone and Hazard (H) Zone to the Residential One - One - Site Specific Exception 163 Holding 56 (R1-1-163-h56) Zone and Hazard (H-h56) Zone in accordance with Schedule 'A-1' attached to this By-law.

2. That the Table 9.1 - Exceptions to Zoning By-law 2018-65 is hereby amended by adding the following Exceptions

Exception Number	Zone	Special Provisions
163	R1-1-163 h56	For these lands the following shall apply: • The minimum interior side yard setback shall be 1.60 metres from the easterly lot line. • No building or structure shall be erected or located outside of the Building Envelope shown on Schedule 'A-2' to this By-law. • Notwithstanding the removal of the Holding (h56) provision, no tree removal, tree destruction or clearing of vegetation shall occur on these lands except in accordance with the Tree Inventory and Protection Plan approved by the Town as a condition of removal of the Holding (h56) provision.

3. That Table 10.1 - Site-specific Holding Provisions is amended by adding the following Holding Provision as follows:

Exception Number	Zone	Special Provisions
h56	R1-1-163 h56 and H-h56	The Holding (h56) provision applies to the entirety of the lands The Holding (h56) provision shall not be removed from these lands, and no development and site alteration shall occur until the following has been completed to the satisfaction of the Town:

Exception Number	Zone	Special Provisions
		i. A permit has been issued by the Grey Sauble Conservation Authority for the grading and drainage works. ii. An ecologically based Tree Inventory and Protection Plan, including measures for tree retention and protection, measures to maintain contiguous blocks of woodland, invasive species management, mitigation for ecological purposes, restoration and compensation planting, has been prepared by a qualified ecologist and approved by the Town. iii. The building envelope has been staked and delineated on-site. iv. The applicable pre-construction mitigation measures identified in the approved Tree Inventory and Protection Plan have been implemented. v. The Town has received an inspection report from the qualified ecologist that the approved Tree Inventory and Protection Plan and applicable pre-construction mitigation measures have been implemented to the satisfaction of the Town.

4. That Schedule 'A-1' and 'A-2' 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.

Enacted and passed this 13 day of October, 2026

[redacted]

Peter Bordignon, Deputy Mayor

[redacted]

Corrina Giles, Town Clerk

Town of The Blue Mountains

Schedule A-1

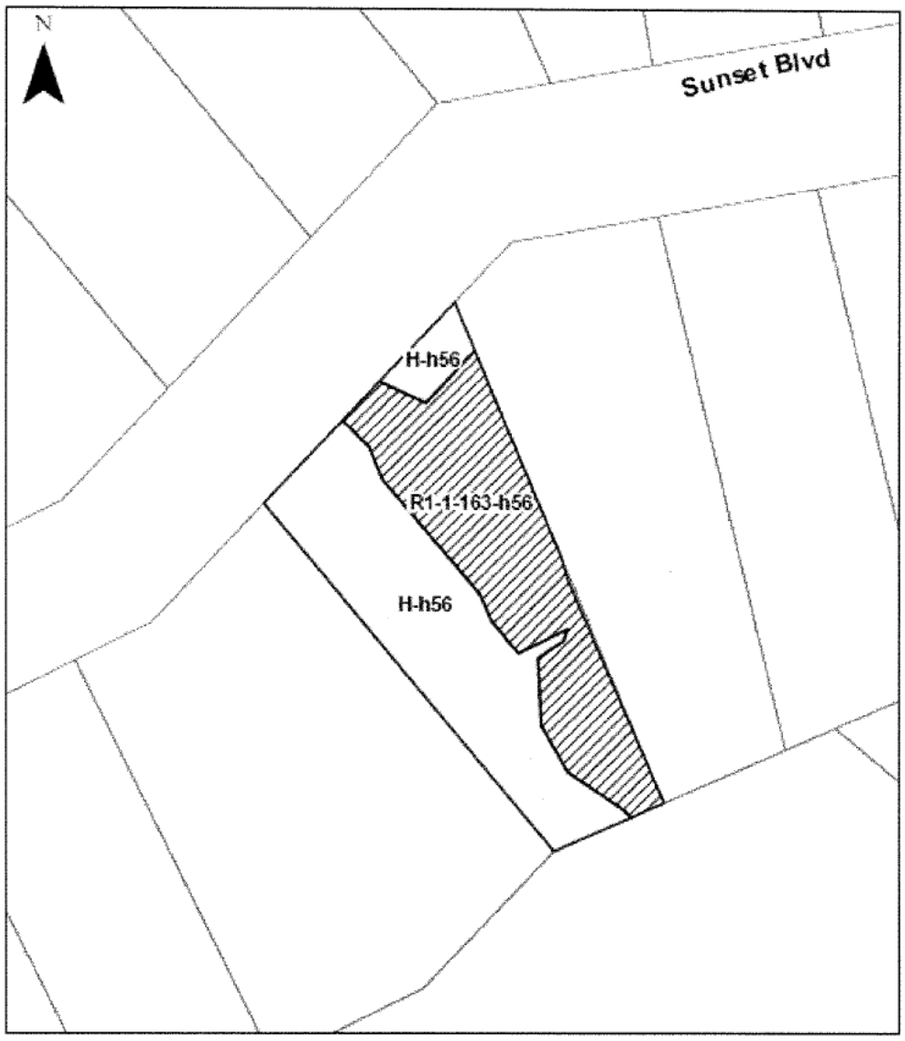
By-law No. 2026-67

Legend

Subject Lands Of This Amendment

Lands to be Rezoned to H- h56

Lands to be Rezoned to R1-1-163 -h56



Date: 9/15/2026

Town of The Blue Mountains

Schedule A-2

By-law No. 2026-67

Legend

Property Line

Building Envelope

