

The Corporation of the Town of The Blue Mountains

By-Law Number 2023 – XX

Being a By-law to amend Zoning By-law No. 2018-65 which may be cited as "The BlueMountains 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 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 Schedule 'A', Map '8' to the Blue Mountains Zoning By-law 2018-65 is hereby amended by re-zoning those lands known as

PLAN OF SUBDIVISION OF PART OF LOTS 40 TO 44 (INCLUSIVE) SOUTHWEST SIDE OF ARTHUR STREET AND ALL OF LOTS 40 TO 44 (INCLUSIVE) NORTHEAST SIDE OF LOUISA STREET AND ALL OF PARK LOTS 11 AND 12 SOUTHWEST SIDE OF LOUISA STREET AND PART OF PARK LOTS 11 AND 12 NORTHEAST SIDE OF ALICE STREET AND PART OF LOUISA STREET TOWNPLOT OF THORNBURY GEOGRAPHIC TOWN OF THORNBURY TOWN OF THE BLUE MOUNTAINS COUNTY OF GREY

from the Residential One (R1-1), Development (D) and Hazard (H) Zones to the Residential Two (R2), Village Commercial (C1), Village Commercial Exception (C1-XX), Open Space (OS) and Hazard (H) Zones.

- 2.) That Table 9.1 – Exceptions to Zoning By-law 2018-65 is amended by adding Exception XX with the following special provisions:
 - i) Live/Work Rowhouse Units shall be permitted.
 - ii) For the purposes of this Bylaw, a "Live/Work Use" is defined as a rowhouse unit where the ground floor may be used exclusively for a commercial use or home business use by the occupant of the rowhouse unit, and where the commercial or home business use and residential components are accessed by a common internal staircase or corridor.
 - iii) The only commercial or home business uses permitted in a Live/Work rowhouse unit shall be the following:
 - a) Art Gallery

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- b) Business Office
- c) Child Care Centre
- d) Commercial School
- e) Dog Grooming Centre
- f) Personal Service Shop
- g) Repair Shop
- h) Retail Store
- i) Studio

For the purposes of this Bylaw **Dog Grooming Centre** means premises providing daily non-medical care for, grooming of domestic dogs kept as pets, on a short-term basis within a wholly enclosed building. Such premises shall not include any outdoor facilities, such as dog runs or exercise yards, as a component of the operation.

For the purposes of this By-law **Studio** means the premises of an artist or artisan, such as a photographer, painter, sculptor or musician, where the products of the artist or artisan are prepared, made, processed or assembled. The display and retail sale of products produced on the premises is permitted.

The following zoning exceptions shall apply to a Live/Work rowhouse use:

Minimum lot frontage	6.0 m
Minimum front yard	6.0 m
Minimum rear yard	3.0 m
Minimum interior side yard	1.2 m
Minimum exterior side yard	4.0 m
Maximum height	11.0 m

3.) That schedule 'A-1' 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 ___ day of _____, 20__

Andrea Matrosovs, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2020- as enacted by the Council of The Corporation of the Town of The Blue Mountains on the ___ day of _____, 20__.

Dated at the Town of The Blue Mountains, this ___ day of _____, 202__.

Corrina Giles, Clerk

SCHEDULE 'A-1' TO BY-LAW 2023-XX

