

# PLANNING JUSTIFICATION REPORT

September 2023

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**DRAFT PLAN OF SUBDIVISION &  
ZONING BY-LAW AMENDMENT**

**Lora Bay - Phase 4B**

Part of Block 1, Registered Plan 16M-8  
The Town of the Blue Mountains

PREPARED FOR:  
*NG Lora Bay Limited*

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# TABLE OF CONTENTS

1.0 INTRODUCTION.....	2
1.1 PURPOSE OF THE REPORT .....	2
1.2 SITE DESCRIPTION & CONTEXT.....	2
1.2.1 LORA BAY DEVELOPMENT HISTORY .....	3
1.2.2 MASTER DEVELOPMENT AGREEMENT.....	4
2.0 PROPOSED DEVELOPMENT.....	7
3.0 POLICY FRAMEWORK .....	9
3.1 PLANNING ACT, R.S.O, 1990, c.P.13.....	9
3.2 PROVINCIAL POLICY STATEMENT .....	9
3.3 COUNTY OF GREY OFFICIAL PLAN (2019).....	10
3.3.1 OFFICIAL PLAN AMENDMENT NO. 11.....	12
3.4 TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN.....	12
3.5 TOWN OF THE BLUE MOUNTAINS COMMUNITY DESIGN GUIDELINES .....	14
4.0 PUBLIC CONSULTATION .....	16
5.0 ZONING.....	18
6.0 PLANNING OPINION.....	20

## LIST OF FIGURES

FIGURE 1: AERIAL PHOTO

FIGURE 2 :LORA BAY MASTER DEVELOPMENT AGREEMENT CONCEPT PLAN

FIGURE 3: LORA BAY PRELIMINARY MASTER PLAN

FIGURE 4: PHASE 4B DRAFT PLAN

FIGURE 5: COUNTY OF GREY SCHEDULE A - LAND USE TYPES, MAP 2

FIGURE 6: THE TOWN OF THE BLUE MOUNTAINS SCHEDULE A-1 LORA BAY

FIGURE 7: THE TOWN OF THE BLUE MOUNTAINS BY-LAW No. 2018-65 SCHEDULE 'A' MAP:6

## LIST OF APPENDICES

APPENDIX A: PLANNING ACT EXCERPT

APPENDIX B: PROVINCIAL POLICY STATEMENT EXCERPT

APPENDIX C: COUNTY OF GREY OFFICIAL PLAN EXCERPT

APPENDIX D: TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN EXCERPT

APPENDIX E: DRAFT ZONING BY-LAW

An aerial photograph of a golf course, showing various green fairways, sand traps, and a clubhouse building. A large, semi-transparent orange circle is centered over the image, containing the text '1.0 INTRODUCTION'.

# 1.0

## INTRODUCTION

# 1.0 INTRODUCTION

Korsiak Urban Planning has been retained by NG Lora Bay Limited to prepare this Planning Justification Report in support of Zoning By-law Amendment and Draft Plan of Subdivision applications required to permit development of Phase 4B of the Lora Bay community.

By way of background, a previous submission was made for Phase 4B in August of 2022. Following consultation with the County and Town, select matters were identified for revision and a resubmission was requested to constitute a complete application. Since August 2022, NG Lora Bay Limited has been working towards the resubmission of these materials. This application package constitutes the resubmission and includes the revisions requested by the County and Town.

As required by the Pre-Consultation meeting on November 5th, 2020, the following plans and reports have been prepared under separate cover in support of the Zoning By-law Amendment and Draft Plan of Subdivision applications:

- Preliminary Environmental Impact Study – Lora Bay Phase 4B Development
- Lora Bay Phase 4B: Landscape Analysis & Urban Design Brief
- Archaeological Assessment
- Functional Servicing Study
- Stormwater Management Study
- Updated Traffic Impact Study
- Golf Ball Spray Analysis
- Preliminary Revised Master Concept Plan
- Cambium Consulting & Engineering
- NAK Design Strategies
- Amick Consultants Ltd.
- Tatham Engineering
- Tatham Engineering
- Tatham Engineering
- R. F. Moote
- NG Lora Bay Limited

Our opinions rely on the conclusions of the materials prepared by those specialized consultants.

## 1.1 PURPOSE OF THE REPORT

The purpose of this Planning Justification Report is to outline the nature of the Draft Plan of Subdivision and Zoning By-law Amendment applications in the context of the related planning policies of the Provincial Policy Statement, the County of Grey Official Plan, and the Town of the Blue Mountains Official Plan. The development includes a total of 58 units consisting of 45 detached dwellings and 13 rowhouses, 2 parkettes, 2 servicing blocks, and extension of the public road system.

## 1.2 SITE DESCRIPTION AND CONTEXT

The subject lands are in the Lora Bay Golf Club community and represent the logical next phase of development (Figure 1 – Aerial Photo). The lands are irregular in shape and bound by the Georgian Trail and future development



FIGURE 1 - Aerial Photo

lands to the south, vacant future development lands to the west, and the Lora Bay Golf Course to the north and east. The surrounding area mainly consists of residential uses located around the Golf Club at Lora Bay, with Georgian Bay to the north and vacant lands to the south. The lands proposed for development are currently vacant and are 6.35 hectares in size.

The subject lands are located within the Urban Land Use designation, under the Residential Recreational settlement area, and extend along the Georgian Bay shoreline providing seasonal and permanent residential and recreational functions. The relevant planning regimes are discussed in greater detail in following sections of this report.

### 1.2.1 LORA BAY DEVELOPMENT HISTORY

The Lora Bay Golf Community consists of residential and recreational uses including an 18-hole golf course,

an ultimate total of approximately 1025 residential units, and a variety of public and private open spaces. The original development applications made by The Lora Bay Corporation were appealed to the Ontario Municipal Board (OMB) for Town Council's refusal/neglect to amend the Official Plan Amendment and Zoning By-law, as well as the County of Grey's failure to make a decision on proposed development applications (OMB File Nos. O020123, Z020165 and S030003 respectively). A decision was issued by the OMB on July 10, 2003, permitting the amendment to the Official Plan (OPA 134 to the former Beaver Valley Planning Area) and By-law 83-40 (of the former Township of Collingwood), and approving the plan of subdivision through the execution of a Master Development Agreement, which was finalized in 2005 (Decisions No. 0938 and 0652 and Master Development Agreement LT000202).

Following discussions between the Town, County and

The Lora Bay Corporation, the parties moved jointly to reopen the hearing of appeals for Decisions No. 0938 and 0652, requesting technical changes and minor adjustments to the approvals. An “Addendum to the Minutes of Settlement”, dated February 22, 2005, was provided to the OMB outlining adjustments to those set out in the original Minutes of Settlement from June 9, 2003. Approval was granted by the OMB through Order No. 0461 on March 2, 2005. In addition to amendment to OPA 134 and By-law 83-40, Order No. 0461 granted Phase 1 Draft Plan Approval for the golf course lands and Phase 2 Draft Plan Approval for the establishment of 153 residential dwellings on associated Residential Lands.

To date, development of the lands has proceeded in four phases totaling approximately 350 residential units, the 18-hole Lora Bay golf course and clubhouse, associated facilities, and public and private open spaces. NG Lora Bay Limited purchased the remaining development lands totaling approximately 97 hectares (240 acres) from The Lora Bay Corporation in April of 2022. NG Lora Bay intends to complete the community by developing the remaining lands

in several phases over the coming years. The subject applications represent the first phase of development under NG Lora Bay’s ownership.

## 1.2.2 MASTER DEVELOPMENT AGREEMENT

As part of OMB Order No. 0461, a Master Development Agreement (MDA) was entered into by The Lora Bay Corporation and The Town of The Blue Mountains in October 2005. As shown on Lora Bay MDA Schedule ‘B’ (Figure 2), the subject lands are shown as part of ‘Block F.D.4’. According to Schedule ‘D’, Section 1 of the MDA, Phase 4 is described as “Future Development Blocks F.D. 3, Block A3 and a portion of F.D.4 to the crossing between Golf Course holes 6 and 7 of the Phase 1 Draft Plan Approval and any unused units that exceed 97 in Phase 3”. Phase 5 is described as “The remaining portion of Block F.D.4 of the Phase 1 Draft Plan Approval”. As the subject lands are within Block F.D.4 but are beyond the crossing between Golf Course holes 6 and 7, they are technically part of Phase 5 according to the description in Schedule ‘D’. At the time the MDA was finalized in 2005 it was assumed that the water and sanitary servicing infrastructure

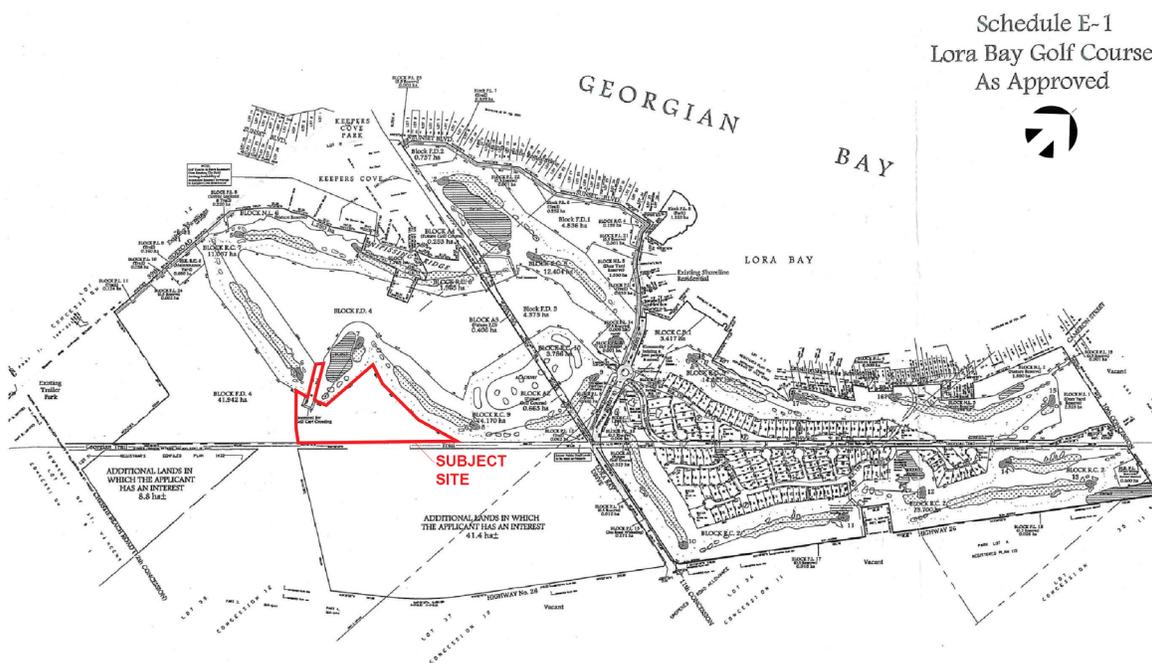


FIGURE 2 - Lora Bay Master Development Agreement Concept Plan

and road improvements to be put in place for Phases 1 through 4 would only support that portion of Block F.D.4 up to the road crossing between Golf Course holes 6 and 7. It was also assumed that any development beyond the road crossing in Block F.D.4 would require additional external water and sanitary services and improvements to the surrounding road network.

Now that Phases 1 through 4 are built and/or committed and the residential unit count is known, these assumptions have been re-examined in Tatham’s Functional Servicing Report and Traffic Impact Study. It has been determined that the existing water and sanitary infrastructure and road network can support the additional 58 dwellings proposed in Phase 4B. Accordingly, NG Lora Bay Limited is requesting that the subject lands form Phase 4B versus part of

Phase 5. The remaining lands in Block F.D.4 consist of approximately 27 hectares which require external water and sanitary sewer improvements as well as upgrades to the road network. These lands will remain in Phase 5.

NG Lora Bay Limited has submitted a preliminary revised Master Plan for the balance of the Lora Bay lands in support of the Phase 4B development applications (Figure 3). The revised Master Plan shows a proposed layout for the balance of the lands that were described as Phases 5 and 6 in the MDA. This plan is preliminary and will be refined prior to proceeding to the next phase of development.



FIGURE 3 - Lora Bay Preliminary Master Plan

An aerial photograph of a residential development, showing a cluster of houses with dark roofs and light-colored walls, surrounded by green trees and lawns. A large, semi-transparent orange circle is overlaid on the center of the image, containing the text '2.0 PROPOSED DEVELOPMENT'.

2.0  
PROPOSED  
DEVELOPMENT



An aerial photograph of a residential development, likely a golf course community, featuring winding roads, clusters of houses, and several green ponds. A large, solid orange circle is centered over the middle of the image, containing the text '3.0 POLICY FRAMEWORK' in a light orange, sans-serif font.

3.0  
POLICY  
FRAMEWORK

## 3.0 POLICY FRAMEWORK

### 3.1 PLANNING ACT, R.S.O, 1990, c.P.13

The *Planning Act* is provincial legislation that establishes the rules for land use planning in Ontario. The purpose of the *Planning Act* is to create transparent, efficient and fair planning processes, to promote sustainable development, provide a land use planning system led by provincial policy, integrate matters of provincial interest into all planning decisions, encourage co-operation and recognize the decision-making authority and accountability of municipal councils. It provides the basis for matters of provincial interest, preparing official plan, regulating and controlling land uses, the division of land, consultation requirements and other planning tools.

Planning Act policies applicable to the proposal are described in Appendix A.

The proposal has regard to the matters of Provincial interest under the *Planning Act* for the following reasons:

- The proposal directs growth to a Settlement Area;
- The proposal makes efficient use of infrastructure and service upgrades;
- The proposal adds to the range of housing available in the Town of The Blue Mountains to serve households of different sizes and incomes, striving to provide attainable housing;
- The proposal connects to existing roads to the east, and is compatible with the existing Lora Bay Golf Course adjacent to the subject lands;
- The proposal extends walkable recreational opportunities within the Lora Bay area through two additional park blocks and two servicing blocks;
- The proposed development will provide a high-

quality housing form that promotes a sense of place and reflects the existing character of the Lora Bay community.

The proposed Plan of Subdivision was evaluated under Section 51(24) of the Planning Act and satisfies the necessary considerations for a draft plan of subdivision for the following reasons:

- The proposal has regard to matters of provincial interest by ensuring the orderly development of the community, adding to the available housing, and promoting a well-designed built form;
- The proposal is not premature as it located within a Settlement Area and is a logical expansion of the existing Lora Bay Community;
- The proposal makes efficient use of land, infrastructure, and services.

### 3.2 PROVINCIAL POLICY STATEMENT

On February 28, 2020, the Government of Ontario released the Provincial Policy Statement (PPS) 2020, which is part of the government's plan to build healthier, safer, and more affordable communities. The PPS 2020 contains new policies across five themes: Increasing Housing Supply and Mix; Protecting the Environment and Public Safety; Reducing Barriers and Costs; Supporting Rural, Northern and Indigenous Communities; and, Supporting Certainty and Economic Growth. The PPS 2020 came into full force and effect on May 1, 2020.

The PPS supports improved land use planning and management to contribute to more effective and efficient land use patterns, thereby enhancing the quality of life for all Ontarians. The PPS contains policies on matters of provincial interest related to land use planning and development. The policies set out in the PPS help to protect resources of provincial interest, public health and safety, and the quality of the natural and built environment.

PPS policies applicable to the proposal are described in Appendix B, including Section 1.1 for ‘Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns’ and ‘Settlement Areas’; Section 1.4 for ‘Housing’; Section 1.5.1 for ‘Public Spaces, Recreation, Parks, Trails and Open Space’; Section 1.7.1 for ‘Long-Term Economic Prosperity’; and Section 2.1 for ‘Natural Heritage’.

As outlined in the 2023 EIS prepared by Cambium, Chimney Crayfish habitats were identified on the subject lands. The EIS summarizes that local rarity for suitable habitats would require Significant Wildlife Habitat designation. However, Cambium’s supplemental investigations identified that suitable habitat and hydrological conditions are present throughout the area and are not rare. The investigations noted that the habitat does not appear to be limited on the landscape and that opportunities to mitigate potential impacts to both the species and its habitat can be implemented. In addition, the EIS outlines that the erosion and sediment measures to be implemented around the development footprint during construction will act as a wildlife exclusion measure and that any wildlife that is identified during the construction phase will be gently relocated to adjacent suitable habitats. The proposed development is consistent with the Provincial mandate as set out in the Provincial Policy Statement for the following reasons:

- The proposal adds to the range of residential units in the Town of The Blue Mountains;
- The proposal achieves the efficient expansion within a settlement area by proposing development adjacent to an existing developed area;
- The proposal makes efficient use of existing infrastructure, thereby reducing the financial burden on the Province and the Town;

- The proposal supports active transportation by providing connections to a series of connected open spaces;
- The proposal will achieve well designed built-form and conserve the existing character of the Lora Bay Community; and
- The proposal protects the Georgian Trail to the south of the subject lands; and
- The proposal will not negatively affect the Chimney Crawfish habitat or species.

### **3.3 COUNTY OF GREY OFFICIAL PLAN (2023 CONSOLIDATION)**

The County of Grey Official Plan (the ‘Plan’) was approved by the Province on June 6, 2019, and is intended to provide goals, objectives and policies to manage and direct physical change as well as monitor its effects on the cultural, social, economic and natural environment with the regional community. The Plan outlines that land use planning is a shared responsibility between the County and local municipalities and provides direction for growth in the next 20 years to achieve a more balanced community structure.

The subject lands are designated as ‘Recreational Resort Area’ as per Schedule A – Land Use Types, Map 2 (Figure 5).

The County Official Plan policies applicable to this proposal are further described in Appendix C, which include: ‘Our Opportunities’ (Section 1.4.1), ‘Growth Projections’ (Section 2.1), ‘Economic Objectives’ (Section 3.2), ‘Encouraging Economic Growth’ (Section 3.2.1), ‘Settlement Area Land Use Types’ (Section 3.3), ‘Recreational Resort Areas’ (Section 3.8), ‘Housing Policy’ (Section 4.1), ‘Parks and Open Space’ (Section 7.12), ‘General Transportation Policies’ (Section 8.2),

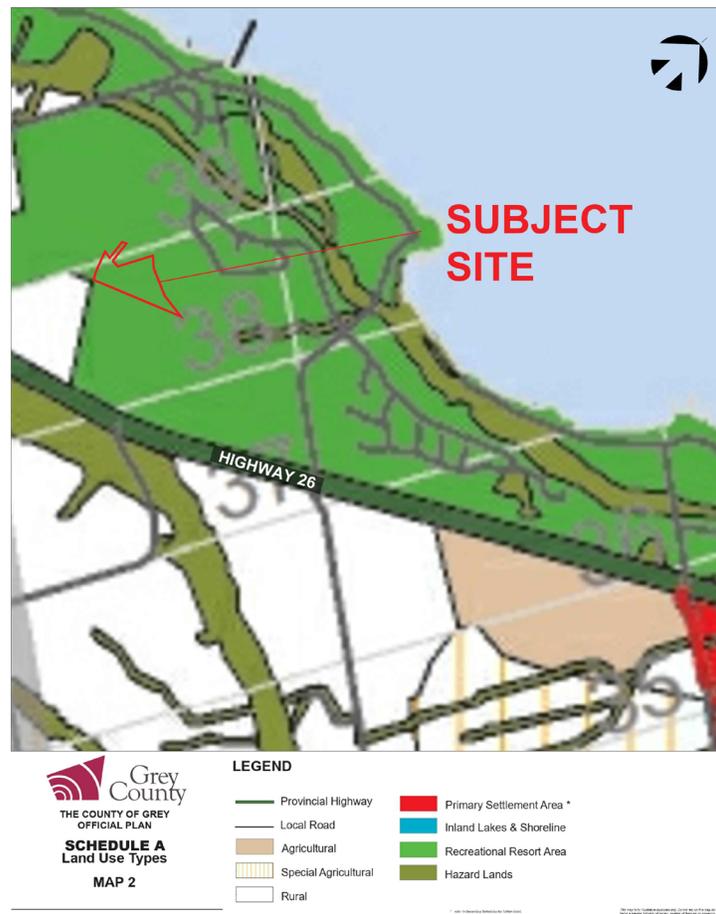


FIGURE 5 - County of Grey Schedule A - Land Use Types, Map 2

and 'Plans of Subdivision and Condominium' (Section 9.13).

The proposed development conforms to the aforementioned County policies for the following reasons:

- The proposal achieves the growth of Lora Bay as a recreational development and community;
- The proposal supports the growth projections outlined in Table 1, 2 and 4 by providing an additional 58 residential units for permanent or seasonal residents;
- The proposal supports the recreation sector by providing additional residential units within the Lora Bay Golf Course Community;
- The proposal will achieve compact development which minimizes land consumption and

development costs by developing on existing infrastructure;

- The proposal will achieve population growth within a Settlement Area;
- The proposal employs a 'p-loop' street network to connect into the existing Lora Bay Community and provide access to the residences of Phase 4B for future vehicles and emergency vehicles;
- The proposed development connects with the existing Community via a p-loop street network and connects with the Georgian Trail to promote active transportation, while respecting the limits of the existing natural environment;
- The proposal will serve the public interest by contributing to community recreational amenities through two parks; and
- The proposal facilitates connections between

settlement areas and Recreational Resort Areas through a road and park network supportive of active transportation.

### 3.3.1 OFFICIAL PLAN AMENDMENT NO. 11

On July 22, 2021, the County completed an update to the Growth Management Strategy. Proposed Official Plan Amendment 11 (OPA 11) was prepared to implement the new growth and employment numbers from

**Table 1: Permanent Population Growth Projections and Allocations to 2046**

Year	2021	2026	2031	2036	2041	2046	Growth
Town of The Blue Mountains	9,550	10,960	12,310	13,620	14,900	16,300	6,750
Grey County	103,320	108,650	113,450	118,150	122,680	127,130	23,180

**Table 2: Household Growth Projections and Allocations to 2046**

Year	2021	2026	2031	2036	2041	2046	Growth
Town of The Blue Mountains	4,440	5,230	5,980	6,650	7,250	7,990	3,590
Grey County	43,530	46,550	49,160	51,500	53,650	55,570	12,040

**Table 4: Seasonal Recreational Unit Estimate by Municipality to 2046**

Year	2021	2026	2031	2036	2041	2046
Town of The Blue Mountains	2,850	2,730	2,650	2,610	2,690	2,770

the Growth Management Strategy into the County Official Plan. At this time, there is no timeframe for when a decision will be made on OPA 11, however, as the policy is meant for a future Official Plan, it has been included and discussed below:

#### 2.1 Growth Projections

The following tables provide growth projections for population, households and employment growth up to the year 2046.

The proposed development conforms to the aforementioned County OPA 11 policies for the following reasons:

- The proposal supports the growth projections outlined in Table 1, 2 and 4 by providing an

additional 58 residential units for permanent or seasonal residents; and

- The proposal will achieve population growth within a Settlement Area.

### 3.4 TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN (2016)

The Town of The Blue Mountains Official Plan (the Plan) sets out the Municipality’s long-term vision for growth and development and is intended to provide Town Council with the basis for making decisions on development applications, changes in land use and community improvements. The Plan provides a basis for managing growth that will support and emphasize the Town’s unique character, diversity, civic identity,

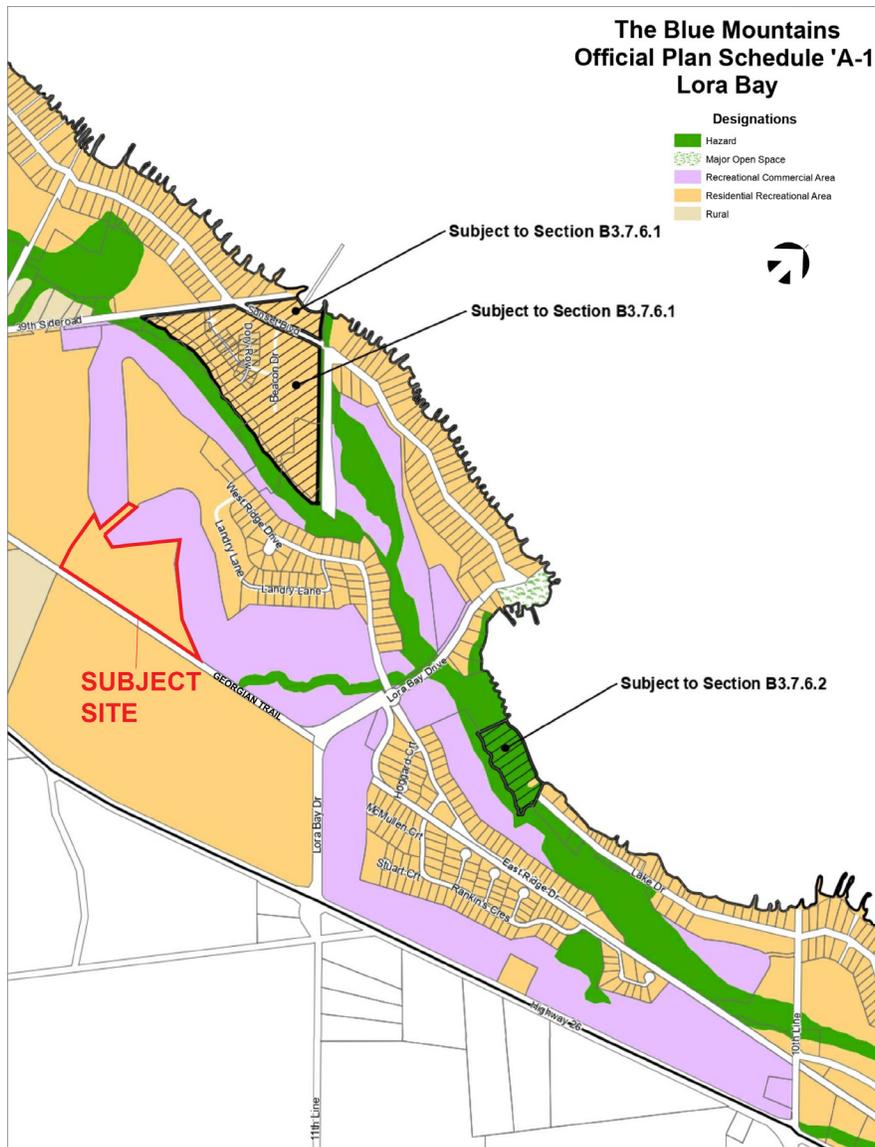


FIGURE 6 -The Town of the Blue Mountains Schedule A-1 Lora Bay

recreational and tourism resources, rural lifestyle and heritage features and to do so in a way that has the greatest positive impact on the quality of life in The Blue Mountains. As shown on Schedule A-1 Lora Bay (Figure 6), the subject lands are designated 'Residential Recreational Area'.

The Town Official Plan policies applicable to this proposal are further described in Appendix D, which include: 'Growth and Settlement' (Section A3.3), 'Tourism and Recreation' (Section A3.8), 'Housing' (Section A3.10), 'Urban Designations' (Section A4.1),

and 'Residential Recreational Area' (Section B3.7).

The proposed development conforms to the Town's policies for the following reasons:

- The proposal locates development in an area with existing municipal wastewater and water services with adequate capacity;
- The proposal protects the Georgian Trail and provides easy access from the adjacent park block;
- The proposal provides a system of open spaces within the development through two parks and

two servicing blocks;

- The proposal adds to the number of residences in the Town and expands the range of housing available for current and future residents;
- The proposal recognizes the unique importance of the 'Residential Recreational Area' designation and efficiently connects into the existing Lora Bay development to facilitate a complete community;
- The proposal respects the maximum density for the subject lands by proposing approximately 10 units per gross hectare; and
- The proposal provides an additional 0.85 hectares of parkland to the existing Lora Bay community, with larger parcels of parkland to be provided in future phases.

### **3.5 TOWN OF THE BLUE MOUNTAINS COMMUNITY DESIGN GUIDELINES**

The Town of The Blue Mountains Community Design Guidelines (the guidelines) provide guidance for design through general policies, principles, and objectives in order to achieve high quality design within the Town. The Guidelines are intended to be flexible, to be used both by the Town in reviewing developments and by developers when designing new developments, ensuring that new developments recognize the unique context and character of the various areas throughout the Town.

The 2012 Community Design Guidelines have been reviewed by NAK Design Strategies in their preparation of the Urban Design Brief submitted under separate cover. The draft plan is consistent with the intent of the Community Design Guidelines.

An aerial photograph of a residential development, likely a golf course or resort area, featuring a large, light-colored circular structure on the left, a winding road, and several green ponds. A large, solid orange circle is overlaid on the center of the image, containing the text "4.0 PUBLIC CONSULTATION".

4.0  
PUBLIC  
CONSULTATION

## 4.0 PUBLIC CONSULTATION

A Resident Open House for the subject lands was held with the existing Lora Bay residents on June 22, 2023. The event was attended by approximately 250 residents and representatives from NG Lora Bay Limited, Korsiak Urban Planning, NAK and Tatham Engineering. In addition, NG Lora Bay Limited presented the proposed development to Town Council on July 10, 2023. Comments and questions raised by attendees and Council regarding the proposed development included:

### 1. Current construction trades are entering from West Ridge Drive, how will construction access be addressed for Phase 4B?

Construction trades will be directed to 39th Side Road for access to the Phase 4B site to reduce noise, dust and traffic on local roads and divert traffic from the existing community roads.

### 2. How will Georgian Trail be addressed with Phase 4B?

Each of the lots that are proposed to back onto the Georgian Trail have had their depth increased by 5 or more meters to allow for a better transition and to ensure there is no encroachment to the Trail. Efforts will be made to retain existing vegetation to reinforce the screening/buffering between the trail and the residential lots. In addition, a park has been proposed that will connect with the Georgian Trail to provide access and connectivity.

### 3. Are improvements being made to the existing stormwater management system as part of Phase 4B?

Stormwater management system improvements are being completed for all of the Lora Bay lands to address resident concerns, separate from the construction of Phase 4B.

Additional questions pertained to registration to purchase new units, future amenities for the community and when pre-sale will begin. NG Lora Bay Limited explained that registration has not yet opened and has not set a pre-sale date for the new units, but notice will be provided to existing residents through the community newsletter when available. In addition, NG Lora Bay Limited has completed surveys with the existing residents to obtain feedback on which amenities residents would like to see in the community. This information has been used to inform the ongoing design of community amenities separate from Phase 4B in the Potential Amenity Centre. An open email address has been provided to all residents to submit any further questions at [lorabayinfo@greatgulf.com](mailto:lorabayinfo@greatgulf.com).

An aerial photograph of a residential development, likely a golf course community, featuring winding roads, clusters of houses, and several ponds. A large, solid orange circle is centered over the middle of the image, containing the text '5.0 ZONING' in a light orange, sans-serif font.

5.0  
ZONING

# 5.0 ZONING

## Existing Zoning

The subject lands are currently zoned Development (D) in Town of The Blue Mountains By-law No. 2018-65 Schedule 'A' Map: 6 (Figure 7). Under By-law No. 2018-65, the subject lands are governed by former Township of Collingwood By-law 83-40. In order to change the zoning of the subject lands, they need to be removed from the jurisdiction of Township of Collingwood By-law 83-40. Therefore, a Zoning By-law Amendment is required, which will permit the rezoning of the lands to residential and open space zones. This will permit the proposed development and implement the Official Plan in the NOESP.

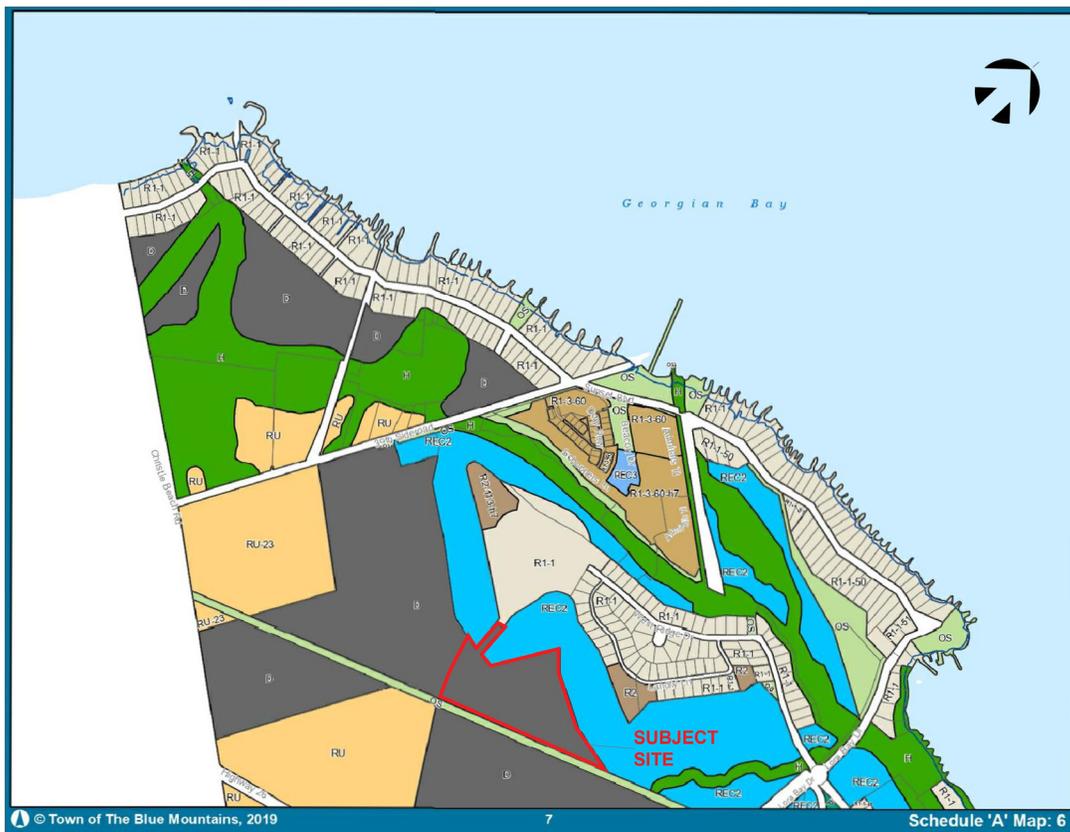


FIGURE 7 -The Town of the Blue Mountains By-Law No. 2018-65 Schedule 'A' Map: 6

## Proposed Zoning

The zoning by-law amendment proposes to remove the subject lands from The Township of Collingwood Zoning By-law 83-40 and place them in The Town of The Blue Mountains Zoning By-law 2018-65. The draft amending zoning by-law is appended as Appendix E and proposes to change the existing Development (D) zone to a new site-specific Residential (R1-3-\*\*\*) Zone for the detached dwellings, a new site-specific Residential (R2-\*\*\*) Zone for the rowhouses, and Open Space (OS) Zones for the parkettes and servicing blocks.

An aerial photograph of a residential development, likely a golf course or resort area, featuring a large orange circle overlay. The background shows a mix of green grass, trees, and paved roads. The text is centered within the orange circle.

6.0  
PLANNING  
OPINION

## 7.0 PLANNING OPINION

The proposed Draft Plan of Subdivision and Zoning By-law amendment are justified and represent good planning for the following reasons:

1. The proposal is consistent with the Planning Act and Provincial Policy Statement and conforms to the County of Grey Official Plan and Town of The Blue Mountains Official Plan;
2. The proposal is located within a Settlement Area and the proposed gross density of approximately 10 units per gross hectare conforms to the maximum density requirement of 10 units per gross hectare set out in the Town of The Blue Mountains Official Plan;
3. The proposal contributes to the range of housing options in the Town and County by providing 58 new residences for either permanent or seasonal use, and therefore strives to provide attainable housing;
4. The proposal makes efficient use of existing wastewater and water infrastructure, thereby ensuring no financial burden is placed on the Town or County;
5. The proposal provides an interconnected system of open spaces within the development through two parkettes and two servicing blocks, all of which provide connections to the Lora Bay Golf Course Community and the Georgian Trail;
6. The proposal facilitates convenient transportation options through a public road network that connects into the existing West Ridge Drive; and
7. The proposal recognizes the unique importance of the Lora Bay Community designation in the County and Town Official Plans and respects the character of the community by providing complementary development to facilitate a complete community.

Respectfully submitted,

**KORSIAK URBAN PLANNING**



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Terry Korsiak, MA, RPP

# APPENDICES

# APPENDIX A: PLANNING ACT EXCERPT

The following sections and policies of the Planning Act are applicable to this proposal:

## Provincial Interest:

Part I, Section 2 of the *Planning Act* establishes matters of Provincial interest which decision makers shall have regard to when making decisions on planning applications and carrying out their responsibilities under the Act. Section 2 of the *Planning Act* states:

*The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:*

- a) the protection of ecological systems, including natural areas, features and functions;*
- e) the supply, efficient use and conservation of energy and water;*
- f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- g) the minimization of waste;*
- h) the orderly development of safe and healthy communities;
  - h1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;**
- i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- j) the adequate provision of a full range of housing, including affordable housing;*
- l) the protection of the financial and economic well-*

*being of the Province and its municipalities;*

- m) the co-ordination of planning activities of public bodies;*
- n) the resolution of planning conflicts involving public and private interests;*
- o) the protection of public health and safety;*
- p) the appropriate location of growth and development;*
- q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- r) the promotion of built form that,
  - i) is well-designed,*
  - ii) encourages a sense of place, and*
  - iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;**
- s) the mitigation of greenhouse gas emissions and adaptation to a changing climate. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80.*

## Zoning By-law Amendment

A Zoning By-law Amendment is being requested for each of the subject properties pursuant to Section 34 of the Planning Act, which sets the legislative basis for Zoning By-laws and amendments. Details regarding the proposed amendments are discussed throughout the report.

## Plan of Subdivision s.51

Two Draft Plans of Subdivision are being proposed under Section 51 of the Planning Act.

Section 51 (24) of the Planning Act, states that:

Section 51 (24) of the Planning Act, states that:

*In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,*

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*
- b) whether the proposed subdivision is premature or in the public interest;*
- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- d) the suitability of the land for the purposes for which it is to be subdivided;*
  - d1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*
- e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*
- f) the dimensions and shapes of the proposed lots;*
- g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*
- h) conservation of natural resources and flood control;*
- i) the adequacy of utilities and municipal services;*
- j) the adequacy of school sites;*
- k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be*

*conveyed or dedicated for public purposes;*

- l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*
- m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).*

## APPENDIX B: PROVINCIAL POLICY STATEMENT EXCERPTS

The following sections and policies of the Provincial Policy Statement (PPS) are applicable to this proposal:

Section 1.1.1 states:

*1.1.1 Healthy, liveable and safe communities are sustained by:*

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; and*
- d) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected*

*needs;*

Policies in the 'Settlement Areas' section state:

*1.1.3.1 Settlement areas shall be the focus of growth and development.*

*1.1.3.2 Land use patterns settlement areas shall be based on densities and a mix of land uses which*

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- e) support active transportation;*

Policies in the 'Housing' Section state:

*1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

- b) Permitting and facilitating:*
  - 1. All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities;*
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*

Policies in the 'Public Spaces, Recreation, Parks, Trails and Open Space' Section state:

1.5.1 *Healthy, active communities should be promoted by:*

- a) *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) *planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- d) *recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

Policies in the ‘Long-Term Economic Prosperity’ section state:

1.7.1 *Long term economic prosperity should be supported by:*

- b) *encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*
- c) *optimizing the long-term availability and use of land, resource, infrastructure and public service facilities;*
- e) *encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;*

The proposal supports planning authorities’ achievement of these objectives by permitting a range of uses and densities which ensure future development makes efficient use of land, thereby optimizing the long-term availability of land, resources and infrastructure. The proposal will permit residential uses within close proximity to employment uses, thereby fostering a complete community where individuals can live and works.

Policies in the ‘Natural Heritage’ section state:

2.1.1 *Natural features and areas shall be protected for the long term;*

2.1.2 *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features;*

2.1.6 *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

2.1.7 *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

# APPENDIX C: COUNTY OF GREY OFFICIAL PLAN EXCERPT

Within the County of Grey Official Plan, the following sections and policies are applicable to this proposal:

## 1.4.1 Our Opportunities:

11. [...] Within the guidelines outlined in this Plan, the development of such recreation uses and related development can provide settings which enhance the tourism economic sector in the County and attract visitors from around the world. The County’s tourism goal is to “increase sustainable tourism revenues through managing and marketing Grey County as a tourism destination”. The following are principles to support tourism and recreation opportunities throughout the County:

- Recognize the economic importance of the

tourism and recreation industry to the County, and the role these industries play in attracting visitors and new migrants;

- The County encourages the development of attractions, especially those with capacity for year-round use which shall assist in developing Grey County as a regional tourism destination; and
- The County will support the growth and expansions of existing tourism and recreation developments.

## 2.1 Growth Projections

[...] As outlined in Tables 1 – 3, we anticipate that there will be a total of 127,130 people by 2046, a total of 55,570 households, and total employment of 52,230 people in 2046.

**Table 1: Permanent Population Growth Projections and Allocations to 2046**

Year	2021	2026	2031	2036	2041	2046	Growth
Town of The Blue Mountains	9,550	10,960	12,310	13,620	14,900	16,300	6,750
Township of Chatsworth	7,240	7,430	7,580	7,730	7,880	7,980	740
Township of Georgian Bluffs	11,210	11,590	11,910	12,220	12,520	12,780	1,570
Municipality of Grey Highlands	10,590	10,910	11,180	11,450	11,700	11,920	1,330
Town of Hanover	8,450	9,180	9,870	10,540	11,190	11,870	3,420
Municipality of Meaford	11,800	12,200	12,540	12,880	13,190	13,480	1,680
Township of Southgate	8,610	9,500	10,330	11,140	11,930	12,780	4,170
Municipality of West Grey	13,360	13,780	14,140	14,490	14,830	15,110	1,750
City of Owen Sound	22,510	23,100	23,590	24,080	24,540	24,910	2,400
Grey County	103,320	108,650	113,450	118,150	122,680	127,130	23,810

**Table 2: Household Growth Projections and Allocations to 2046**

Year	2021	2026	2031	2036	2041	2046	Growth
Town of The Blue Mountains	4,440	5,230	5,980	6,650	7,250	7,990	3,590
Township of Chatsworth	2,770	2,860	2,930	2,990	3,050	3,070	300
Township of Georgian Bluffs	4,540	4,730	4,890	5,040	5,160	5,240	700
Municipality of Grey Highlands	4,190	4,360	4,500	4,630	4,750	4,810	620
Town of Hanover	3,650	4,060	4,420	4,740	5,030	5,350	1,700
Municipality of Meaford	5,150	5,440	5,680	5,910	6,110	6,270	1,120
Township of Southgate	3,280	3,750	4,180	4,570	4,920	5,320	2,040
Municipality of West Grey	5,410	5,640	5,830	6,020	6,160	6,250	840
City of Owen Sound	10,140	10,480	10,750	11,000	11,220	11,270	1,130
Grey County	43,530	46,550	49,160	51,550	53,650	55,570	12,040

[...] Table 4 below provides what we anticipate for seasonal recreational units through the planning horizon.

**Table 4: Growth Outlook for Seasonal Recreational Units to 2036**

Year	2021	2026	2031	2036	2041	2046
Town of The Blue Mountains	2,850	2,730	2,650	2,610	2,690	2,770
Township of Chatsworth	390	370	360	360	370	380
Township of Georgian Bluffs	720	690	670	660	680	700
Municipality of Grey Highlands	1,240	1,190	1,150	1,130	1,170	1,200
Town of Hanover	60	60	60	60	60	60
Municipality of Meaford	670	650	630	620	640	660
Township of Southgate	250	240	230	230	230	240
Municipality of West Grey	510	490	470	470	480	500
City of Owen Sound	420	400	390	380	390	400

### 3 DEVELOP GREY

#### 3.2 Economic Objectives

1) *Ensure the County's natural and cultural resources and environment are protected and developed in a balanced approach to support the tourism and recreation sector, for the benefit of citizens;*

3) *Encourage a diverse economy while recognizing and promoting economic specializations in areas such as tourism, agriculture, manufacturing, retail, etc.; and*

10) *Long-term economic prosperity should be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.*

##### 3.2.1 Encouraging Economic Growth

6) *The County, together with local municipalities and stakeholders will continue to explore opportunities to establish and promote recreation and tourism throughout the County.*

#### 3.3 Settlement Area Land Use Types

*[...] Policies of this Plan will promote development forms and patterns which minimize land consumption and servicing costs. The will help ensure development is compact in form and promotes the efficient use of land and provision of water, sewer and transportation, and other services. [...] Settlement areas include cities, towns, villages, and hamlets, as well as, growth areas along our shorelines and in our recreational areas. [...] It is the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect and conserve resources, promoted green spaces, ensure the effective use of infrastructure and public service facilities, and minimize unnecessary public expenditures. [...] For the purposes of this Plan,*

*the County Plan establishes five main land use types for areas of concentrated development:*

4) *The Recreational Resort Area land use type applies to areas within the Town of The Blue Mountains and the Municipality of Grey Highlands which exhibit a mix of seasonal and permanent residential and recreational growth on full municipal services. While these settlement areas are fully serviced they do not contain the same range of uses as a traditional urban centre or Primary Settlement Area and are instead focused on a recreational component as the basis for development. Detailed development policies are contained within Section 3.8 of this Plan and the applicable Local Official Plans.*

#### 3.8 Recreational Resort Areas

1) *The Recreational Resort Area land use type as shown on Schedule A of this Plan applies to settlement areas which have developed as a result of site specific amendments to the County of Grey Official Plan and/or local official plan consisting of a defined development area, specific recreational amenities, residential development (including additional residential units as per Section 4.2.5 and employee housing as per Section 4.2.10) and serviced with full municipal services (sewer and water).*

2) *New development in the Recreational Resort Area land use type must serve the public interest by contributing to the provision of community recreational amenities, by facilitating municipal service infrastructure, and by accommodating existing un-serviced development areas and areas with development potential within the existing land use type or in settlement areas.*

3) *As these areas form an integral part of our communities, complete community design elements described in Section 1.4.1 should be considered to*

enhance social and community cohesion.

5) The Recreational Resort Area land use type will strive to enhance recreational and tourism related activities by:

b) Encouraging new land uses that will promote existing or require the establishment of new recreation and tourism facilities which diversify opportunities for all possible forms of recreation, in a manner consistent with the preservation of natural environment as defined in Section 7 of this plan.

## 4 LIVE GREY

### 4.1 Housing Policy – Variety

[...] The County will aim to provide a variety of housing types to satisfy the present and future social, health, safety and well-requirements of residents. [...] New residential developments will be promoted at densities which efficiently use available servicing (Subject to Section 8.9) and are appropriate to site conditions and existing patterns of development.

## 7 NATURAL GREY

### 7.12 Parks and Open Space

[...] Parks are an essential component to great place-making within our communities. Parks play a significant role in the County’s goal of creating healthy communities, and are important to our physical, mental and environmental health. The following principles and policies to support and encourage parks and open space:

3) Municipalities are encouraged to provide public or privately operated park and open space uses in proximity to residential, commercial and institutional land uses.

## 8 MOVE GREY

### 8.2 General Transportation Policies

a. The County will support different forms of transportation that work together to provide a complete transportation system that will contain the following elements:

- Connections between settlement areas including Recreational Resort Areas with a priority provided to active transportation and transit connections;
- Providing connections between our rural areas and settlement areas including Recreational Resort Areas so that people can access services and facilities located within these areas; and
- Complete streets which are designed for all age groups and for different forms of transportation including walking, cycling, transit and driving.

j. New developments will be designed to ensure the safe access for vehicles and emergency vehicles. Single access to new residential developments will be considered up to 85 units. New residential developments greater than 150 units will need to have two or more full accesses. Access to new residential developments will be considered through the phasing of the development however the above thresholds will be used to consider the design and phasing of the accesses. Local municipalities are encouraged to adopt these thresholds or develop alternate thresholds to ensure the safe access for vehicles and emergency vehicles. This policy shall not be interpreted to limit intensification on increased density; however, where the above standards for multiple accesses cannot be met, it shall be demonstrated that suitable and safe access can be provided to the satisfaction of the road authorities and emergency services.

## 9 OUR TOOLS

### 9.13 Plans of Subdivision and Condominium

*In any new applications for plan of subdivision or plan of condominium submitted to the County for approval, the proponent will need to consider and be prepared to justify the following:*

*1) The layout of the proposed plan with regard to matters of:*

*a) Access and connections to public transportation (where applicable) and access to existing trails;*

*c) Improving an promoting walkability/ cyclability within the proposed plan through sidewalks, bike lanes, bicycle parking/ racks, and/or other active transportation infrastructure with consideration for existing walking and cycling conditions;*

*e) The street pattern of the proposed plan and how it fits with the surrounding neighborhood. Plans which utilize a grid pattern or a modified grid pattern must be considered more favorably than those with curvy street patterns or cul-de-sacs;*

*g) Impact on natural environment, as defined in Section 6 of this plan; and*

*i) The provision of usable parkland and green space.*

# APPENDIX D: TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN EXCERPT

## A3.3 GROWTH AND SETTLEMENT

### A3.3.1 Goal

*To direct most forms of development to areas where full municipal wastewater and water services are available and to support the efficient use of land in these areas.*

### A3.3.2 Strategic Objectives

*It is a strategic objective of this Plan to:*

- 1) Direct the majority of new residential and employment growth to areas where full municipal services exist; and*
- 6) Ensure that all development is appropriately phased and in conjunction with required infrastructure improvements where appropriate.*

## A3.8 TOURISM AND RECREATION

### A3.8.1 Goal

*To enhance opportunities for tourism and recreational uses and related development.*

### A3.8.2 Strategic Objectives

*It is a strategic objective of this Plan to:*

- 1) Facilitate the development of recreational/resort development within the context of a four seasons recreational resort community.*
- 6) Recognize and maintain the Georgian Trail as a regionally significant trail link, and to encourage appropriate access points in the long-term development of a Town-wide trail system.*
- 7) To encourage the development of a system of open spaces and recreational areas which incor-*

*porate provisions for expanding both the number and areal extent of public access points to the shoreline of Nottawasaga Bay and to the Niagara Escarpment.*

*8) To create a high quality, all season trail system, contributing to the development of the Town as a world class tourism destination.*

*9) To provide for a broad range of open space settings, activities and programs in order to expand recreation and leisure opportunities in the area for residents and visitors.*

## A3.10 HOUSING

### A3.10.1 Goal

*To provide an appropriate housing supply and range of housing choices to meet the needs of present and future residents.*

### A3.10.2 Strategic Objectives

*It is a strategic objective of this Plan to:*

- 3) Ensure that a full range of housing opportunities is available for residents in the Town.*

## A4 THE LAND USE CONCEPT

*The land use designations in this Plan are divided into three broad categories.*

- 1) The Urban land use designations apply to the Thornbury-Clarksburg urban area, the Residential/Recreational settlement area and a number of other recreational areas and neighborhoods such as Craigeith, Castle Glen, Lora Bay and the Blue Mountain Village Area.*
- 2) Rural Countryside land use designations apply to lands outside of the settlement areas identified in #1 above.*
- 3) Environmental and Open Space designations within the Urban and Rural Countryside areas.*

## A4.1 URBAN DESIGNATIONS

### A4.1.7 Residential/Recreational Area

Lands designated Residential/Recreational Area reflect the settlement area designated as Recreational Resort Area in the County Official Plan that extends along the Georgian Bay shoreline providing a seasonal and permanent residential and recreational function.

#### A4.1.13 Lora Bay, Camperdown and Swiss Meadows

Recognizes unique residential/resort/recreational areas in the Town.

## B3.7 RESIDENTIAL/RECREATIONAL AREA

### B3.7.1 Objectives

It is the intent of this Plan to:

- Recognize areas within the Town where there is a mix of seasonal and permanent residential and recreational uses; and
- Recognize areas where some residential uses are located to support and provide access to resort and recreational amenities.

### B3.7.3 Permitted Uses

Permitted uses on lands designated Residential/Recreational Area include:

- a) Single detached dwellings;
- b) Semi-detached dwellings;

c) Townhouse and low-rise multiple units;

d) Accessory apartments in single detached, semi-detached and townhouse dwellings subject to Section B2.7;

e) Bed and breakfast establishments subject to Sections B2.5.1;

f) Home occupations subject to Section B2.10;

g) Private home daycare;

h) Recreational lands and/or facilities in appropriate locations. Recreational uses may include uses such as parks, open space, trail uses, equestrian facilities, community centres, cultural facilities, recreational clubs, racquet facilities and other similar day use facilities may be permitted; and

i) Golf courses subject to Section B3.7.4.6. and all other policies of this Plan.

### B3.7.4 Development Policies

#### B3.7.4.1 Density and Open Space Requirements

It is the intent of the Plan that all development within the Residential/Recreational areas of the Town shall provide generous amounts of open space to facilitate recreational opportunities, and to maintain the resort, open landscape character and image of the area. [...] The following table sets out maximum density and minimum open space requirements for lands designated Residential/Recreational Area.

	Maximum Density (Units/Gross Hectare)	Minimum Open Space Component
Blue Mountain Village Area	15	40%
All Other Areas	10	40%

The Corporation of the Town of The Blue Mountains

By-Law Number 2023 -

Being a By-law to amend Zoning By-law 83-40 and Zoning By-law No. 2018-65 which may be cited as "The Township of Collingwood Zoning By-law" and "The Blue Mountains Zoning By-law", respectively.

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. 83-40 and By-law No. 2018-65;

And Whereas pursuant to the provisions of Section 34 and 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 subject lands, as shown on the attached Schedule A-1, are hereby removed from the jurisdiction of The Township of Collingwood Zoning By-law 83-40 and be placed into the jurisdiction of The Blue Mountains Zoning By-law 2018-65;
2. That Section 9.1 Exceptions is amended by adding the following new exceptions to Table 9.1:

Table with 3 columns: Exception Number, Zone, Special Provisions. Row 1: Exception Number: \*\*\*, Zone: R1-3-\*\*\*, Special Provisions: Maximum lot coverage - 50%, Minimum front yard - 4.5 m to the dwelling - 6.0 m to the garage, Maximum height - 10.5 m

Table with 3 columns: Exception Number, Zone, Special Provisions. Row 1: Exception Number: \*\*\*, Zone: R2-\*\*\*, Special Provisions: Minimum front yard - 4.5 m to the dwelling - 6.0 m to the garage

- 3. That Schedule 'A' of Zoning By-law 2018-65, as amended, is hereby further amended by placing the subject lands into the R1-3 -\*\*\*, R2-\*\*\* and OS zones, as indicated on the attached Schedule B-1;

- 4. That Schedule 'A-1' and Schedule 'B-1' 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 \_\_\_\_\_,2023

Alar Soever, Mayor

Corrina Giles, Clerk

ROLL#

I hereby certify that the foregoing is a true copy of By-law No. 2023 - as enacted by the  
Council of The Corporation of the Town of The Blue Mountains on the day of , 2023.

Dated at the Town of The Blue Mountains, this day of ,2023

Corrina Giles, Clerk

# Town of The Blue Mountains Schedule 'A-1'

By-Law No. \_\_\_\_\_

## Legend

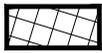
-  Subject Lands of this Amendment
-  Properties to be removed from the jurisdiction of Zoning By-law 83-40



# Town of The Blue Mountains Schedule 'B-1'

By-Law No. \_\_\_\_\_

## Legend

-  Subject Lands of this Amendment
-  Properties to be removed from the jurisdiction of Zoning By-law 2018-65

