

**Zoning By-law Amendment
Complete Application Submission Checklist**

- ☒ Complete and executed application form and required application fee;
- ☒ A signed letter of authorization for an agent or applicant (where the applicant is not the Owner) from all registered Owners of the lands affected by the proposed amendment;
- ☒ A zoning chart that identifies where modifications to the existing zoning regulations or other By-law provisions are proposed to be amended;
- ☒ Three (3) copies of a fully dimensioned and scaled site plan in METRIC UNITS, which includes the following information:
 - a) The boundaries and dimensions of the subject land;
 - b) The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front, rear, and side lot lines;
 - c) The approximate location of all natural and artificial features on the subject land and adjacent to the subject land that, in the opinion of the applicant, may affect the application (such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, and septic beds);
 - d) The current use of land that is adjacent to the property;
 - e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road, or a right of way;
 - f) If access to the subject land will be by water only, the location of the parking and docking facilities to be used; and
 - g) The location and nature of any easement affecting the subject land.
- ☒ One (1) copy of the Pre-consultation comments received from Town Planning Services Staff;
- ☒ Three (3) hardcopies of all supporting technical and background studies/reports identified by Town Planning Services Staff as a result of a pre-consultation meeting; and
- ☒ A covering letter that briefly describes the proposal.

Planning Services
The Town of the Blue Mountains
P.O. Box 310, 32 Mill Street
Thornbury, Ontario N0H 2P0
Tel.: (519) 599-3131
Fax: (519) 599-3018
Email: planning@thebluemountains.ca



APPLICATION TO AMEND THE ZONING BY-LAW

FOR OFFICE USE ONLY

DATE OF PRECONSULTATION: _____

APPLICATION RECEIVED: (date) _____ DATE ACCEPTED: _____

FILE NO. _____ ROLL NO. _____ FEE: _____

RECEIPT NO. _____ RECEIVED BY: _____

CONCURRENT APPLICATIONS: _____

OTHER FEES RECEIVED: _____

APPLICATION TYPE:

Zoning By-law Amendment

Request to remove Holding 'h' Symbol

Request for Temporary Use By-law (Extension)

Request for exemption to Part Lot Control

Deeming By-law

APPLICANT INFORMATION

1. Name of Registered Owner: RHEMM PROPERTIES LTD.

Address: P.O. Box 87
Clarksburg, Ontario N0H 1J0

Tel. No.: 519-318-8001 Email: john@rhemmproperties.com

Name of Applicant/Authorized Agent: Kristine Loft, Loft Planning Inc.

Address: 25 MAPLE STREET, COLLINGWOOD, ONTARIO L9Y 2P7

Tel. No.: 705.446.1168 Email: kristine@loftplanning.com

2. Indicate the primary contact for correspondence relating to this application:

☐ Registered Owner

☒ Applicant/Agent

3. Encumbrances (i.e. mortgagees, charge or encumbrance)

Name: Nil

Address: _____

Tel. No.: _____ Email: _____

PROPERTY INFORMATION

4. Description of the subject land:

Assessment Roll No.: 424200000302300

Concession No.: 1 Lot No.: 20

Registered Plan No.: 529 Lot(s)/Block(s): 149

Reference Plan No.: 16R801 Part(s): 1&2

Municipal Address: 372 GREY ROAD 21

Date acquired by current owner: 2021/09/10

5. Subject Property Information:

a) Frontage (m): 149.3 m Depth (m): 1340 m Area (m²): 20.59 ha

b) Type of Access:

☐ Municipal Road ☒ Regional Road ☐ Provincial Highway ☐ Other

If other, please specify:

Grey Road 21

c) If access is provided by water only, please indicate the parking and docking facilities (to be) used and the approximate distance from these facilities to the nearest public road.

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6. What is the existing and proposed use of the subject lands?

Existing use of the subject lands: Vacant

Length of time existing use has continued: Unknown

Proposed use of the subject lands: Residential Development

9. For **EXISTING** buildings and structures on the subject land. Please Specify:

Building Type	Gross Floor Area or Dimension (m ²)	Front Yard Setback (m)	Side Yard Setback (m)	Side Yard Setback (m)	Rear Yard Setback (m)	Building Height (m)	Date Constructed
Nil							

10. For **PROPOSED** buildings and structures on the subject land. Please Specify:

Building Type	Gross Floor Area or Dimension (m ²)	Front Yard Setback (m)	Side Yard Setback (m)	Side Yard Setback (m)	Rear Yard Setback (m)	Building Height (m)
TBD						

SITE SERVICING

11. Is water provided by a publicly owned and operated water system?

YES ☒

NO ☐

If no, please specify: _____

12. Is sewage disposal provided by a publicly owned and operated sanitary sewage system?

YES ☒

NO ☐

If no, please specify: _____

**NOTE: If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent would be produced per day, a servicing options report and a hydrogeological report must accompany this application.*

13. Is storm water drainage provided by:

Sewers ☐

Ditches ☐

Swales ☒

Other ☐

If other, please specify:

SWM to be completed as part of development approval process.

PLANNING INFORMATION

14. What is the current Official Plan designation of the subject lands?

County of Grey Official Plan: Residential Recreational Area, Hazard, Wetlands

Permitted uses: Residential and recreational related uses.

Town of The Blue Mountains Official Plan: Residential Recreational Area, Wetland, and Hazard

Permitted uses: The RRA designation permits a variety of residential
and accessory uses as outlined in section B3.7.3. The RRA

designation is planned for full municipal water and sewer services and

development is to proceed on full municipal services.

15. What is the current Zoning By-law classification applied to the subject lands?

Applicable Zoning By-law: 2018-65

Existing Zone Category: Development (D), Hazard (H), Wetland (W)(h1)

Permitted uses: Existing uses in Development (D)

16. Describe the nature and extent of the rezoning request:

To rezone a portion of the lands to implement four consent applications to sever
residential lots and implementing the mapping and mitigation measures of the Environmental
Impact Study.

17. Proposed change to Zone Category:

From: Development (D), Hazard (H), Wetland (W)(h1)

To: Development (D), Residential (R1-1), Wetland (W), Hazard (H)

18. Please complete the following zoning chart where modifications to the existing zoning regulations or other By-law provisions are proposed. *Note: It is the Applicant's responsibility to list all the required amendments to the By-law.*

ZONE REGULATION	BY-LAW SECTION NUMBER	EXISTING ZONE REGULATION	PROPOSED ZONE REGULATION
Minimum Lot Frontage (m)	6.2.1	18	18
Minimum Lot Area (m)		550	828
Minimum Front Yard Setback (m)		7.5	7.5
Minimum Side Yard Setback (m)		2	2
Minimum Rear Yard Setback (m)		9	9
Minimum Landscaped Open Space (%)		--	--
Maximum Lot Coverage (%)		30%	30%
Maximum Height (m)		9.5	met
Maximum Number of Storeys		2 st	2 st
Minimum Floor Area (m ²)		--	--
Minimum and Maximum Density		--	--
Minimum Distance Between Buildings on the same Lot		--	--
Minimum Number of Parking Spaces		2	2
Minimum Number of Loading Spaces		0	--

Other (e.g. General Provisions, Holding Provisions)			

19. Existing Use of Adjacent Lands

North: Residential

South: Wetland and Hazard

East: Wetland and Residential

West: Woodlands, Future Residential

POLICY CONFORMITY

20. Please explain how the proposal is consistent with the Provincial Policy Statement (<http://www.mah.gov.on.ca/Page215.aspx>):

See Planning Justification Report.

21. Are the subject lands within an area of land designated under any provincial plan?

YES ☒

NO ☐

If yes, please describe how the proposal is consistent with, or does not conflict with, the applicable provincial plans:

Lands are within Niagara Escarpment Plan Area; not within Development Control.

22. Please explain how the proposal conforms to the applicable policies of the County of Grey Official Plan and the Town of The Blue Mountains Official Plan:

See Planning Justification Report.

23. Does the proposal alter the boundary of a settlement area or implement a new area of settlement?

YES ☐

NO ☒

If yes, provide details of the Official Plan policies or Official Plan amendment that deals with the matter:

24. Does the proposal remove the subject land from an employment area, as defined by the Provincial Policy Statement?

YES ☐

NO ☒

If yes, describe the current Official Plan policies, if any, dealing with the removal of land from an employment area:

25. Are the lands subject to site specific or conditional zoning policies?

YES ☐

NO ☒

If yes, please describe how the application conforms to the Official Plan policies relating to zoning with conditions:

ADDITIONAL INFORMATION

26. Has the property ever been the subject of any application under the *Planning Act* (such as a plan of subdivision, site plan application, minor variance, etc.)?

YES ☐

NO ☒

If yes, please provide the file number, status, and the decisions made on the application, or the Ontario Regulation number of the Minister's Zoning Order:

27. If this application is a re-submission of a previous application, describe how it has been changed from the original submission:

No

28. Please describe any easements or restrictive covenants affecting the subject lands:

Nil

29. Please identify the file number, status, and details of any concurrent application(s) that have been submitted for approval for the subject lands (i.e. consent, site plan, plan of subdivision, etc.).

Four (4) consents submitted simultaneously. File number not yet assigned.

30. Please identify any reports or studies that are submitted with this application:

Planning Justification Report (LOF)

Environmental Impact Study (Birks)

Engineering (Tatham) (Envision Tatham)



DECLARATION OF OWNER OR AUTHORIZED AGENT

I/We Kristine Loft of the Township of Clearview
 (Name of Owner or Authorized Agent) (e.g. Town of the Blue Mountains)

in the County of Simcoe
 (e.g. County of Grey)

make oath and solemnly declare that the information contained above and that the information contained in any documents that accompany this application is true and that I make this declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the **Canada Evidence Act**.

For the purposes of the Freedom of Information and Protection of Privacy Act, I hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the PLANNING ACT for the purposes of processing this application and correspondence purposes. Questions about this collection should be directed to the Town Clerk of The Town of The Blue Mountains.

It is understood and agreed that the fee submitted with this application covers only routine processing costs (ie. review by municipality, a Public Meeting and Amendment documents, if approved). It is further understood and agreed that any additional costs or requirements with this application, including any additional information and processing requirements, or as may otherwise be required or incurred and charged to or by the municipality (ie: Planning, Legal or Engineering Fees, LPAT Hearing Costs, Agreements, Special Studies, other Approvals or Applications, and any other related matters), will be my responsibility to provide to and/or reimburse the municipality for same. Failure to pay all associated costs may result in refusal of this application and/or collection by the municipality in like manner as municipal taxes, or any other means legally available to the municipality.

EXECUTION OF THIS DECLARATION MUST BE WITNESSED BY A COMMISSIONER OF OATHS. A COMMISSIONER OF OATHS IS AVAILABLE AT TOWN HALL.

Sworn or declared before me at the Town of Collingwood in the County of Simcoe this 4th day of March 2022

Applicant Signature

Applicant Name (Print)

☐ I have authority to bind the Corporation

Commissioner of Oaths

Christopher Michael Sargent
 a Commissioner, etc.,
 Province of Ontario,
 for the Corporation of the Town of Collingwood.
 Expires June 26, 2023

Commissioners Seal

AUTHORIZATION OF APPLICANT/AGENT



I/We, the undersigned, being the registered owner(s) of

372 Grey Road 21

(Legal description or municipal address)

in the Town of the Blue Mountains, hereby authorize

Kristine Loft, Loft Planning Inc.

(Print name of agent and/or company)

as my/our agent for the purpose of submitting application(s) to the Town of The Blue Mountains and acting on my/our behalf with respect to the application. The authority granted by this authorization shall continue until I shall have revoked such authority in writing, and delivered such written revocation to The Town of The Blue Mountains Planning and Development Services Department. No such revocation shall invalidate any action taken by the authorized applicant prior to the date The Town of The Blue Mountains received such written revocation.

Dated the _____ day of _____, 20____.
2/26/2022

DocuSigned by:

BC5C80AED8254F8
officer)

John Rodgers

(Please print the full name and position of the individual signing)

(Signature of owner or signing

☐

I have authority to bind the Corporation _____
applicable)

(Name of corporation, if

officer)

(Please print the full name and position of the individual signing)

(Signature of owner or signing

☐

I have authority to bind the Corporation _____

(Name of corporation, if applicable)

PERMISSION TO ENTER



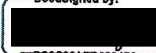
2/26/2022
Date: _____

Planning Services
The Town of the Blue Mountains
P.O. Box 310, 32 Mill Street
Thornbury, Ontario NOH 2P0
Tel.: (519) 599-3131
Fax: (519) 599-3018

To Whom It May Concern,

RE: Application to Amend the Zoning By-law
Location of Land: 372 Grey Road 21
(Municipal Address)

I hereby authorize the members of Council and members of staff of the Town of The Blue Mountains to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

DocuSigned by:

BC9C80AED06204F0...
Signature of owner or authorized agent

RHEMM PROPERTIES LTD.

Please print name