

Statutory Public Meeting

Part Lot 25, Concession 4 (Blue Birch Properties Inc.)
Town of the Blue Mountains

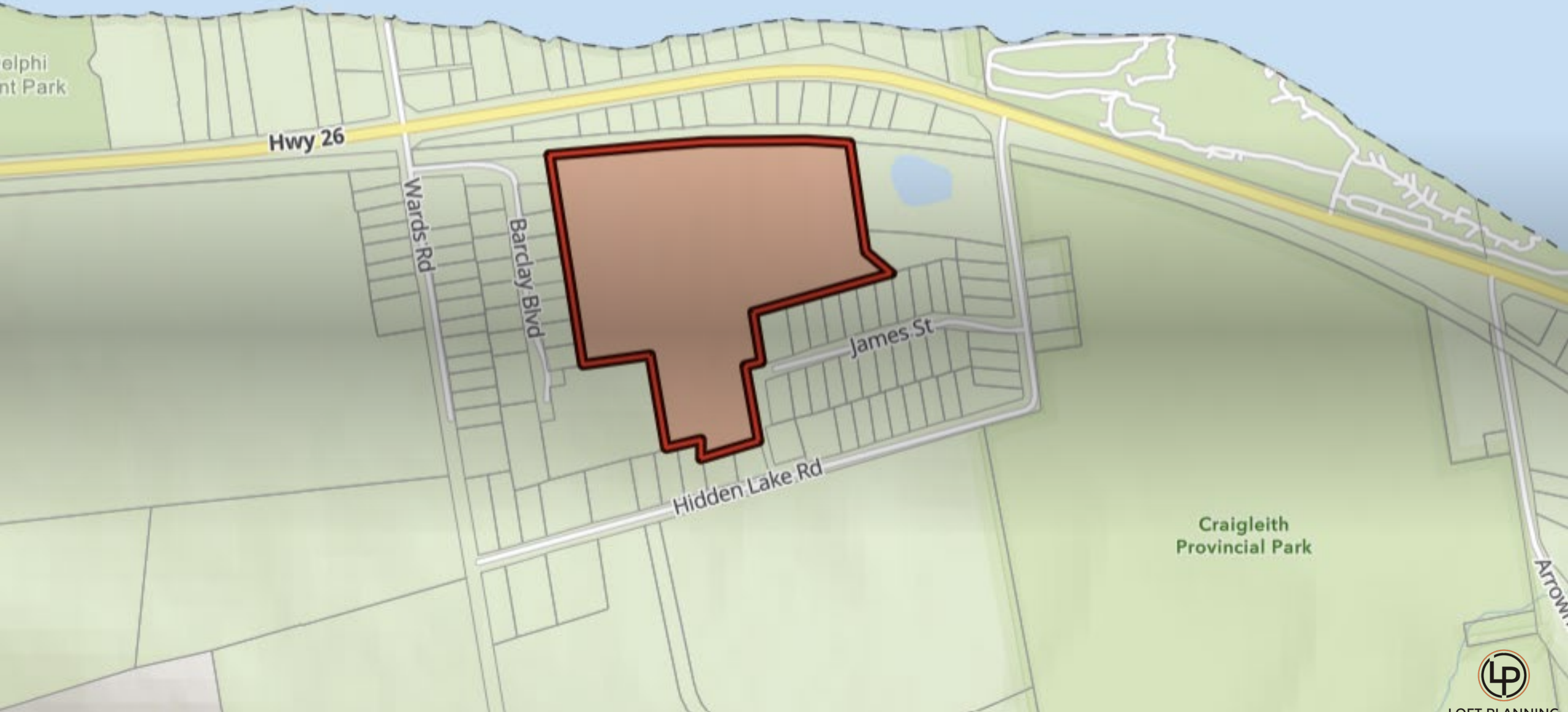
Application Number: P3348

December 19, 2023



LOFT PLANNING

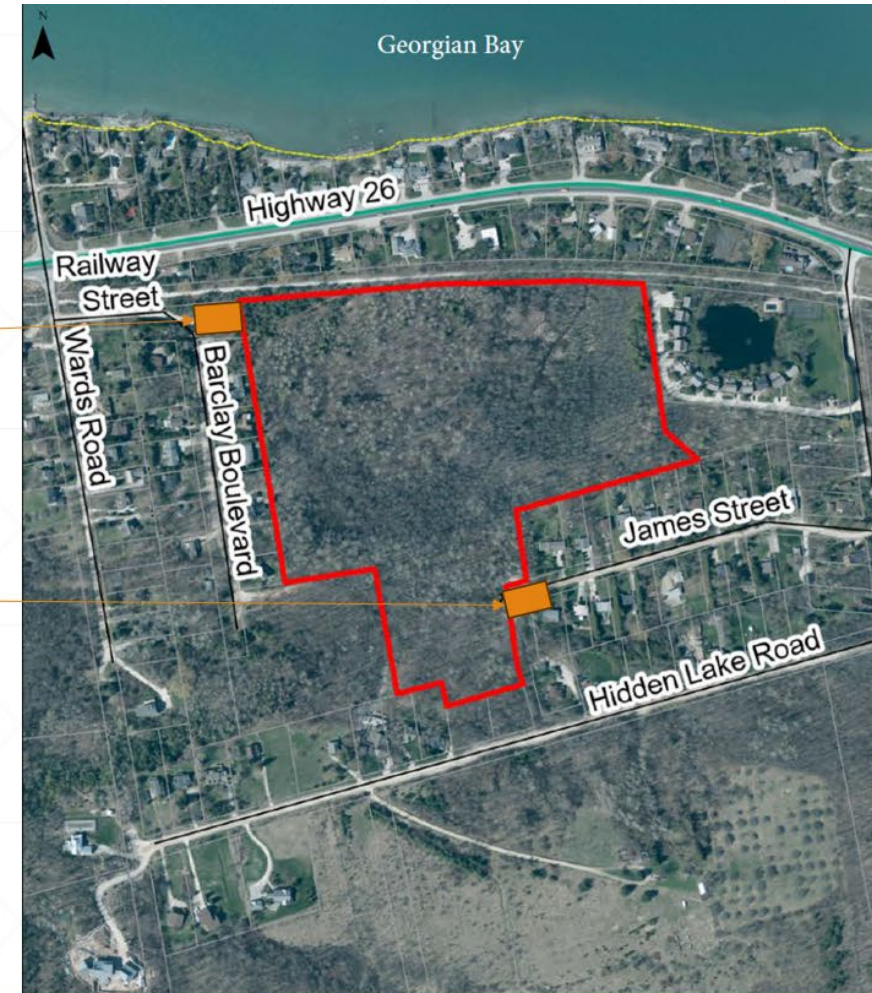
Site Location



ACCESS

Proposed
Railway Street
Access

Existing
James Street
Access



Technical Reports

Planning Justification Report (Loft
Planning)

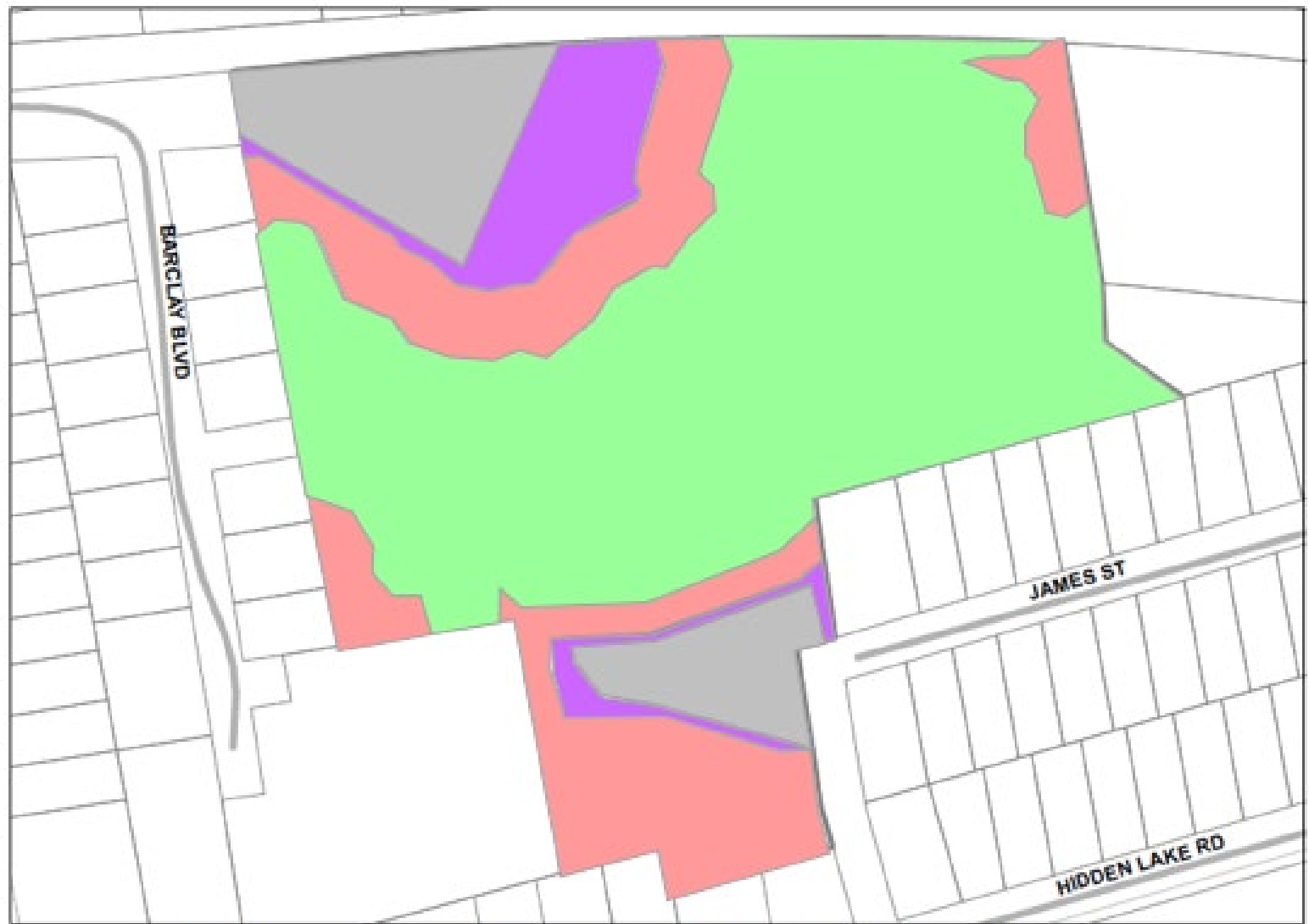
Earthworks Analysis (Tatham
Engineering)


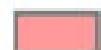


Flood Hazard Study (Tatham
Engineering)

Environmental Impact Study (Birks
Environmental)

Geotechnical Investigation (Soil
Engineers Ltd.)

Proposed Zoning



-  Lands to be rezoned to the Residential One Exception (R1-1-X) Zone and Lift of Holding Provision
-  Lands to be rezoned to the Hazard (H) Zone
-  Lands to be rezoned to the Hazard Exception (H-XX) Zone
-  Lands to be rezoned to the Wetland (W) Zone

Site Photos



Entrance from James Street



James Street

Site Photos



Immediate Neighbours on
James Street (North)



Immediate Neighbours on
James Street (South)

Site Photos



Railway Street ROW



Immediate Neighbour on
Barclay Boulevard

Site Photos

