



December 19, 2023

Planning and Development Services

# Public Meeting

## Application for Zoning By-law Amendment

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Part Lot 25, Concession 4 (Blue Birch)

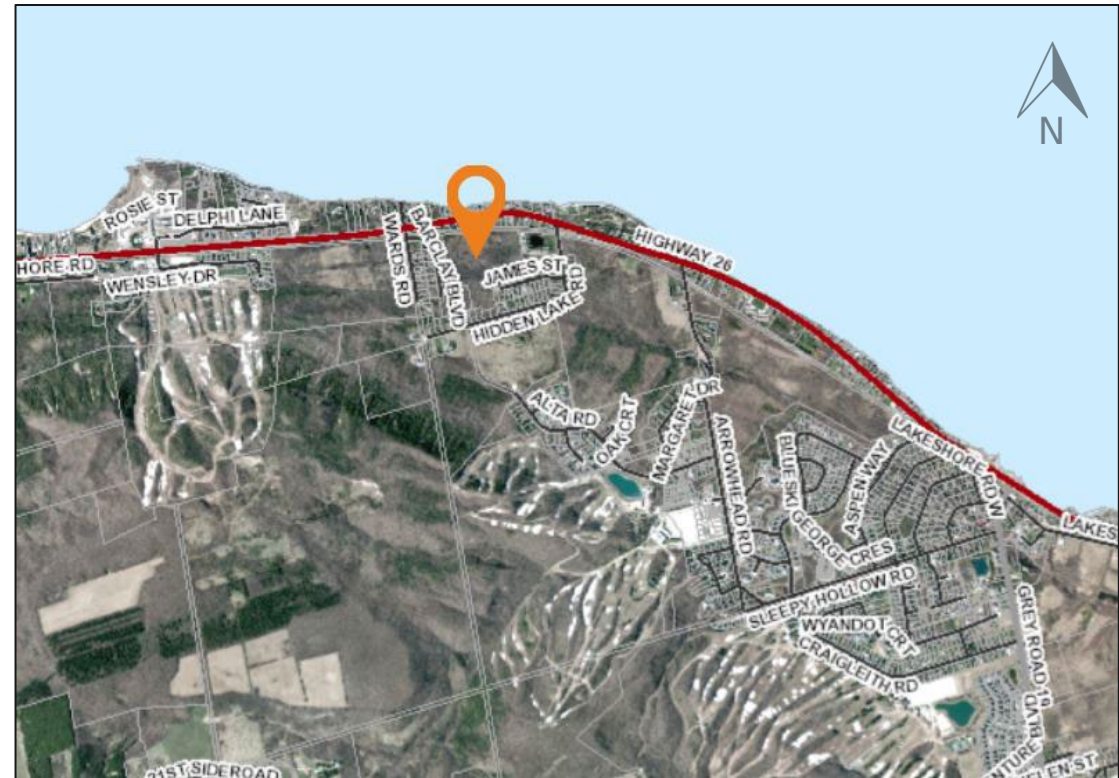
Town File No.: P3348

# Planning Process

- ☒ Pre-Consultation
- ☒ Application Received
- ☒ Application Deemed Complete
- ☒ Notice of Public Meeting Circulated, Public Meeting Held
- ☐ Staff Review of Application and Public Comments
- ☐ Staff Recommendation to Committee of the Whole
- ☐ Council Decision
- ☐ Appeal Period

# Application and Site Location

Applicant	Blue Birch Properties Inc.
Agent	Kristine Loft
Location	Part Lot 25, Concession 4
Applications	Zoning By-law Amendment
Lot Area	10.6 hectares



# Proposal Overview

- Construction of single detached dwelling
- Access through Railway Street road allowance
- Redefinition of wetland and hazard features/zones
- Grading proposed for hazard mitigation
- GSCA permit required
- Holding provision for Archeological Assessment





# Existing Land Use and Zoning

Official Plan



Residential Recreational Area 'RRA'  
Hazard 'H'

Zoning By-law



Development 'D'  
Hazard 'H'  
Wetland 'W'

# Zoning

## Existing



Development 'D'  
Hazard 'H'  
Wetland 'W'

## Proposed



Residential One 'R1-1-X'  
Hazard 'H'  
Hazard 'H-XX'  
Wetland 'W'

# Zoning





## Residential One 'R1-1'

- Minimum frontage: 10 m
- Minimum front yard setback: 6 m
- Minimum rear yard setback: 6 m
- Deemed to front on open and maintained municipal road

## Hazard 'H-XX'

- Limited site alteration and grading shall be permitted



-  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



# Overview of Applications and Effects

Document	Effect	Existing	Proposed
Official Plan, 2016	No change	Residential Recreational Area	Residential Recreational Area
Zoning By-law 2018-65	Amendment	Development 'D' Hazard 'H' Wetland 'W'	Residential One 'R1-1-X' Hazard 'H-X' Hazard 'H' Wetland 'W'



# Application Supporting Material

- Concept Plan
- Planning Justification Report
- Proposed Draft Plan of Subdivision
- Environmental Impact Study
- Phase I and II Environmental Site Assessment
- Stage 1 and 2 Archaeological Assessment
- Traffic Impact Study
- Functional Servicing Report
- Stormwater Management Report
- Golf Shot Spray Safety Analysis
- Landscape Analysis & Urban Design Brief



# Thank you for your time

Project Website:

<https://www.thebluemountains.ca/bluebirch>



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