

STATUTORY PUBLIC MEETING

RHEMM PROPERTIES LTD.

372 GREY ROAD 21

TOWN OF THE BLUE MOUNTAINS

Zoning By-law Amendment

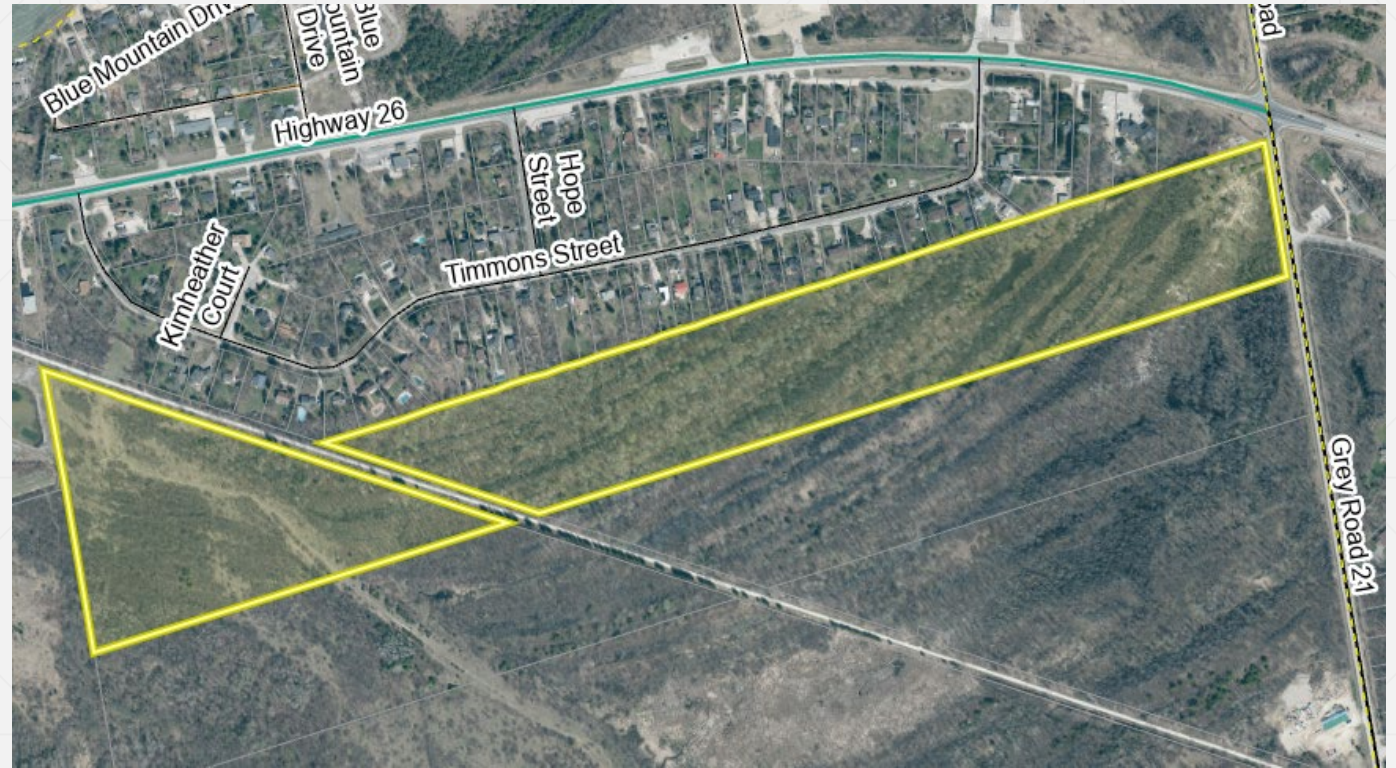
June 13, 2022 – Council Public Meeting



LOFT PLANNING

SITE LOCATION

- Located on the west side of Grey Road 21
- South of Highway 26 and north of the intersection of Monterra Road and Grey Road 21
- Lot Area of 20.7 hectares
- Lot Frontage of 149.4 m
- West and East of Georgian Trail
- West End – Future Draft Plan
(*Formal Pre-Consultation and working on technical reports*)



PHOTOS

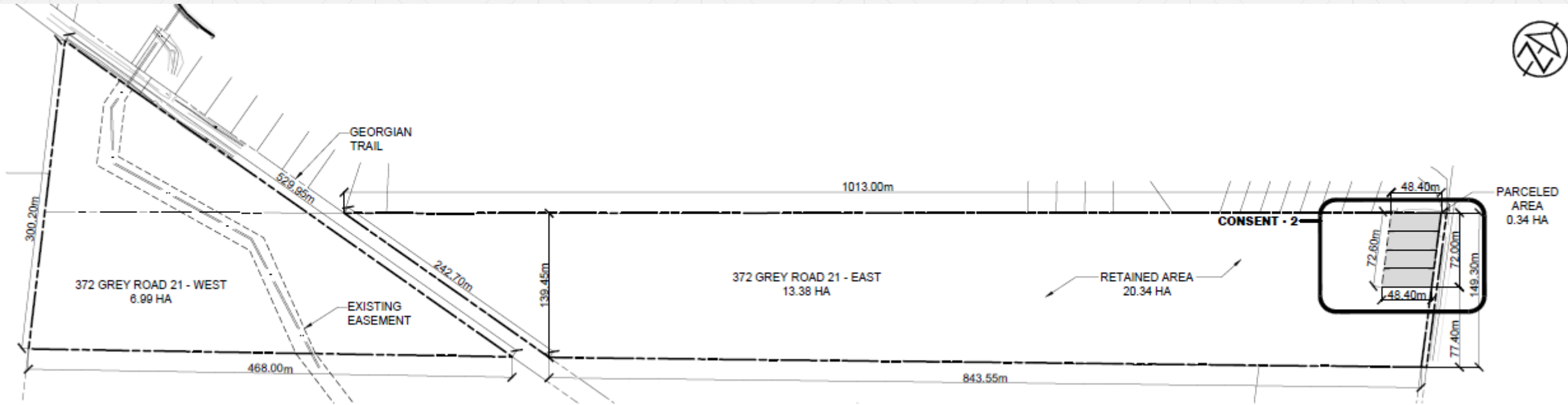


ZONING BY-LAW AMENDMENT

PURPOSE AND EFFECT

- The purpose of the application is to re-zone a portion of the subject lands from the *Rural Residential (RUR)* and *Hazard (H)* zones of the former Township of Collingwood Zoning By-law 83-40 to the *Residential One (R1-1)* zone of Town of The Blue Mountains Zoning By-law 2018-65.
 - The effect of the application is to permit the development of the lands for four (4) single detached residential dwelling units, with four individual residential building lots proposed to be created through Consent.
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SUBJECT LANDS



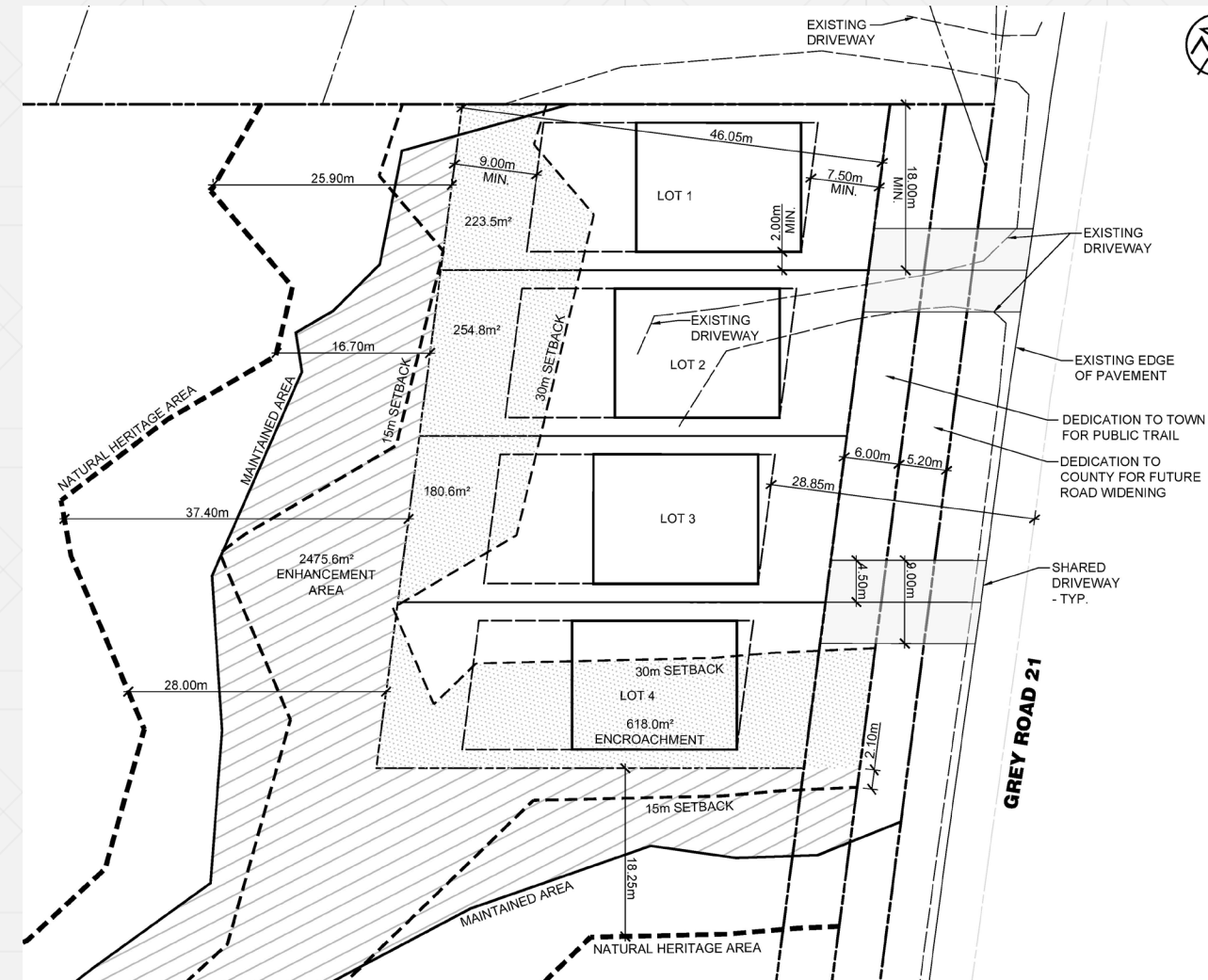
CONSENTS

- Proposed Four Consents
- Lot Frontages – 18 m
- Lot Area – 828 sqm
- The plan includes a road widening and trail block conveyance as follows,
 - Road Widening – 5 m by 149.30 m for a total area of 746.50 sqm.
 - Trail Block Conveyance – 6 m by 149.30 m for a total area of 895.80 sqm.



TECHNICAL REPORTS

- Environmental Impact Study (Birks Environmental)
 - EIS required due to the presence of wetlands, woodlands and watercourses within, and/or adjacent to the proposed severance area.
 - The intent of the EIS was to identify the presence of natural heritage features and functions within the Study Area that have the potential to be impacted by the proposed development.
 - 15 m setback plus additional enhanced area.
 - Mitigation measures recommended.
- Servicing Brief (Tatham Engineering)
 - Water and Sewer Serviced proposed.
 - Access via Grey Road 21 shared driveways.



ZONING BY-LAW

Proposed lots meet the minimum standard zoning provisions of the R1-1 Zone:

RESIDENTIAL (R1-1)	REQUIREMENTS	PROPOSED
Minimum Lot Area	550 sqm	828 sqm
Minimum Lot Frontage	18 m	18 m

POLICY ANALYSIS

A review of the proposed Zoning By-law Amendment based on the applicable planning documents made the following conclusions:

The Applications have Regard for Matters of Provincial Interest (Section 2 of the Planning Act, 1990) and are in the Public Interest Section 2 of the Planning Act requires authorities to have regard for matters of provincial interest. The proposed application would facilitate lot creation on the east portion of the lands.

The proposed application is consistent with the Provincial Policy Statement 2020. The Provincial Policy Statement permits lot creation for residential purposes within Recreation Area. The proposed Zoning By-law amendment would implement proposed consents.

The proposed applications conform to the County of Grey and Town of the Blue Mountains Official Plans. The application conforms to the development in the relevant County and Town Official Plan.

The proposed application meets the intent of the Town of the Blue Mountains Zoning By-law. The proposed application would meet the intent of the Bylaw, being that the future lot development would comply with the standard R1-1 zone.
