



# The Corporation of the Town of The Blue Mountains

## Decisions on Consent Applications:

### File Numbers: B04-2022, B05-2022, B06-2022 (as revised)

<b>Owner/Applicant:</b>	Rhemm Properties Ltd.		
<b>Purpose / Effect:</b>	The purpose and effect of this application is to sever a portion of the lands municipally known as 372 Grey Road 21 to create three new residential lots.		
<b>Legal Description:</b>	PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE MOUNTAINS and PT LT 147-148 PL 529 COLLINGWOOD AS IN R262179; S/T R272237, R297829, R301646; THE BLUE MOUNTAINS		
<b>Severed Parcels:</b>	Frontage: 27.6 m (Lot 1) and 22.2 m (Lot 2 and 3) Depth: 42m (Lot 1, 2 and 3) Area: 1169 m <sup>2</sup> (Lot 1) and 939 m <sup>2</sup> (Lot 2 and 3)		
<b>Retained Parcel:</b>	Frontage: 77.20 m Depth: Varies and Area: 20.28 ha		
<b>Road Access:</b>	Grey Road 21		
<b>Municipal Water:</b>	Yes	<b>Municipal Sewer:</b>	Yes
<b>Decision:</b>	<b><u>Granted Provisional Consent</u></b>		
<b>Date of Decision:</b>	April 15, 2024		

In making the decision upon this application for Consents, the Council of the Town of The Blue Mountains is satisfied that the proposed Consent Applications comply with the intent and direction of the Provincial Policy Statement, County of Grey Official Plan and the Town of The Blue Mountains Official Plan and represents good planning.

### If provisional consent is given, then the following conditions must be met by April 15, 2026.

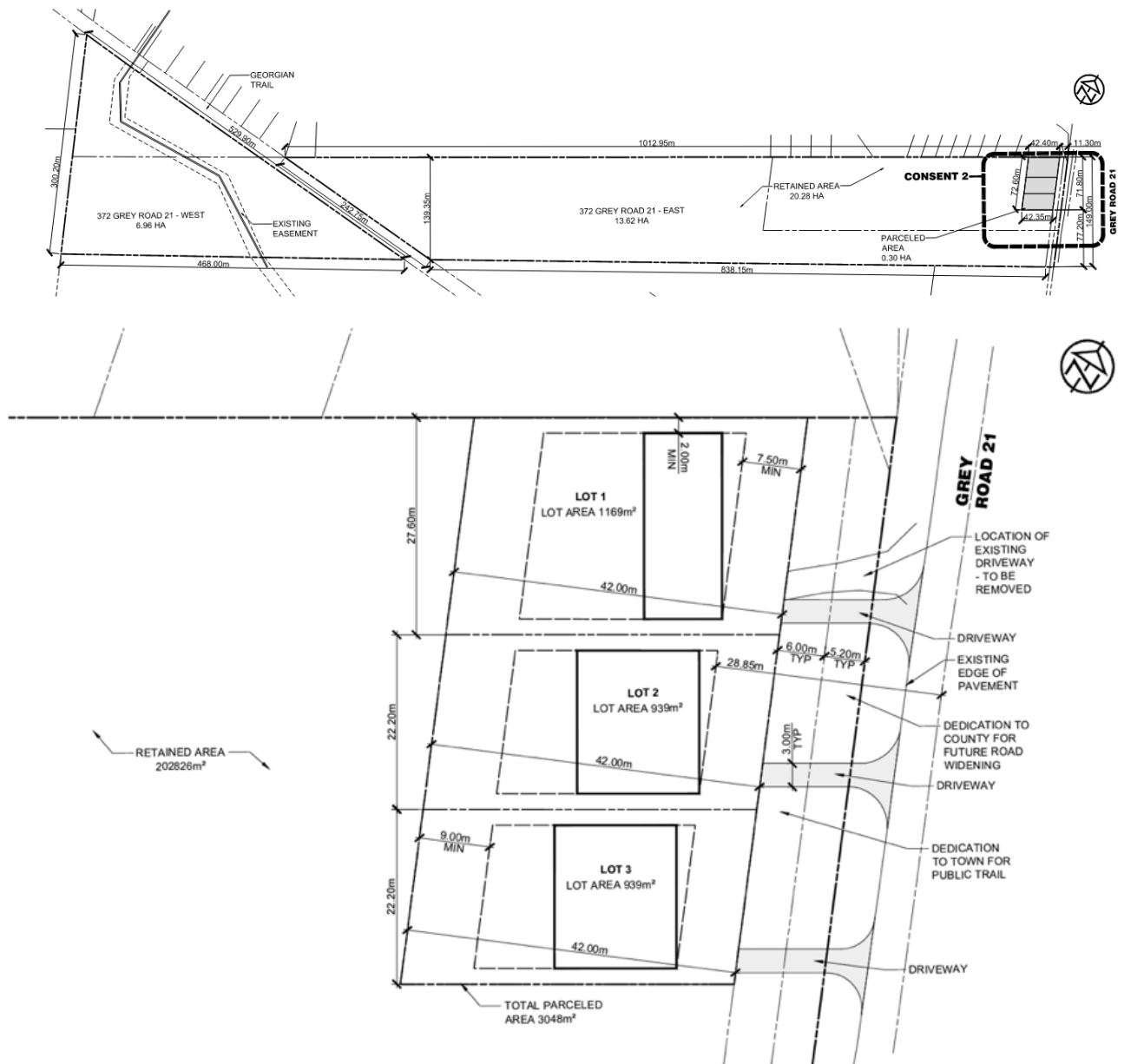
1. That the Owner obtain an amendment to The Blue Mountains Zoning By-law 2018-65 to rezone the subject lands for residential use;
2. That a draft reference plan be prepared by an Ontario Land Surveyor and that this plan be reviewed to the Town's satisfaction prior to being deposited with the Land Registry Office;
3. That the responsibility of the maintenance of the swale adjacent to the rear lot lines shall be determined by the Owner, in consultation with, and to the satisfaction of the Town, and any necessary agreements shall be entered into, if required;
4. The downstream improvement to the culvert be completed in its entirety and be certified by the project engineers as a condition of the severance. A permit for this work will be required from GSCA;
5. Completion of the groundwater monitoring program and demonstration of the results that demonstrate that all development is located above the water table
6. That the Owner dedicate a 5.18-metre road widening of Grey Road 21 be dedicated to the County of Grey;
7. That the Owner dedicate a 6-metre trail block along the front lot line be provided to the Town
8. That the Owner dedicate a 10-metre wide block along the length of the Georgian Trail to the Town, and that this block be included on the draft reference plan;
9. That the Owner provide 5% cash-in-lieu for parkland dedication in accordance with the Planning Act;
10. That the Owner meets all the requirements of the Town, financial or otherwise, for the Certificate of Consent to be issued;
11. That the Owner provides a description of the lands which can be registered in the Land Registry Office;

12. That all above conditions be fulfilled within two years of the Notice of Decision so that the Town Clerk is authorized to issue the Certificate of Consents pursuant to Section 53(42) of the Planning Act.

Corrina Giles, Town Clerk  
Town of The Blue Mountains  
32 Mill Street, Box 310, Thornbury, ON, N0H 2P0

Dated: April 15, 2024

### Severance Plan



### Certification

I, Corrina Giles, Town Clerk of The Corporation of the Town of The Blue Mountains, certify that the above is a true copy of the decision of the Council of The Corporation of the Town of The Blue Mountains with respect to the application recorded therein.

Corrina Giles, Town Clerk  
Town of The Blue Mountains Dated:

April 15, 2024

This document may be made available in other accessible formats as soon as practicable and upon request.