

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

<u>FOR OFFICE USE ONLY</u>	
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 X
- 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:** Richpark Homes (Thornbury) Ltd
Address: 202-8920 Woodbine Ave Markham On L3R 9W9

Tel. No.: 416 837 1965 **Email:** _____
Name of Applicant/Authorized Agent: Colin Travis
Address: 7-275 First St Collingwood ON L9Y 1A8

Tel. No.: 705 446 9917 **Email:** colint@travisinc.ca

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

- Registered Owner
- Applicant/Agent

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

Name: _____

Address: _____

Tel. No.: _____ Email: _____

PROPERTY INFORMATION

4. Description of the subject land: see attached for detail

Assessment Roll No.: _____

Concession No.: 9 Lot No.: 34

Registered Plan No.: _____ Lot(s)/Block(s): _____

Reference Plan No.: _____ Part(s): _____

Municipal Address: 188 Peel St North

Date acquired by current owner: 2017

5. Subject Property Information:

a) Frontage (m): 89 Depth (m): var Area (m²): 1.29ha

b) Type of Access:

Municipal Road Regional Road Provincial Highway Other

If other, please specify:

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.

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

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

10. For **PROPOSED** buildings and structures on the subject land. Please Specify: **see approved site plan attached**

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)

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:

PLANNING INFORMATION

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

County of Grey Official Plan: Settlement Area

Permitted uses: a range of residential uses in addition to commercial institutional

Town of The Blue Mountains Official Plan: Community Living Area

Permitted uses: a range of residential dwelling types, commercial, institutional

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

Applicable Zoning By-law: 2018-65

Existing Zone Category: R2-77-h23 note: "h" removed in 2019

Permitted uses: 2 singles and 22 semis

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

to recognize common elements condominium development per approved site plan and to allow for deck encroachments for specified units - see attached plan and PJR

17. Proposed change to Zone Category:

From: _____

To: Ammend Exception 77, Part 9 to 2018-65

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.* see attached

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

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

19. Existing Use of Adjacent Lands

North: unopened King St allowance

South: Georgian Trail and Hwy 26

East: vacant lands

West: Peel St and residential

POLICY CONFORMITY

20. Please explain how the proposal is consistent with the Provincial Policy Statement

(<http://www.mah.gov.on.ca/Page215.aspx>):

subject lands are underutilized vacant lands within a fully serviced urban settlement area. See PJR.

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:

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:

The proposal is a minor refinement to existing zoning permissions for residential development on lands designated for residential development. see PJR

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:

Site specific minor change to existing zoning. Does not affect density or built form.

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:

Site Plan approval with a Site Plan Agreement executed April 17, 2020

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

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

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.).

Current application for a plan of subdivision is with Grey County. No file number assigned as of date of this application submission.

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

Reports submitted in support of executed site plan agreement. Also see attached PJR for extensive listing.



DECLARATION OF OWNER OR AUTHORIZED AGENT

Name of Owner: President Of Burton Inc. of the City of Richmond Hill

Name of Authorized Agent: [Signature] of the City of Richmond Hill

Name: Regional Municipality of York

I, the undersigned, do hereby declare that the information contained in this application is true and correct to the best of my knowledge and belief, and that I am not aware of any material facts which, if known, would render the information furnished herein false or misleading. I declare that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not aware of any material facts which, if known, would render the information furnished herein false or misleading. I declare that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not aware of any material facts which, if known, would render the information furnished herein false or misleading.

I, the undersigned, do hereby declare that the information contained in this application is true and correct to the best of my knowledge and belief, and that I am not aware of any material facts which, if known, would render the information furnished herein false or misleading. I declare that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not aware of any material facts which, if known, would render the information furnished herein false or misleading.

I, the undersigned, do hereby declare that the information contained in this application is true and correct to the best of my knowledge and belief, and that I am not aware of any material facts which, if known, would render the information furnished herein false or misleading. I declare that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not aware of any material facts which, if known, would render the information furnished herein false or misleading.

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

Witnessed by me, [Signature], City of Richmond Hill, on this 20th day of May 2008.

[Signature]

Applicant Signature

Applicant Name: [Name]



[Notary Name]

[Signature]

Commissioner of Oaths

AUTHORIZATION OF APPLICANT/AGENT



As the undersigned, being the registered owner of:

Richpark Homes (Thornbury) Ltd

agent/representative of the above address:

of the Town of The Blue Mountains, hereby authorize:

Colin Travis

as my agent and/or signatory,

to make application for the purpose of submitting applications to the Town of The Blue Mountains and the Council thereof with respect to the application. The authority granted by this authorization shall continue until shall have been revoked 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 applicant in accordance with the provisions of the relevant laws and regulations, however, it shall be the responsibility of the applicant to ensure compliance with the relevant laws and regulations.

made this 1st day of May 2020

Ronald Cowan - President



I am a member of the applicant's board of directors

Richpark Homes (Thornbury) Ltd



I am a director of the applicant

PERMISSION TO ENTER



May 1st 2020

Planning Services
112 Town of The Blue Mountains
Unit B1 - 110-30 Mill Street
Thompson, Ontario L0H 2P0
Tel: 519-344-1111
Fax: 519-599-3015

To Whom It May Concern

Re: Application to Amend the Zoning By-Law
Location of Land: 188 Peel Street North, Thompson, Ontario
Municipal Address:

Thereby 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.

A handwritten signature in blue ink, appearing to read "R. Cowan".

Approved with me by the Council

Ron Cowan - President

Please print name

PIN: 37132-0120
Description: LT 47 NE/S ARTHUR ST, 48 NE/S ARTHUR ST, 49 NE/S ARTHUR ST, 47 SW/S KING ST, 48 SW/S KING ST PL THORNBURY; THE BLUE MOUNTAINS

PIN: 37132-0119
Description: PART OF MINTO STREET, TOWNPLOT OF THORNBURY, BEING PART 1, PLAN 16R-11037; THE BLUE MOUNTAINS