



**TOWN OF THE BLUE MOUNTAINS**

32 Mill Street,  
P.O. Box 310  
Thornbury, ON N0H 2P0

Phone: 519-599-3131 / Toll Free: 888-258-6867  
Fax: 519-599-7723  
Email: info@thebluemountains.ca  
Website: http://www.thebluemountains.ca/

**SECTION 2 - COMPLETE APPLICATION REQUIREMENTS**

Ontario Regulation 545/06 prescribes information and materials to be provided for an amendment to the Zoning By-law in order to be considered a "Complete Application". If this information is not provided, Town Planning Services Staff as delegated by Town Council may, under Section 34(10.3)(a) of the *Planning Act*, refuse to accept or further consider the request for amendment(s).

A "Complete Application" to amend a Zoning By-law for the Town of The Blue Mountains shall constitute all of the following:

DOCUMENT/ITEM	CHECK
1. A complete and signed application form with required fees (refer to Schedule B for fees);	<input checked="" type="checkbox"/>
2. A signed letter of authorization for an agent or applicant (where the applicant is not the owner) from all registered owners of the lands affected by the proposed amendment (refer to Schedule A);	<input checked="" type="checkbox"/>
3. A Zoning Chart that identifies where modifications to the existing zoning regulations or other By-law provisions are proposed to be amended (refer to Part 3 - Section C of application form – page 11);	<input checked="" type="checkbox"/>
4. A sketch/plan showing: <ul style="list-style-type: none"> <li>a. The boundaries and dimensions of the subject land;</li> <li>b. The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the lot lines;</li> <li>c. The approximate location of all natural and artificial features on the subject land and adjacent to the subject land that, in the opinion of the applicant, may affect the application (such as buildings, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, and septic tanks);</li> <li>d. The current zoning and existing uses of adjacent lands;</li> <li>e. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road, or a right of way;</li> <li>f. If access to the subject land will be by water only, the location of the parking and docking facilities to be used; and</li> <li>g. The location and nature of any easement affecting the subject land.</li> </ul>	<input checked="" type="checkbox"/>
5. All supporting technical and background studies/reports identified by Town Planning Service Staff as a result of a pre-consultation meeting; and	<input checked="" type="checkbox"/>
6. A covering letter that briefly describes the proposal.	<input checked="" type="checkbox"/>



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## SECTION 3 - APPLICATION FORM TO AMEND THE ZONING BY-LAW

<b>FOR OFFICE USE ONLY</b>		<b>DATE OF PRECONSULTATION:</b>	
DATE FILED:		DATE ACCEPTED:	
FILE NUMBER:		ROLL NUMBER:	
REQUIRED FEE:		RECEIPT NUMBER:	
\$	PAID	RECEIVED BY:	

### PART 1: APPLICANT INFORMATION

#### A REGISTERED OWNERS OF THE SUBJECT LANDS

Name: Craigeith Waterfront Development Inc. c/o Royalton Homes  
 Email: \_\_\_\_\_  
 Company Name: \_\_\_\_\_  
 Mailing Address: 10114 Hwy 26, Collingwood ON L9Y 3Z1  
 Postal Code: \_\_\_\_\_  
 Phone: 705 446 9000 Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

#### B AUTHORIZED APPLICANT (if different than the owner)

Name: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Company Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Postal Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

#### C AUTHORIZED AGENT (i.e., consultant/solicitor/etc.)

Name: Colin Travis,  
 Email: colint@travisinc.ca  
 Company Name: \_\_\_\_\_  
 Mailing Address: 7-275 First St, Collingwood ON L9Y 1A8  
 Postal Code: \_\_\_\_\_  
 Phone: 705 446 9917 Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

<b>PRIMARY CONTACT:</b>		
Correspondence relating to this application should be sent to (select one only):		
<input type="checkbox"/> A - Owner	<input type="checkbox"/> B - Applicant	<input checked="" type="checkbox"/> C - Agent



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**D ENCUMBRANCES (i.e., mortgagees, charges or encumbrances)**

Name n/a  
Mailing Address: \_\_\_\_\_  
Postal Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**PART 2: PROPERTY INFORMATION**

**A SUBJECT LANDS**

Municipal Address: Highway 26, Town of Blue Mountains  
Postal Code: \_\_\_\_\_  
Concession: 1 Part(s)/Lot(s): 21 & 22  
Registered Plan No: 529 Lot No.: \_\_\_\_\_  
Property Tax Roll No: \_\_\_\_\_  
Date acquired by current owner (if known): 2017

**B DESCRIPTION OF PROPERTY (OR AREA AFFECTED BY THIS APPLICATION)**

Lot Frontage:	<input type="text"/>	m	<input type="text"/>	ft
Lot Depth:	<input type="text"/>	m	<input type="text"/>	ft
Lot Area:	<input type="text"/>	m <sup>2</sup>	<input type="text"/>	ft <sup>2</sup>

**C EXISTING AND PREVIOUS USE OF SUBJECT LANDS**

Existing Uses: vacant  
Duration: several years  
Previous Uses: commercial, residential and childrens camp

**D DESCRIBE EXISTING BUILDINGS ON THE SUBJECT LANDS** n/a building demolished

TYPE/DESCRIPTION	YEAR BUILT	FLOOR AREA (m <sup>2</sup> )	SETBACKS (m)				HEIGHT
			FRONT	REAR	SIDE	SIDE	



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**E EXISTING USE ON ADJACENT LANDS**

North: Georgian Bay  
 South: commercial and residential  
 East: residential  
 West: residential

**F DESCRIBE THE PROPOSED USES OF THE SUBJECT LANDS**

Residential, recreational and open space

**G PROPOSED BUILDINGS AND STRUCTURES** see attached PJR

TYPE/DESCRIPTION	FLOOR AREA (m <sup>2</sup> )	SETBACKS (m)				
		FRONT	REAR	SIDE	SIDE	HEIGHT

**H ACCESS** (check appropriate box)

Provincial Highway

County Road

Open and Maintained Municipal Road Allowance

Non-maintained/Seasonally Maintained Municipal Road Allowance

Private Right-of-way

Water access \*

*\* Note: if access to the subject land is by water only, the applicant must identify the parking and docking facilities to be used and the approximate distance of the facilities from the subject land and nearest public road.*

**I SITE SERVICING**

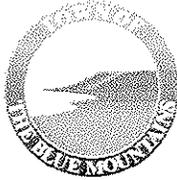
**WATER SUPPLY** (check appropriate box)

Publicly owned and operated piped water system

Privately owned and operated individual well

Privately owned and operated communal well

Other (please specify):



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SEWAGE DISPOSAL (check appropriate box)	Public sanitary sewage system	<input checked="" type="checkbox"/>
	Private individual or communal septic tank/leaching field system *	<input type="checkbox"/>
	Holding Tank	<input type="checkbox"/>
	Privy	<input type="checkbox"/>
	Other (please specify):	<input type="text"/>

*\* Note: if the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day, a servicing options report and a hydrogeological report must accompany this application.*

DRAINAGE (check appropriate box)	Sewers	<input checked="" type="checkbox"/>
	Ditches	<input checked="" type="checkbox"/>
	Swales	<input type="checkbox"/>
	Other (Please specify)	<input type="text"/>

see engineering reports submitted with application

**J ENVIRONMENTAL CONSTRAINTS**

Indicate any applicable environmental constraints (See Official Plan Constraint Mapping):

Hazard lands, and associated PSW to the east



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## PART 3: PURPOSE OF THE APPLICATION

In order to provide accurate information on the planning status of your property as requested below, please note the following:

- An Official Plan designation can be determined by identifying a property on the Land Use Schedule. Corresponding land use policies are set out in the Official Plan.
- The Town's current Official Plan is available online at: <http://www.thebluemountains.ca/official-plan.cfm>. The County of Grey Official Plan can also be found online at: <http://www.grey.ca/services/planning-development/county-of-grey-official-plan/>.
- A zone category can be determined by locating your property on the Zoning Map. Corresponding zone regulations are set out in the Zoning By-law. The Town's current Zoning By-law may be viewed at the Municipal Office.

### A CURRENT PLANNING STATUS see PJR for detail

Official Plan Designation:

- i. County of Grey Official Plan: Recreational Resort Area
- ii. Town of The Blue Mountains Official Plan: Craigeleith Village Residential

Permitted Uses:

- i. County of Grey Official Plan:  
a range of residential unit types, among a variety of other uses
- ii. Town of The Blue Mountains Official Plan:  
a range of residential unit types, commercial, open space

Zoning By-law: 2018-65

Existing Zone Category: OS, R1, R2, I, and C6 with exception number 59

Permitted Uses:

Open space, single detached, townhouse and live-work/commercial

Relevant Zone Provisions:

dwelling type - see PJR for detail

### B DESCRIBE PROPOSED USES AND THE NATURE AND EXTENT OF THE REZONING REQUEST

- Modify the Institutional zone to permit an additional storey
- Modify R2 zone boundary
- Delete R1 zone
- Delete C6 zone



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Proposed Change to Zone Category: from: R1, C6, I exceptions 59  
to: R2 and I exceptions XX

Reason for the proposed amendment:

**C ZONING CHART** see PJR

Please complete to following 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.*

ZONING REGULATION	BY-LAW SECTION #	EXISTING ZONE REGULATION	PROPOSED ZONE REGULATION
Minimum Lot Frontage			
Minimum Lot Area			
Minimum Front Yard			
Minimum Side Yard			
Minimum Rear Yard			
Minimum Landscaped Open Space			
Maximum Lot Coverage			
Minimum and Maximum Height			
Maximum # of Storeys			
Minimum Floor Area			
Minimum and Maximum Density			
Minimum Distance Between Buildings on same lot			
Minimum # of Parking Spaces			
Minimum # of Loading Spaces			
Other (e.g. General Provisions)			



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## PART 4: CONFORMITY

### A PROVINCIAL PLANS

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

Overall: development of vacant land in defined settlement area on full services; retention and protection of natural heritage features; add to range of residential accommodation opportunities see attache PJR

Are the subject lands located within an area of land designated under any provincial plans?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

NEP

If yes, please describe how the proposal is consistent with or does not conflict with the applicable provincial plans.

Per NEP provisions, subject proposal conforms to intent of County and Local Official Plans as is located in the Craigeith area of the Escarpment Recreation Area designation of the NEP.

### B LOCAL PLANS

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.

Overall: Land use type, density and location on full municipal services conforms to intent of both Official Plans.  
See PJR



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If the proposal implements an alteration to the boundary of an area of settlement or implements a new area of settlement, provide details of the Official Plan policies or Official Pan amendment that deals with the matter.

n/a

If the proposal removes the subject land from an area of employment as defined in the Provincial Policy Statement, describe the current Official Plan policies, if any, dealing with the removal of land from an area of employment.

n/a

If subject lands are within an area where zoning with conditions applies, please describe how the application conforms to the Official Plan policies relating to zoning with conditions.

n/a

## PART 5: ADDITIONAL INFORMATION

### A HISTORY OF THE SUBJECT PROPERTY

Has the property ever been the subject of any application under the *Planning Act* (such as *Planning of Subdivision*, *Current Zoning By-law Amendment*), or Minister's Zoning Order? (check appropriate box)

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>
Unknown	<input type="checkbox"/>

If Yes and if known, provide the file number, status, and the decisions made on the application, or the Ontario Regulation number of the Minister's Zoning Order.

Draft Approval; Grey County File 42T-2012-03 approved 2014  
LOPA No 20 approved Oct 15, 2010 provisions now incorporated into TBM 2016 Official Plan.  
Local ZBA 2010-47 enacted June 28, 2010 now incorporated into zoning By-law 2018-65.  
See PJR.



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

Modifications to residential zone provision by expanding the R2 zone boundaries.

Are there any easements or restrictive covenants affecting the subject land?

n/a

### **B CONCURRENT APPLICATIONS**

If the subject land is currently the subject of any additional applications for approval (i.e., Site Plan, Consent, Plan of Subdivision, Plan of Condominium, Official Plan Amendment), please identify the file number and status of the application(s), as well as details of the application.

Local Official Plan Amendment - no file number assigned as at this submission date  
Redline Revision application to Grey County on above-referenced Draft Plan

### **C REPORTS AND STUDIES**

Please identify any reports or studies accompanying this application. (Refer to Section 2 of this Package for complete application).

See attached PJR  
- Environmental  
- Engineering Servicing  
- SWM Report  
- Geotechnical  
- TIS  
- Archeological

### **D SKETCH REQUIREMENTS**

Refer to Section 2 of this package for sketch/plan requirements.

provided



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## PART 6: DECLARATION

**APPLICANT'S DECLARATION**  
(to be signed in front of the Commissioner of Oaths)

I, \_\_\_\_\_ of the \_\_\_\_\_  
(Name of applicant) (Name of City, Town, Township, etc.)

in the County/Region/District of \_\_\_\_\_ solemnly  
(Name of County/Region/District)

declare that all of the statements contained in this Application for Zoning By-law Amendment

at \_\_\_\_\_  
(Description of subject land)

and all supporting documents and plans are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the *Canada Evidence Act*.

By completing this Declaration, I / we hereby acknowledge and authorize Town staff as well as any other government body or agency, to enter upon the lands subject to this application for the purpose of conducting a site inspection.

Declared before me at the County of Grey

in the Town of The Blue Mountains, this

\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
(Day) (Month) (Year)

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Please Print name of Applicant

\_\_\_\_\_  
Signature of Commissioner of Oaths

SEE ORIGINAL SUBMITTED



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### MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In accordance with the provisions of the *Planning Act*, it is the policy of the Town of The Blue Mountains Planning, Building and By-law Services Department to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I

\_\_\_\_\_ (please print name of Applicant)

the Owner/applicant/authorized agent, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

\_\_\_\_\_  
Signature of Applicant

11      09      2019  
Day      Month      Year



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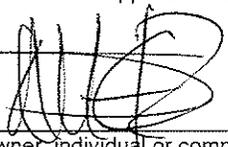
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## SCHEDULE A: AUTHORIZATION

This must be completed by the Owner if the OWNER IS NOT FILING THE APPLICATION.

Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.

If the Owner is an incorporated company, the company seal shall be applied in the signature block above (if there is one).

<b>AUTHORIZATION</b>		
I, (we) _____ Print name(s) of Owner, individual or company		
being the registered Owner(s) of the subject lands, hereby authorize		
_____		
Print name of agent and/or company (if applicable)		
to prepare and submit an Application for Zoning By-law amendment.		
 _____ Signature of Owner, individual or company		
11	09	2019
Day	Month	Year