



**Town of The Blue Mountains  
Official Plan Amendment Application Package**

Planning Services  
The Town of The Blue Mountains  
P.O. Box 310, 32 Mill Street  
Thornbury, ON N0H2P0  
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**APPLICATION TO AMEND THE OFFICIAL PLAN**

<b><u>FOR OFFICE USE ONLY</u></b>	
DATE OF PRECONSULTATION: _____	
APPLICATION RECEIVED: (date) _____	DATE ACCEPTED: _____
FILE NO. _____	ROLL NO. _____ FEE: _____
RECEIPT NO. _____	RECEIVED BY: _____

**PROJECT INFORMATION**

Project Name: Aquavil  
Project Description: Village residential & commercial village development with protected environmental open space

**APPLICANT INFORMATION**

1. Name of Registered Owner: Craigleith Waterfront Development Inc. c/o Royalton Homes  
Address: 10114 Hwy 26, Collingwood, ON L9Y 3Z1

Tel. No.: 705 446-9000 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 (Mortgages, charges, or other encumbrance)

Name: n/a  
Address: \_\_\_\_\_  
Tel. No.: \_\_\_\_\_ Email: \_\_\_\_\_

**PROPERTY INFORMATION**

**4. Description of the Subject Lands:**

Assessment Roll No.: \_\_\_\_\_  
Concession No.: 1 Lot No.: 21 & 22  
Registered Plan No.: 529 Lots/Blocks: var  
Reference Plan No.: \_\_\_\_\_ Parts: \_\_\_\_\_  
Municipal Address: Highway 26 Town of The Blue Mountains  
Date acquired by current owner: 2017

**5. Subject Property Information**

i) Frontage (m): \_\_\_\_\_ Depth (m): \_\_\_\_\_ Area (m<sup>2</sup>): \_\_\_\_\_

ii) Type of Access:

Municipal Road  Regional Road Provincial Highway  Other

If other, please specify:

\_\_\_\_\_

iii) 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:

n/a

**6. Existing and Proposed Use of the Subject Lands:**

Existing Use of the Subject Lands: vacant  
Length of Time Use has continued: several years  
Proposed Use of the Subject Lands: residential, open space, environmental protection

**7. Surrounding Land Uses:**

i) Describe the present use on all properties abutting and opposite the subject lands:

North: Georgian Bay  
East: Environmental/Residential  
South: Residential/Commercial  
West: Residential

ii) Does the Owner or applicant of the subject lands own or have a legal interest in any lands abutting the subject lands?

YES  NO

If yes, please describe:

For Purposes of ZBA, and this OPA the Subject lands comprise the "west" neighbourhood. Existing OP, Zoning and Draft Plan provisions on the East neighbourhood are not part of this application (ie east of Brophy's Lane).

**8. Environmental Constraints** See EIS for detail

Indicate whether any of the following environmental constraints apply to the subject lands:

Wetlands <input checked="" type="checkbox"/>	Floodplains, Streams, Ravines, Lakes
Groundwater and Watershed Management	Wooded Areas and Forest Management
Fisheries, Threatened and Endangered Species, and Significant Wildlife	Lands used for Former Orchard Production
Areas of Natural and Scientific Interest (ANSI)	Aggregate Resources
Thin Overburden/Karst	Solid Waste Management Buffer
Sewage Treatment Plant Buffer	Niagara Escarpment Plan <input checked="" type="checkbox"/>

**9. Indicate the Applicable Water Supply and Sewage Disposal:**

- i) Existing Water Supply for the Subject Lands:  
Municipal  Communal Private Other: \_\_\_\_\_
- ii) Proposal Water Supply for the Subject Lands:  
Municipal  Communal Private Other: \_\_\_\_\_
- iii) Existing Sewage Disposal for the Subject Lands:  
Municipal  Communal Private Other: \_\_\_\_\_
- iv) Proposed Sewage Disposal for the Subject Lands:  
Municipal  Communal Private Other: \_\_\_\_\_

\*Note: If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development a servicing options report and a hydrogeological report must accompany the application.

**10. Stormwater Management**

- i) Describe any alterations proposed for grading, drainage and stormwater management purposes (use a grading plan where appropriate):  
per functional servicing report, swm report and geotech reports provided with application. Overall, consistent with municipal and Conservation Authority standards and protocols.

ii) Indicate the type of drainage for the property:

	Sewers	Ditches	Swales	Other
Existing		X		
Proposed	X	X	X	

**11. Indicate the Type of Road Access**

- Provincial Highway Access
- County Road
- Open and Maintained Municipal Road Allowance
- Non-maintained/Seasonally Maintained Municipal Road Allowance
- Private Right-of-way  per proposed condominium

12. Are the lands subject to existing easements, right-of-ways, restrictions, or other agreements? If yes, describe the nature and include associated reference plan, if applicable.

YES

NO

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROPOSAL**

13. What is the current Planning status?

Official Plan Designation: Craiglieth Village Residential, HFSPSW, Commercial, H

Permitted Uses: Residential, Commercial, live-work, environmental protections

Zoning Category: R1, R2, C6, OS exception 59

Permitted Uses: Residential, Commercial and Open Space

14. Is the subject lands within an area of land designated under any provincial plan(s)?

YES

NO

If Yes, describe how the proposed amendment conforms to, or does not conflict with, the policies of the applicable plan:

NEP - overall land use proposal conforms to the intent of the  
County and Local OP's. Subject lands situated within the Escarpment  
Recreational NEP designation which recognizes Officials Plans  
in the Craiglieth area.

15. Proposal Description

i) Explain the nature and extent of the proposed use of the subject lands:

Increase the area of applicable R2 zone provisions resulting  
in changes to the unit yield.

\_\_\_\_\_  
\_\_\_\_\_

ii) Describe the reasons for the proposed amendment(s):

Primarily better utilization of subject lands enabling  
further private investment into municipal infrastructure upgrades  
highway improvements and potential increase of variable  
housing types addressing senior and rental dwelling units overall.

iii) Describe the timing of the proposed development, including phasing:

Servicing of subject lands in 2020  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**16. Details of the Amendment** see PJR

Using the following, identify the extent to which the Official Plan is intended to be amended to accommodate the proposed development:

- i) Land Use Designation Change: West Neighbourhood only  
FROM Craigleith Commercial TO Craigleith Village Residential
- ii) Amendment to Official Plan Policy Section Sched A-4, Section B3.12.3.1.1e) i) B3.12.3.2.1 c) iii) and f)

**17. Other Related Approvals**

- i) List any approvals or agreements required to permit the proposed development (e.g. planning applications, development agreements, road improvements, service allocation, septic approval, etc.):  
Concurrent applications for a redline revision to the approved Draft Plan and, a related zoning By-law amendment.
  
- ii) Has the subject land or land within 120m been the subject of an application by the applicant under the Planning Act for:  
Official Plan Amendment  (local OPA 20, now incorporated into 2016 OP)  
Zoning By-law Amendment  (ZBA 2010-47, June 2010, now incorp into 2018-65)  
Plan of Subdivision   
Consent (Severance)  
Site Plan Control  
Niagara Escarpment Development Control Permit
- iii) If so, indicate the following information for each application:  
Application File No.: 42T-2012-03 Draft Approved 2014  
Approval Authority: Grey County  
Lands Affected: Subject lands  
Purpose of Application: Implement approved OP and Zoning  
Status of Application: draft approved  
Effect of Application: \_\_\_\_\_

**18. Required Plans and Related Relevant Information**

- i) **Official Plan Amendment Information** see PJR  
The following information must be provided with the application, where applicable:  

The Text of the proposed Amendment, if a policy is being changed, replaced, or deleted, or if a policy is being added to the Official Plan.

The proposed Schedule to the Official Plan if the proposed amendment changes or replaces a Schedule in the Official Plan and text that accompanies the Schedule.

Required Amendment Text and Schedule not attached, for the following reasons:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_
- ii) **Planning Justification Report**  
An application to amend the Official Plan must be supported by the prescribed information required by the Planning Act as well as such other information as is

required in order to address other policy issues with the proposal, including demonstrating conformity with any applicable Provincial Plans and all County and Municipal Official Plan policies. The Planning Justification Report shall also include a strategy for public consultation with respect to the request. These matters must be addressed in a report accompanying this application.

Justification Report Attached

Justification Report Not Attached for the following reasons:

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iii) **Additional Supporting Documents**

List any additional supporting documents submitted with this application (i.e., Environmental Impact Study, Hydrogeological Report, Traffic Impact Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.):

engineering, environmental, archaeological see PJR

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iv) **Other Information**

Please provide any other information considered to be relevant to the proposal. Note: where redevelopment is proposed, any existing building to be demolished should be shown on the Site Plan.

Former buildings on site have been demolished.  
See PJR for details on preconsultations and public open house

DECLARATION OF OWNER OR AUTHORIZED AGENT



I/We COLIN TRAVIS of the TOWN OF THE BLUE MOUNTAINS
(Name of Owner or Authorized Agent) (e.g. Town of the Blue Mountains)

in the COUNTY OF GREY
(e.g. County of Grey)

make oath and solemnly declare that the information contained above and that the information contained in any documents that accompany this application is true and that I make this 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.

For the purposes of the Freedom of Information and Protection of Privacy Act, I hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the PLANNING ACT for the purposes of processing this application and correspondence purposes. Questions about this collection should be directed to the Town Clerk of The Town of The Blue Mountains.

It is understood and agreed that the fee submitted with this application covers only routine processing costs (ie. review by municipality, a Public Meeting and Amendment documents, if approved). It is further understood and agreed that any additional costs or requirements with this application, including any additional information and processing requirements, or as may otherwise be required or incurred and charged to or by the municipality (ie: Planning, Legal or Engineering Fees, LPAT Hearing Costs, Agreements, Special Studies, other Approvals or Applications, and any other related matters), will be my responsibility to provide to and/or reimburse the municipality for same. Failure to pay all associated costs may result in refusal of this application and/or collection by the municipality in like manner as municipal taxes, or any other means legally available to the municipality.

EXECUTION OF THIS DECLARATION MUST BE WITNESSED BY A COMMISSIONER OF OATHS.

Sworn or declared before me at the \_\_\_\_\_ of \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

Applicant Signature COLIN TRAVIS Applicant Name (Print)

[ ] I have authority to bind the Corporation

SEE ORIGINAL SUBMITTED TO TOWN

Commissioner of Oaths Commissioners Seal

AUTHORIZATION OF APPLICANT/AGENT



I/We, the undersigned, being the registered owner(s) of

(Legal description or municipal address)

in the Town of the Blue Mountains, hereby authorize

(Print name of agent and/or company)

as my/our agent for the purpose of submitting application(s) to the Town of The Blue Mountains and acting on my/our behalf with respect to the application. The authority granted by this authorization shall continue until I shall have revoked such authority 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 authorized applicant prior to the date The Town of The Blue Mountains received such written revocation.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

[Handwritten signature]
(Signature of owner or signing officer)

SAMER CHAATA DIRECTOR
(Please print the full name and position of the individual signing)

[X] I have authority to bind the Corporation \_\_\_\_\_
(Name of corporation, if applicable)

(Signature of owner or signing officer)

(Please print the full name and position of the individual signing)

[ ] I have authority to bind the Corporation \_\_\_\_\_
(Name of corporation, if applicable)



PERMISSION TO ENTER



Date: \_\_\_\_\_

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The Town of the Blue Mountains  
P.O. Box 310, 32 Mill Street  
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To Whom It May Concern,

RE: Application to Amend the Official Plan

Location of Land: \_\_\_\_\_

(Municipal Address)

I hereby 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 black ink, appearing to be "Samer Chaaya", written over a horizontal line.

Signature of owner or authorized agent

SAMER CHAAYA

Please print name