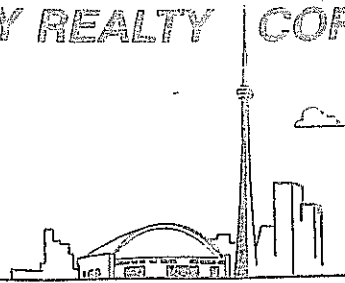


Bus. (905) 275-7131  
Fax. (905) 896-0391



04/11/2009

To: Council Members

Re: Thornbury Village Square

On Behalf Of Owners

- May we request that a building permit completion date of Mar 29, 2010 be acceptable as pertaining to current commercial development charges of \$ 58.32 per sq m?

Sincerely

Ron Morrison

26/10/2009

To: David Finbow @ Town Of Blue Mountains  
[dfinbow@thebluemountains.ca](mailto:dfinbow@thebluemountains.ca)

From: Ron Morrison & Dennis Young  
[ycorp@rogers.com](mailto:ycorp@rogers.com)

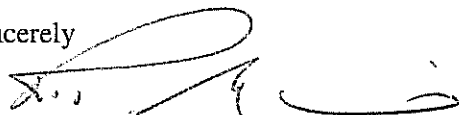
Subject: "Thornbury Village Square" Retail Development @ Lansdown & Arthur Street.

Dear Mr. Finbow,

- Having spoken to Michael Martin, may we request our registration for attendance @ the next Planning and Committee Meeting.
- Our intent is to limit our respective D/C's to the current \$58.32 sq m.
- We are prepared to pre-pay same with security.
- Our initial site plan is enclosed.

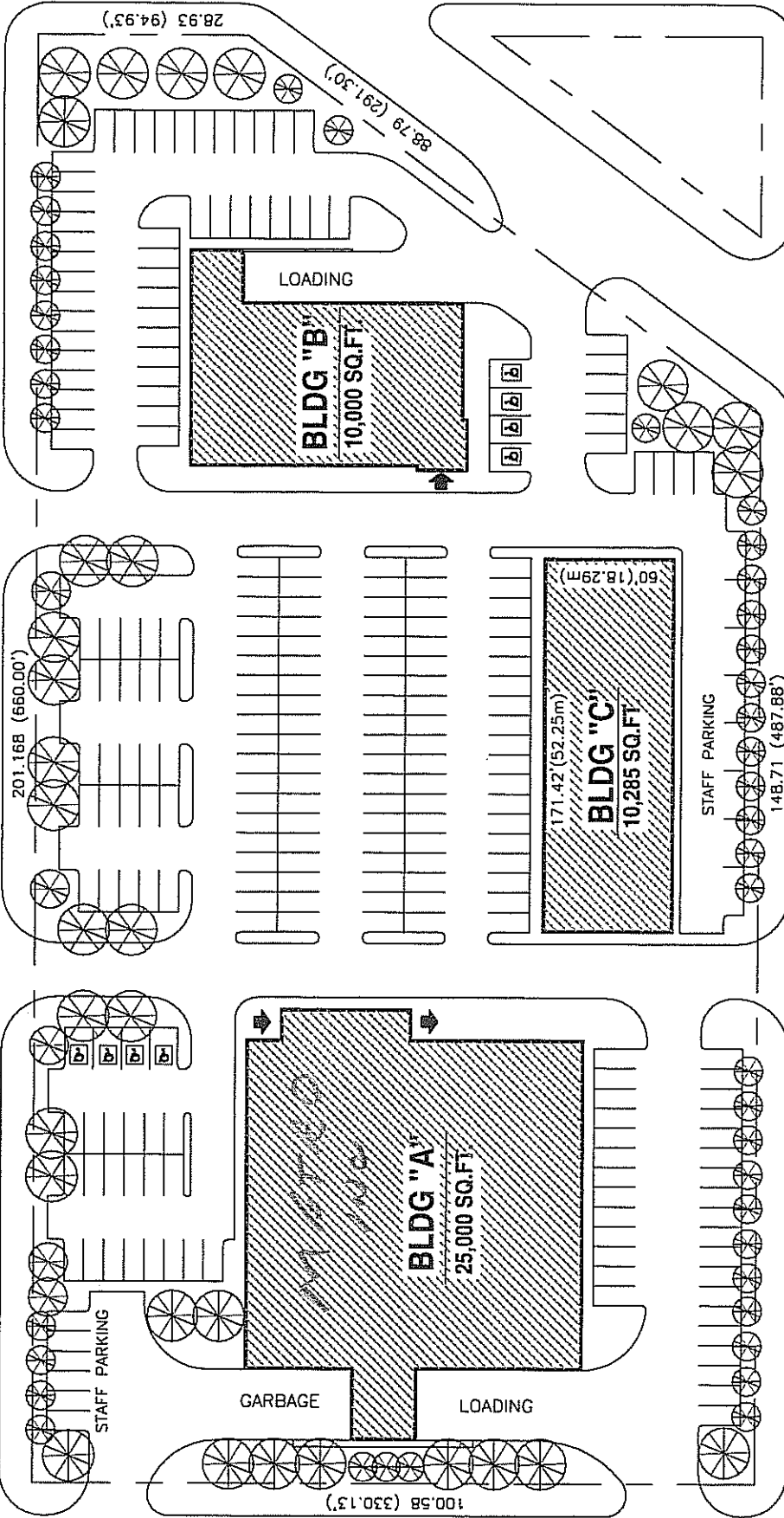
We appreciate your assistance in this matter.

Sincerely

A handwritten signature in black ink, appearing to be a cursive combination of the names Ron Morrison and Dennis Young.

Ron Morrison  
Dennis Young - "[ycorp@rogers.com](mailto:ycorp@rogers.com)"

ARTHUR STREET (HWY 26)



LOUISA STREET

VICTORIA STREET

**DEVELOPMENT STATISTICS:**

SITE AREA: 4.536 Ac. = 197,588 SQ.FT. (18,356 SQ.M.)  
 PROPOSED GROSS FLOOR AREA: 45,285 SQ.FT. (4,207 SM.)  
 COVERAGE: 23% OF SITE  
 PARKING PROVIDED: 249 SPACES = 5.5 SPACES/1000 SF OF GFA



## David Finbow

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**From:** David Finbow  
**Sent:** October 19, 2009 7:12 AM  
**To:** 'ycorp@rogers.com'  
**Subject:** Thornbury Village Square

Ron/Dennis:

I apologize for the delay in getting back to you. My response to your questions (noted below).

D/C's are applicable. The current rates for "Thornbury W" are:

Restaurant \$112.03/m<sup>2</sup>  
Commercial Other \$58.32

Please refer to our website for further details. Note: The Town's D/C's are currently being reviewed. In this regard a public meeting has been held. It is expected that the new By-law will be considered by Council within the next few weeks and be applicable shortly thereafter.

A Transportation Impact Study will be required to determine the appropriateness of proposed vehicular movements and the necessity of traffic lights/signalization. Same is required to be submitted at the time of application for Site Plan Approval per Section 41 of the Planning Act and will be reviewed by the Town or its Peer Review Consultant.

Multiple access points from Arthur Street will not be permitted.

Post development storm water flows cannot exceed pre-development. On-site storm water retention (quantity) and quality (oil/sand/grit) will be required.

Please contact Union Gas to determine gas service capacity.

Currently, the Town's Thornbury Waste Water Treatment Plant is fully allocated and would not support additional connections. The Town is working towards resolving this issue (in the short term).

Not aware of any outstanding local improvement charges or other fees. Please contact our Financial Services Department directly.

In addition to the general provisions contained in our Thornbury Zoning By-law, please be advised that the Town enacted By-law No. 2008-46 which amended the C2 provisions by:  
changing the front yard setback to "A minimum of 50% of the main wall opposite Arthur Street West... shall be located no closer than 1.0 metres and no greater than 6.0 metres from the front lot line"; and,  
changing the side yard setback to a "minimum 3.0 metres...".

In addition the Town has Interim Control By-laws in effect that 1) prohibit Adult Entertainment Establishments; and, 2) prohibit Drive-thru Facilities.

Regards,

David Finbow  
Director, Planning & Building Services

**From:** RON MORRISON (morrisonron@rogers.com)  
**To:** Dennis  
**Date:** Tue, October 27, 2009 10:34:19 AM  
**Subject:** Thornbury Village Square Project

27/10/2009

**To:** David Finbow Town Of Blue Mountains  
Sharon Long, Town Of Blue Mountains

**From :** Ron Morrison & Dennis Young  
[ycorp@rogers.com](mailto:ycorp@rogers.com)

**Subject:** Thornbury Village Square Project

Dear Folks,

- Thank You for your reply of yesterday – Re D/C's
- May we ask for an appearance before" Council As A Delegation" to present our case as set out in our letter of 26/10/09 ?
- To be clear:
  - 1) Our Project calls for 45,285 sq ft - featuring a Grocery store of 25,000 sq ft
  - 2) D/C's @ present ( \$58.32 sq m ) result in total costing of \$245,445
  - 3) D/C's @ projected (\$ 185.36 sq m) result in total costing of \$779,824
  - 4) Our projected anchor tenants will not pay rents to support this projected + \$11.80 per sq ft buildable.

Please schedule our appearance @ Council's earliest convenience.

Sincerely

Ron Morrison  
Dennis Young  
[ycorp@rogers.com](mailto:ycorp@rogers.com)

Sandy Brown

**Ron Morrison**

President

Blue Sky Realty Corp

Metro Inc.  
= 25,000 sq'

**From:** O'Neil, Dennis (OneilD@metro.ca)  
**To:** 'morrisonron@rogers.com'  
**Date:** Tue, November 3, 2009 3:44:33 PM  
**Subject:** Arthur and Lansdowne, Thornbury

Ron, Thank you for your phone call concerning the proposed increase in Development Charges applicable to your Thornbury project. We have not yet completed our examination of the available supermarket potential. However, as I mentioned to you, we have looked at a number of smaller markets and it is difficult to make new build economics work for most of the sites we look at each year. I am concerned that increases in DC's of the magnitude you described will result in a requirement for rents that will make the numbers unworkable for us and will de-rail the project before it is even started. We have seen projects in other markets cancelled for the same reason. Please keep me updated on the situation. Thanks.