

STAFF REPORT:

**Town of The Blue Mountains
Planning and Building Services Department**



REPORT TO: Planning and Building Committee
DATE: July 5, 2010
REPORT NO.: PL.10.65
SUBJECT: Application for:
Official Plan Amendment and
Zoning By-law Amendment
1136965 Ontario Inc.–Thornbury Gate
Part Lots 15 to 19 and Part McCauley
Street, Parts 2 and 4, Plan 16R-8184,
and Parts 1 and 3, Plan 16R-8184
Town of The Blue Mountains
PREPARED BY: Shawn Postma, Planner II

A. Recommendations

THAT the Planning and Building Committee receive Staff Report PL.10.65 “Application for: Official Plan Amendment and Zoning By-law Amendment, 1136965 Ontario Inc. – Thornbury Gate, Part Lots 15 to 19 and Part McCauley Street, Parts 2 and 4 Plan 16R-8184 and Parts 1 and 3 16R-8184, Town of The Blue Mountains” and;

THAT Council refuse the subject applications for Official Plan and Zoning By-law Amendment, and;

THAT Council direct Staff to meet with the Developer to explore options for proceeding with the development of the subject lands for residential purposes, including opportunities for community involvement in the design process such as a design charrette and/or other visioning processes.

B. Background

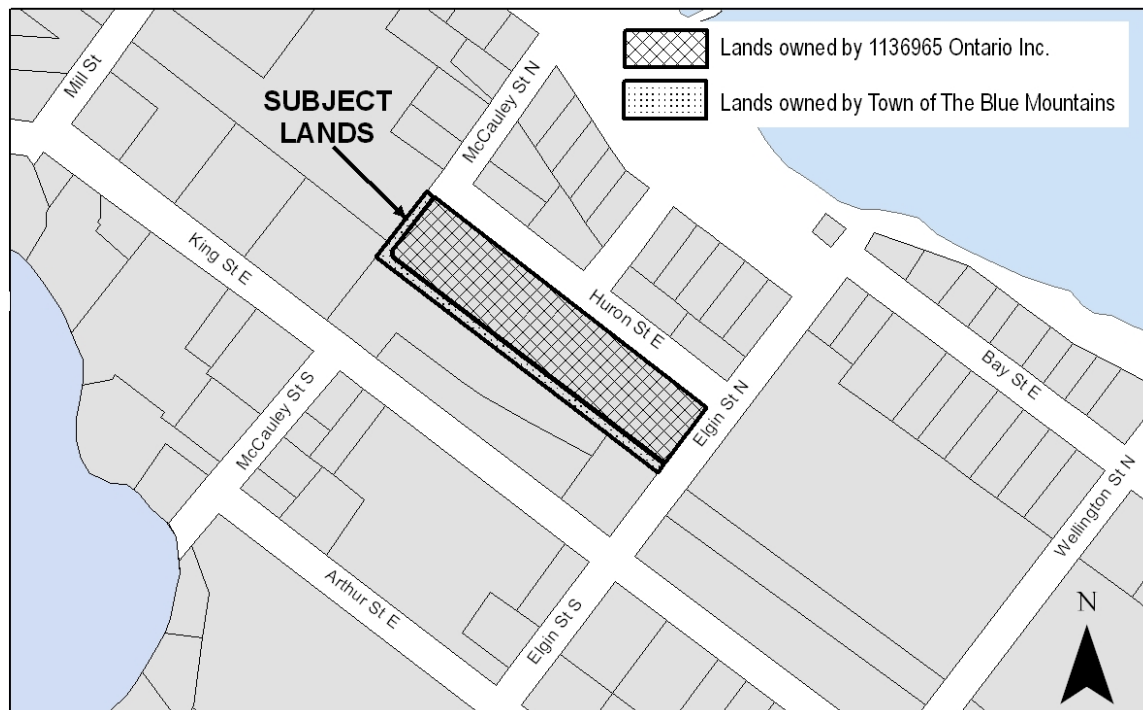
The Planning Services Division received applications for Official Plan and Zoning By-law Amendments from 1136965 Ontario Inc. so as to permit a three-storey seniors’ assisted living apartment building containing 43 units, and a five-storey seniors’ apartment building containing 126 units. The purpose of these applications is to permit an increase in the number of units permitted on the lands from 20 to 169, to recognize an increase in the maximum permitted height for the westerly building from 11 metres to 15 metres, and to establish an increased lot coverage, decreased side and rear yard setbacks, and to recognize required parking that will be located off site.

A Planning Justification Report, Traffic Study, Stormwater Report & Preliminary Servicing Report, Shadow Analysis and Visual Impact Study have been submitted in support of the applications.

An application for Site Plan Review, Site Plan Agreement and Plan of Condominium has not been submitted at this time.

The subject lands are owned by 1136965 Ontario Inc. and the Town of The Blue Mountains. The lands are located at the south west corner of Huron Street East and Elgin Street North and are legally described as Town Plot Part Lots 15 to 19, Part McCauley Street, Parts 2 and 4, Plan 16R-8184, and Parts 1 and 3, Plan 16R-8184 Thornbury. The lands are slightly sloped generally higher towards the east. The subject lands are approximately 1.1 hectares in size with frontage along Huron Street and Elgin Street. Municipal water and municipal sewer are located along the Elgin Street and Huron Street road frontage.

Location



Surrounding land uses include low density, single detached dwellings to the north and along the shoreline. The Georgian Trail runs along the former CN Rail line from the east, then turns along the Huron Street and Elgin Street road frontages before entering back into the former Bayview Park Campground. Breaker Technologies Ltd. (BTI), a long standing industrial manufacturing and assembly plant is located immediately to the east. To the south is King Street East, the local connecting link for Highway 26 which includes a range of highway commercial, vacant land and residential uses. Immediately south of the subject lands is the Thornbury Cidery, a former apple storage building that is principally four storeys in building height but does include a partial further floor. To the west is the former Bayview Park Campground, additional single detached residential uses.

The lands owned by 1136965 Ontario Inc are currently approved for a 20 unit townhouse development. Site Plan approval, an Official Plan Amendment and a Zoning By-law Amendment were granted in 2000 with a Site Plan Agreement (Inst. No. 0480429) registered on title to the subject lands in 2004.

As part of these approvals a portion of McCauley Street identified as Part 4 of 16R-8184 was stopped up and closed and dedicated to the Developer. In exchange the Town received a 6.0 metre wide strip of land identified as Part 1 of 16R-8184 for the relocation of the Georgian Trail which is closer in line with the original CN Rail line. It should also be noted that this land exchange also fulfilled the Parkland dedication requirements under the Planning Act.

A Public Open House and the Statutory Public Meeting were held on May 3, 2010. A number of surrounding property owners and residents of The Blue Mountains attended the meeting. A large number of questions, concerns and objections were heard at the Public Open House and the Public Meeting. The proponent, who was represented at the Public Open House and Public Meeting, received the feedback and subsequently met with Town staff wherein he indicated that his intent is to develop a project that can be better supported by the community and that he is willing to revise his plan to accomplish this. Significant discussion took place with respect to the interests and concerns of the community, Town staff and the parameters of the Town's Official Plan in order to determine the nature, density, height and other aspects of a development that may be desirable.

This report provides a summary of Provincial Policy Statement, County Official Plan and The Blue Mountains Official Plan provisions and related conformity as well as possible next steps in terms of the proponent bringing forward applications that would be more aligned with the vision of the residents and the Town's Official Pan as it relates to Thornbury.

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is created to promote effective and efficient communities, a clean and healthy environment and stable economic growth. New development which requires Planning Act approvals shall be consistent with the Provincial Policy Statement.

The PPS identifies that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. Focusing growth in settlement areas and using land more efficiently can lead to more lively and vibrant communities, less traffic congestion and improved air quality. To accomplish this, land shall be efficiently used, with consideration for intensification, redevelopment, mix of uses and densities that ensure appropriate development will take place. The PPS gives priority to compact form, redevelopment, intensification and brownfield development.

It would appear that the proposed development is not contrary to the general direction of the PPS.

County of Grey Official Plan

The subject lands are designated Urban in the County of Grey Official Plan. Section 2.6 of the County Plan identifies settlement areas (including those lands designated Urban) as lands slated for development. So long as land use compatibility is maintained and natural resources and the environment are protected, development is promoted and encouraged in this designation. Section 2.6.3 states that land use policies and development standards in areas designated urban will be in accordance with local Official Plans.

It is our opinion that this development must be considered compatible with surrounding land uses and must meet the development standards in the Town of The Blue Mountains Official Plan. Comments on these items are provided below. Comments from the Grey County Planning Department are provided later in this report.

The Blue Mountains Official Plan

Permitted Uses

The subject lands are currently designated Residential 'RES-9' and Public Open Space 'P'. The Official Plan also identifies the existing location of the Georgian Trail and the location of a Community Improvement Plan Area. All of which are part of the Thornbury Urban Community Area in the Town of The Blue Mountains Official Plan.

The purpose of the Residential 'RES' designation is to provide for a wide range and densities of residential use and development including "single-family detached dwellings" through to "Low rise apartment structures generally not exceeding three stories, except in selected areas bounding the harbour". The 'RES-9' designation reflects an exception that was implemented a number of years ago so as to permit a maximum of 20 condominium units.

The Public Open Space designation recognizes principal recreational open space lands in the Town currently owned/maintained by public agencies, or proposed for acquisition for such purposes. Permitted uses are limited to public parks, outdoor recreational uses, interpretive centres and for forest and wildlife management. It is noted that Public Open Space lands do not imply that the lands are necessarily free and open to the general public. These lands are proposed as outdoor amenity space comprised of grass and trees and is proposed to be used by the residents as a passive park.

As the subject proposal includes an application to amend the Town's Official Plan, consideration will be given to the appropriateness of the proposed use of the land (is the proposal a "Low rise" and, if not, is it appropriate).

Density

Densities permitted on lands designated 'RES' are as follows:

10 – 15 units per hectare	Single detached dwellings
15 – 25 units per hectare	Semi-detached / duplex dwellings
25 – 40 units per hectare	Town house dwellings and link housing
40 – 60 units per hectare	Low rise apartment structures generally not exceeding three stories, except in selected areas bounding the harbour

With respect to the current density permitted on the subject lands, Site Specific Exception 9 limits the lands to a maximum of 20 condominium units and permits only parking, access and landscaping within 35 metres of Elgin Street. This Exception reflects a specific development that was proposed for the subject lands a number of years ago.

Density for new development is calculated based on the land area designated for development. The lot area designated for development in this instance is approximately 0.92 hectares, which is calculated from the total lot area of 1.1 hectares minus the Open Space lands. Based on the Official Plan directed density of 40-60 units per hectare for low rise apartment buildings, the Plan targets a density range of approximately 36 to 55 low rise apartment units for the subject lands. Using the same area assumptions, the proposed 169 units would represent a density of 155 units per hectare.

It is noted that the Official Plan does provide for density increases up to 50% without a need to amend the Plan "Where a developer elects to provide certain facilities, services or matters" provided Council is satisfied that such an increase is appropriate for the lands.

Further, Bonus Zoning pursuant to Section 37 of the Planning Act and Section 11.7 of the Official Plan permits Council to pass a By-law to authorize an increase in height and density in return for a public benefit. The extent of the increase should be compatible with the scale and general amenity of the surrounding area, in other words, Council must weigh the value of the public benefit and the bonus credit together. Provisions for Bonus Density may also be subject to Section 6.5.3 and require additional recreational lands and facilities due to the increased demand from the increased population on these resources.

The Memorandum of Understanding (MOU) between the developer and the Town established that the conveyance of the parking lot lands from the developer to the Town shall meet the Bonusing requirements for increase in height if approved by Council. A proposed increase in density has not been specifically addressed in the MOU.

It is Planning Services staff's opinion that the proposed density is excessive and is not supportable on the subject lands with, or without, the provision of "Bonusing" facilities.

Height

Height is described in a number of areas in the Plan, most specifically under Section 3.20. High rise buildings are identified as not being conducive to the general amenity and character of the Town. The maximum permitted height shall generally be 11 metres and not exceed 3 storeys. Development proposed at the maximum height may not proceed unless Council is satisfied that the proposed buildings or structures are compatible with the nature and character of the surrounding area. However, the Plan does contain provisions encouraging a range and variety of building heights in order to improve the visual effect, variety and community identity. The Plan also permits an increased height up to a maximum of 16 metres and 5 storeys as Bonus Height, but are generally directed to resort commercial uses, or where council otherwise deems that a greater height is necessary and appropriate to accommodate a proposed development which maintains the general intent of the Plan. Both the height and density limitations form an important aspect of the urban landscape.

As noted previously, the MOU established that the conveyance of the parking lot lands from the developer to the Town shall meet the Bonusing requirements for increase in height if approved by Council. The MOU further states that all required Planning Act applications are to be processed in accordance with the provisions of the Planning Act and that Council's authority is not fettered by the MOU's.

The Thornbury Community Area does contain buildings with heights greater than 3 storeys - such as the Harbour Resort (4 storeys), Thornbury Riverwalk (5 storeys) and The Cidery (4 storeys for a portion thereof). As part of the consideration to permit taller buildings, thought must be given in relation to the overall general height of the community and the policy direction of the Plan to maintain the low height and low density expressed in the Official Plan.

It is Planning Services staff's opinion that the impact of the proposed building height would be a focus when arriving in Thornbury, just as the existing Cidery building does, and that this focus would detract from the general amenity and character of development within the Town.

Residential Policies

Residential policies under Section 4.27.3.1 of the Plan are specific to townhouse and low rise apartment development. The Plan indicates that these uses shall be directed to *"areas where there will be direct access or minimal distance to a collector or arterial street as identified in the plan in order to minimize traffic movement through any lower density areas."* Planning services staff note that the development is located in close proximity to King Street, the connecting link with Highway 26 and it is anticipated that the majority of traffic generated by the apartment units will be directed immediately on to King Street or through Elgin Street to King Street and not through the low density residential areas.

The Plan further indicates that all townhouse and apartment development shall make provision for sufficient buffering in the form of vegetal plantings, distance separation, fencing or other suitable methods in order to minimize potential land use conflicts with adjacent land uses and to appropriately screen the development from roadways while ensuring compatibility with the visual character of the community.

The development proposes two apartment buildings setback a minimum distance of 6 metres from Huron Street, 38 metres from Elgin Street and 55 metres from King Street. Included in the concept plan are some significant tree plantings and landscaping. However the collective effect of the proposed buffers in relation to the proposed height, massing and setbacks of the apartment buildings would not appear to minimize potential land use conflicts.

The Plan also addresses the character of development. The overall intent is that new development must 'fit in' with surrounding land uses. Land uses should not create any adverse impacts on one another, and elements such as landscaping and buffering can be used to help minimize potential land use conflicts, and also blend new development in with the built and natural landscape features found throughout the municipality.

Character is a broad term identified throughout the Plan. General Development Policies for the Thornbury Urban Area recognize that growth, development and change to residential, commercial and industrial uses must be done in a manner that will maintain the unique small town feel and character of the community. That character shall be an inherent feature of all new development forms, consistent with the existing architectural and heritage features and with the emerging recreational and tourist function of the area. It is the intent of the policies that the overall context of the community generally maintains its low (height) profile and low density feel. The residential policies are intended to reflect the visual context of the historical low density residential development pattern while providing for a wider variety of development form.

Additional policies recognize the open landscape character of the municipality (S.3.10) and that landscape amenities shall be preserved and enhanced wherever possible to ensure maintenance of the visual quality and open landscape character which is to be a major factor in the consideration of new development. In addition, landscape plans are required for major development proposals and are to incorporate existing vegetation and additional plantings, with particular regard for site amenities, buffering and the creation of an aesthetic streetscape.

The Official Plan directs new development to maintain the small town feel and character of the community. New development is to be provided to maintain the low height profile and low density feel. The Plan does not intend to prohibit higher density uses, but to direct higher density uses to be designed in a way that fits in with the existing heights and low density feel of the community. New development must contribute and enhance the character and feel of the Thornbury Community and not detract from it. Intensification and higher density can be created, but must be sensitive to, and reflect the physical character of the area. The proposed development for a three storey and a five storey apartment building provide little to reflect the feel and character of other

buildings in the community, or the community as a whole. The Town is not requesting more of the same, but does seek to enhance and encourage designs that can complement the existing character and makeup of the community.

A Visual Impact Study has been submitted with the application and suggests that the impact from King Street will be minimal based on a setback of 55 metres and based on the massing and location of the existing Cidery building. The report recommends that the impact can be further softened by providing additional tree plantings along Elgin and Huron Street. A Peer Review was not completed on the Visual Analysis, but Planning Services staff have concerns over the building massing and the reduced setback from Huron Street.

In support of the Thornbury character and feel, the Town created a 'Sense of Place' document which describes many of the architectural and heritage elements found in the Town of Thornbury. The document has been used in the past to help aid the design of new development projects. It should be noted that there are a number of proposed architectural elements included in the apartment building design based on this document. A Planning Urban Design Strategy (PUDS) document has been prepared which goes beyond the Sense of Place document to provide direction on Urban Design issues for the Municipality.

It is Planning Division's staff that the proposal is not consistent with the general residential polices for the Thornbury Urban Community.

Community Improvement Area

The Community Improvement Area includes the subject lands, as well as the lands to the south. The intent of a Community Improvement Area is to provide for the maintenance, rehabilitation and revitalization of residential and commercial areas. The lands are subject to a Community Improvement Plan and should be planned comprehensively together rather than on a site-by-site basis.

A comprehensive plan has been completed for this area including this development and the surrounding Cidery lands and future Medical Centre lands. All property owners have worked together to create the concept plan, and have all entered into a Memorandum of Understanding (MOU) with the Town in order to implement the concept plan. It should be noted that the concept plan and each MOU provides general development guidelines and that the MOU's reflect that all required Planning Act applications are to be processed in accordance with the provisions of the Planning Act and that Council's authority is not fettered by the MOU's.

The proposed development is consistent with the direction of the Community Improvement Plan as it relates to the development of vacant lands within Thornbury and is consistent with the MOU.

The Georgian Trail

The Georgian Trail is identified in the Plan as a regionally significant trail, and is used as a major corridor through the municipality for non-motorized transportation. Access points on and off the trail are encouraged as part of the Town wide trail system.

As part of the 2000-2004 approvals process for the townhouse units, the Town obtained a 6.0 metre wide corridor close to the original CN Rail line. The intent of this block was to provide a straight and direct link for the Georgian Trail which runs next to the BTI industrial property, and then continue straight through the subject lands before entering into Bayview Park. In exchange for this 6.0 metre block, the Town stopped up and closed a portion of McCauley Street for the developer and also accepted that the five percent (5%) parkland dedication requirement under the Planning Act was met. The development proposed today requests that the 6.0 metre block and the remainder of McCauley Street be dedicated to the developer, in exchange, the Town would receive a series of road widenings along Elgin Street and Huron Street to be used for the Georgian Trail.

It is noted that the Georgian Trail is intended to be the connecting link between a variety of outdoor recreation areas, other trails and the communities located between Collingwood and Meaford near the Georgian Bay shoreline. The Trail has evolved into a major transportation corridor between these communities and consideration should be given to providing an easy, straight and direct route along the subject lands.

The Georgian Trail Board of Management have been solicited for comments on the subject proposal with same found later in this Report.

Ministry of Environment Guidelines and Land Use Compatibility

The Ministry of Environment's (MOE) D6 Guideline is utilized to determine compatibility between industrial facilities and sensitive land uses. The intent of the guideline is to prevent or minimize future land use problems due to the encroachment of sensitive land uses and industrial land uses on one another. Industrial uses are categorized into three classes according to the objectionable nature of their emissions, their physical size/scale, production volumes and/or intensity and scheduling of operations. Separation distances can range from 20 metres to 300 metres, based on the industrial use and mitigation efforts. Comments have been provided later in this report from Breaker Technologies Ltd. (BTI) with concerns over land use compatibility of a major residential project and their existing operations. An updated MOE D6 study should be completed to determine the compatibility between BTI and the proposed apartment buildings. It should be noted that the approvals granted in 2000 included a requirement to setback the proposed townhouse units a minimum distance of 38 metres from the Elgin Street property line.

Official Plan Summary

Although Planning Services staff recognize that the subject proposal includes an

amendment to the Town's Official Plan, staff are concerned with the significance of the proposed amendments and related impact on the Thornbury Urban Community.

It is the opinion of Planning Staff that the proposal is not compatible with the general direction of the Official Plan as it relates to the Thornbury Urban Community specifically as it relates to height, massing and density as well as the cumulative effect of these elements. Furthermore, Town Planning Services staff are not satisfied that the potential conflict between the proposal and the existing BTI property has been addressed.

Zoning

The subject lands are zoned Residential Multiple 'RM1' within the Town of Thornbury Zoning By-law 10-77. The Residential 'RM1' zone permits a range of multi-residential uses including semi-detached, duplex, triplex, fourplex and townhouse dwellings. Zoning By-law 2000-11 is in effect for these lands, which rezoned the lands from the General Industrial 'M1' zone to the 'RM1-h' zone and established a maximum of 20 residential units, and a minimum front yard setback of 6 metres. A Site Plan Agreement was completed and registered on the lands in 2004 and By-law 2004-05 removed the holding '-h' symbol from the entire lands.

A Zoning By-law Amendment to rezone the lands to the Residential Multiple 'RM2' zone has been submitted to the Town. The RM2 zone would permit apartment units subject to the following regulations:

	Regulation	Proposed
Maximum Lot Coverage	35%	37%
Maximum Number of Units	1 per 167 sq m of lot area (65 units based on 1.1ha)	169 units
Front Yard Setback	9.0 m	6.0 m
Side Yard Setback (exterior)	9.0 m	38.0 m
Side Yard Setback (interior) ^{1 2}	4.5 m	4.5 m
Rear Yard Setback	9 m	10.3 m
Maximum Height	3 stories or 10 m	5 stories and 15 m
Minimum Landscaped Area	25%	approx. 37%

¹ Interior side yard setback shall be 4.5m or a distance equal to ¼ the height of the building, whichever is greater.

² The minimum side yard setback shall be increased by 3 metres if the apartment building contains windows along the side yard.

Parking space requirements are calculated at 0.75 spaces being required per seniors apartment unit. Based on 169 units, 127 spaces are required

Loading space requirements apply if the building involves the receiving, shipping, loading or unloading of people, goods, etc. and are calculated based on gross floor area. Based on the total building area of 4371 sq m, three loading spaces are required.

A Zoning By-law Amendment has been submitted to rezone the lands from the RM1 zone which permits townhome units to the RM2 zone which permits apartment units. To increase the maximum permitted lot coverage from 35% to 37%, to increase the maximum permitted height from 3 storeys or 10 metres (whichever is greater) to 5 storeys and 15 metres, to increase the maximum permitted density from 1 unit per 167 sq m to 1 unit per 60 sq m, and to establish a parking requirement of 0.75 spaces per unit. The minimum front yard setback of 6.0 metres as established through By-law 2000-11 is proposed to be carried over for this project. It should be noted that a series of land exchanges are proposed and could affect the final setback distances from property lines.

Based on the Official Plan comments above, and the anticipated impact from the proposed development, Planning Staff cannot support the Zoning By-law Amendment as proposed.

Additional Comments

The Statutory Public Meeting as required under the Planning Act was held on May 3, 2010. Comments were received from the following agencies: County of Grey Planning and Development Department, Grey Sauble Conservation Authority, Historic Saugeen Metis, and the Grey Bruce Health Unit. Written and verbal comments were also received from surrounding land owners and other interested residents from the Town of The Blue Mountains.

The County of Grey Planning and Development Department indicates that provided Town Council is satisfied that the proposed buildings and structures are compatible with the nature and character of the surrounding area in accordance with Section 3.20(3) of the Town Official Plan, and that the increase in height is necessary and appropriate in accordance with Section 2.20(4) of the Town Official Plan, County Staff have no further concerns with the Official Plan Amendment. The Town must also be satisfied that adequate servicing capacity is available to accommodate the proposed 169 residential units.

The Grey Sauble Conservation Authority completed a site inspection on the property and have noted that they have no objection to the subject applications.

The Historic Saugeen Metis has advised that they have no further interest in this matter at this time. However, should archaeological finds of any nature be discovered during this project, their community requests immediate contact.

The Grey Bruce Health Unit has indicated that this development should incorporate features of healthy community design such as: increasing the availability and use of pedestrian pathways, provisions for bicycle racks, social gathering spaces and

increased tree plantings. A concern with loss of green space and impacts on water quality has also been identified.

The Georgian Trail Board of Management has advised that they are concerned with respect to the potential conflict between trail use and the buildings given the proximity and density of the buildings and would like the proponent to further explore design options to mitigate these concerns.

A total of 76 letters and emails have been received to date from surrounding property owners, and other residents from the municipality. A wide range of concerns have been identified, with most being objections that the proposed height of the apartment buildings is too high, the proposed density of 169 units is too high, that the buildings will not fit in with the character of the Town of Thornbury, and that the construction of apartment buildings will set a new precedence for additional high rise structures in Thornbury.

In addition, concerns have been expressed related to the nature of the units being targeted towards seniors and the control over same actually occurring; that there are no considerations for buffering or incorporating the buildings into the streetscape; impacts on the use and enjoyment of the Georgian Trail; conflicts between new residential uses with the adjacent BTI manufacturing facility, including noise and traffic impacts, plus assurances that BTI will be able to continue to operate at their location without increased complaints on day to day operations; and, need for apartment units in this area, noting the effect of historical growth patterns, the current supply of residential units in Town, and lack of market study. Objections continued noting that the existing and proposed grades for the lands have not been determined yet for the subject lands, with it being further noted that if the grades are higher than the street level, the visual impact of a 5-storey apartment building is further intensified. All comments and concerns are on file and available for viewing with the Planning Department.

Summary

Based on the foregoing, it is the opinion of Planning Services staff that the proposed Official Plan Amendment and Zoning By-law Amendment cannot be supported and therefore recommend that Council refuse the applications as submitted.

Planning Services staff see merit in continuing discussions with the proponent in developing a proposal that is aligned with the direction of the Town's Official Plan for the Thornbury Urban Community. Staff also recognize that the community's involvement in the development of a design would be of benefit and will continue to explore this as an option with the proponent.

C. The Blue Mountains' Strategic Plan

The recommendation in this Planning Staff Report is consistent and supports the following Strategic Plans Goals:

“1. Managing growth to ensure the ongoing health and prosperity of the community”.

D. Budget Impact

NIL

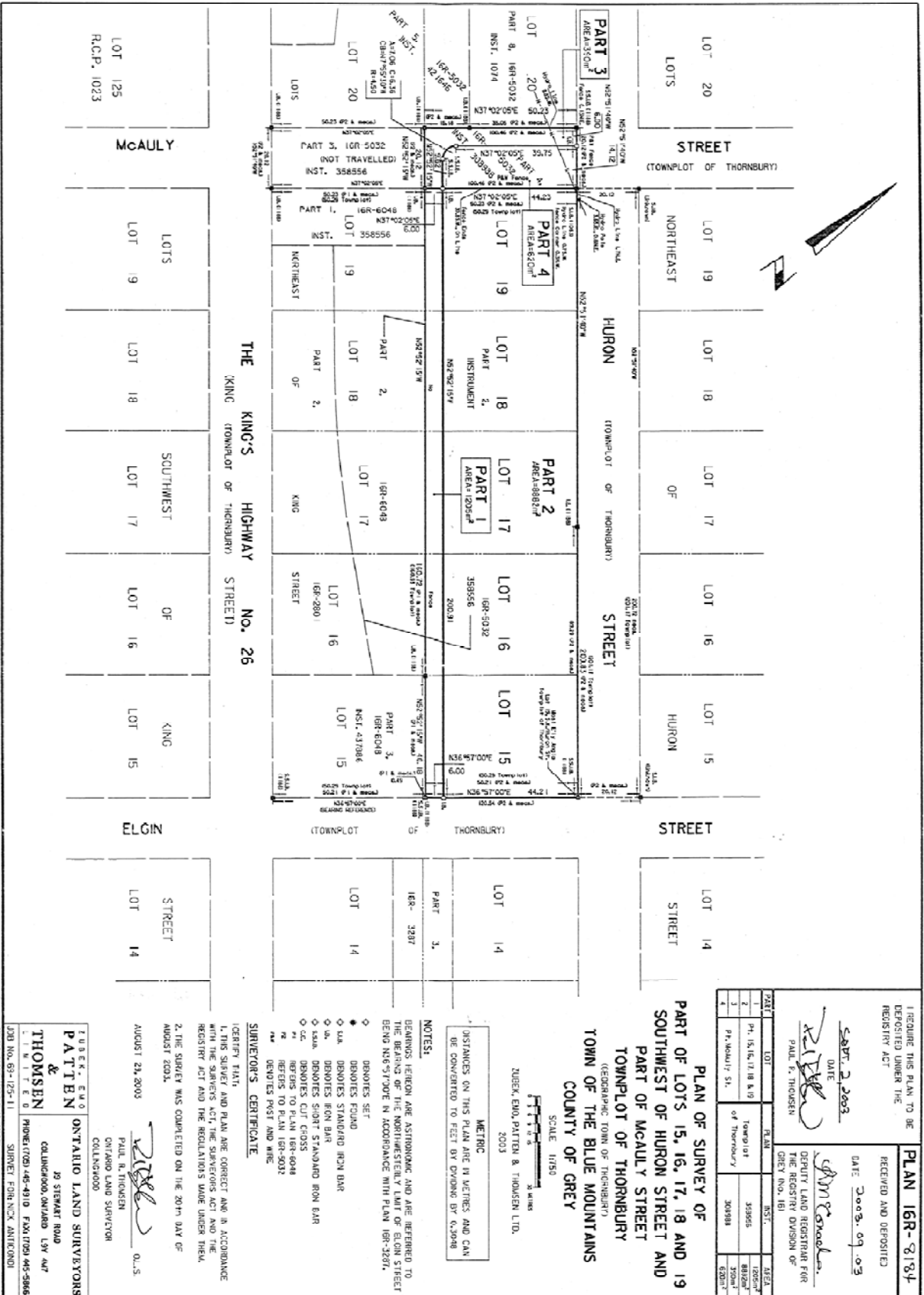
E. Attached

1. Plan of Survey 16R-8184
2. Memorandum of Understanding – Accepted Concept Plan

Respectfully submitted,

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I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

RECEIVED AND DEPOSITED

DATE 2003.09.03

PAUL F. THOMSEN
IDENTITY LAND REGISTRAR FOR THE REGISTRY DIVISION OF GREY NO. 161

PLAN	LOT	INST.	AREA
1	Pl. 15, 16, 17, 18 & 19 of Thornbury	358556	1200.00
2	Pl. 16, 17, 18 & 19 of Thornbury	303988	3000.00
3			
4			

DATE 2003.09.03

PAUL F. THOMSEN

IDENTITY LAND REGISTRAR FOR THE REGISTRY DIVISION OF GREY NO. 161

PLAN OF SURVEY OF PART OF LOTS 15, 16, 17, 18 AND 19 SOUTHWEST OF HURON STREET AND PART OF MCAULY STREET TOWNPLOT OF THORNBURY
(GEOGRAPHIC TOWN OF THORNBURY)
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

SCALE 1:1750

ZUBER, EMO, PATTEN & THOMSEN LTD.
2003

METRIC

DISTANCES ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- NOTES:**
- BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE BEARING OF THE NORTH-EASTERLY LIMIT OF ELGIN STREET BEING N65°17'00" IN ACCORDANCE WITH PLAN 16R-2887.
 - ◆ DENOTES SET
 - ◆ L.M. DENOTES STANDARD IRON BAR
 - ◆ S.M. DENOTES SHORT STANDARD IRON BAR
 - ◆ C.C. DENOTES CUT CROSS
 - ◆ H.F. REFERS TO PLAN 16R-6048
 - ◆ H.F. DENOTES POST AND WIRE
- SURVEYOR'S CERTIFICATE**
- I, BEARY, STATE,
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THE REGISTRY ACT.
2. THE SURVEY WAS COMPLETED ON THE 20TH DAY OF AUGUST 2003.
- AUGUST 24, 2003
- PAUL F. THOMSEN
ONTARIO LAND SURVEYOR
COLLINGWOOD
- O.L.S.

TUBER, EMO & PATTEN & THOMSEN
ONTARIO LAND SURVEYORS
29 STEWART ROAD
COLLINGWOOD, ONTARIO L9Y 4A7
PHONE: (705) 468-4910 FAX: (705) 445-5866
JOB NO. 63-125-11 SURVEY FOR MCK ANTONONI

King/Elgin/Huron Streets Commercial Concept Plan Town of The Blue Mountains

