

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

FOR OFFICE USE ONLY

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
- 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: _____

Address: _____

Tel. No.: _____ Email: _____

Name of Applicant/Authorized Agent: _____

Address: _____

Tel. No.: _____ Email: _____

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:

Assessment Roll No.: _____

Concession No.: _____ Lot No.: _____

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

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

Municipal Address: _____

Date acquired by current owner: _____

5. Subject Property Information:

a) Frontage (m): _____ Depth (m): _____ Area (m²): _____

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: _____

Length of time existing use has continued: _____

Proposed use of the subject lands: _____

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:

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: _____

Permitted uses: _____

Town of The Blue Mountains Official Plan: _____

Permitted uses: _____

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

Applicable Zoning By-law: _____

Existing Zone Category: _____

Permitted uses: _____

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

17. Proposed change to Zone Category:

From: _____

To: _____

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.*

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: _____

South: _____

East: _____

West: _____

POLICY CONFORMITY

20. Please explain how the proposal is consistent with the Provincial Policy Statement (<http://www.mah.gov.on.ca/Page215.aspx>):

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:

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:

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:

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.).

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

DECLARATION OF OWNER OR AUTHORIZED AGENT



I/We Miriam Vasni of the Town of Collingwood
(Name of Owner or Authorized Agent) (e.g. Town of the Blue Mountains)

in the County of Simcoe

(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. A COMMISSIONER OF OATHS IS AVAILABLE AT TOWN HALL.

Sworn or declared before me at the Town of Blue Mountains in the County of Simcoe Grey this 11 day of March, 2022

Miriam Vasni

Applicant Signature

Applicant Name (Print)



I have authority to bind the Corporation

Commissioner of Oaths

KAREN DIANNE LONG,
A COMMISSIONER, ETC.,
PROVINCE OF ONTARIO, FOR THE
CORPORATION OF THE TOWN OF
THE BLUE MOUNTAINS.
EXPIRES MAY 27, 2024.

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__.

officer)

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

☐

I have authority to bind the Corporation _____ (Name of corporation, if applicable)

officer)

(Signature of owner or signing
(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: March 11, 2022

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

To Whom It May Concern,

RE: Application to Amend the Zoning By-law
Location of Land: see attached
(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 black rectangular box redacting the signature of the owner or authorized agent.

Signature of owner or authorized agent

Miriam Vasni

Please print name

AUTHORIZATION

TO: Town of the Blue Mountains
32 Mill Street, Box 310
Thornbury, Ontario
N0H 2P0

I/WE, The Blue Meadows Inc.

BEING THE REGISTERED OWNER OF:

PLAN OF SUBDIVISION OF
PART OF LOTS 40 TO 44 (INCLUSIVE)
SOUTHWEST SIDE OF ARTHUR STREET
AND ALL OF LOTS 40 TO 44 (INCLUSIVE)
NORTHEAST SIDE OF LOUISA STREET
AND ALL OF PARK LOTS 11 AND 12
SOUTHWEST SIDE OF LOUISA STREET
AND PART OF PARK LOTS 11 AND 12
NORTHEAST SIDE OF ALICE STREET
AND PART OF LOUISA STREET
TOWNPLOT OF THORNBURY
GEOGRAPHIC TOWN OF THORNBURY
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

hereby authorize **Plan Wells Associates** to act on our behalf on this Zoning By-law Amendment application.

DATED: March 7, 2022 _____

SIGNED: _____

Shekhar Dalal
The Blue Meadows Inc.

PROPERTY INFORMATION

PLAN OF SUBDIVISION OF

PART OF LOTS 40 TO 44 (INCLUSIVE)

SOUTHWEST SIDE OF ARTHUR STREET

AND ALL OF LOTS 40 TO 44 (INCLUSIVE)

NORTHEAST SIDE OF LOUISA STREET

AND ALL OF PARK LOTS 11 AND 12

SOUTHWEST SIDE OF LOUISA STREET

AND PART OF PARK LOTS 11 AND 12

NORTHEAST SIDE OF ALICE STREET

AND PART OF LOUISA STREET

TOWNPLOT OF THORNBURY

GEOGRAPHIC TOWN OF THORNBURY

TOWN OF THE BLUE MOUNTAINS

COUNTY OF GREY

ARN #'S

424200001708200

424200001708300

424200001708400 – 123 Louisa Street West

424200001708500

424200001714710

424200001714800