

**TOWN OF THE BLUE MOUNTAINS**  
**APPLICATION FOR REVIEW / APPROVAL**



32 Mill Street  
 Box 310  
 Thornbury, Ontario  
 N0H 2P0

Ph. (519)599-3131  
 Fax (519) 599-7723  
 Email: [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

The following is required to be completed for the Municipal review and approval of all Subdivision, Condominium and Site Plan Applications:

SUBDIVISION / CONDOMINIUM		SITE PLAN APPROVAL	
REVIEW FEE		REVIEW FEE	13,636
AGREEMENT FEE		AGREEMENT FEE	
AGREEMENT SECURITY		AGREEMENT SECURITY	5,000
MASTER DEVELOPMENT AGREEMENT			

**\*\* Please see Application Fees attached \*\***

- Please complete Parts A, B, C and D for all applications.
- Please complete applicable Schedules for the relevant applications.
- Applicants are encouraged to pre-consult with Municipal Staff concerning any other additional requirements or standards.
- Minor Site Plan consists of additions not exceeding the lesser of 50% or 1,500 square metres
- Additional Fees or conditions may apply. Please refer to Town Fees and Charges By-law.
- Security Deposits - The Developer agrees to pay to the Town the cost of the Town consultants involved in processing and professional review of this application, including but not limited to the cost of the Town Lawyer for preparation of an Agreement and the cost of the Town Engineer for checking of Plans and specifications and for supervision and inspection on behalf of the Town, and in this regard to pay to the Town the applicable Security Deposit under this application of which shall be applied to the account of such cost. As accounts are received from the Town consultants, they will be paid by the Town and then submitted to the Developer for reimbursement so that the initial deposit will again be built up to enable the Town to pay the next accounts as they are received. It is further agreed that default on any payment not made within 30 days of being invoiced by the Town shall be liable for the payment of interest thereon at the same rate as tax arrears, and shall be considered as default of this Application.

Towards the end of the one year period after the Town Final Certificate has been issued and all other securities have been released, the Developer shall make a written request to the Town for the release of the balance of the cash (if any) deposited in accordance with this application and/or future Agreement. The Town will forthwith discharge the cash to the original Developer or as the original Developer directs. If no such request to return the cash is received by the Town within this one year period, then the Developer agrees to forfeit the cash to the Town by way of liquidated damages to cover the increased expense of holding, tracking, and administering the deposit.

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**PART A APPLICANT INFORMATION**

1. (a) Registered Owner's Name(s) Tim Blevis of Sherwood Homes  
 Mailing Address \_\_\_\_\_  
 Postal Code \_\_\_\_\_ Tel: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
 Date Acquired by Current Owner(s): \_\_\_\_\_

(b) Authorized Applicant's Name (Complete only if different than (a) above) Ed Amaya of Sherwood Homes/Reids Heritage Homes  
 Mailing Address 6783 Wellington Road 34, RR 22, Cambridge, ON  
 Postal Code N3C 2V4 Tel: ( ) 519-658-6656 ext.357 Fax: ( ) \_\_\_\_\_





(b) Is there an existing Site Plan Control Agreement in effect on any portion of the subject lands?

YES

NO

(c) Are there any easements, rights-of-way, restrictions, covenants, or other agreements applicable to the subject lands? (if yes, describe what they are and include applicable Site Plan if applicable.)

YES

NO

**PART C - CURRENT PLANNING STATUS**

**11. Zoning**

(a) Present Zoning Category R2 By-law No. 2019-47

(b) Has an Amendment been processed to permit the development? Yes                      **No**  
                    . If so please provide the By-law Amendment Number if available?  
                    .

(c) If this proposal does not conform to the relevant Zoning By-law, has application been made to the Town to amend the By-law? Yes                      No                     . If yes please provide particulars of Amendment Requested.  
                      
                      
                      
                    

**12. Official Plan**

(a) Official Plan Designation Residential Recreational Area Official Plan June 2016

(b) Has an Amendment been processed to permit the development? Yes                      **No**  
                    . If so please provide the Official Plan Amendment Number if available?  
                    .

(c) If this proposal does not comply with the Official Plan, has application been made to the Town to amend the By-law? Yes                      No                     . If yes please provide particulars of Amendment Requested.  
                      
                      
                      
                    

(d) Has all required supporting information as identified in the Official Plan be submitted in support of this application (ie Development Report, Traffic Study, Hydrogeologic Assessment, Landscape Analysis, etc.) Yes                      No                     .

**PART D**

**AFFIDAVIT**

Note: This Section must be signed in the presence of a Commissioner of Oaths.

I, Tim Blevins of the City of

Cambridge in the County / Region of Waterloo solemnly declare that all the statements contained in this application and all the information provided is true, 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**.

It is understood and agreed that the fee submitted with this application covers only routine processing costs (ie. review by municipality). 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, O.M.B. 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.

Declared before me at the \_\_\_\_\_ of \_\_\_\_\_ in the

County/Region of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

JB  
\_\_\_\_\_  
Signature of Authorized Applicant or Authorized Agent

6/24/2021

Date

[Signature]  
\_\_\_\_\_  
Signature of Commissioner of Oaths

6/24/21  
\_\_\_\_\_  
Date

**Stephanie Jean Grondinger, a Commissioner, etc.,  
Province of Ontario, for  
Hud's Heritage Homes Ltd. and its  
subsidiaries, associated companies, and affiliates,  
Expires November 2, 2023.**



**Agent Authorization**    N/A

This Authorization must be completed if an Agent is representing the registered owner(s) and/or Authorized Applicant

To:    The Mayor and Council  
Town of The Blue Mountains  
32 Mill Street  
P.O. Box 310  
Thornbury, Ontario  
N0H 2P0

I/We, \_\_\_\_\_ being the  
registered owner(s) or Authorized Applicant of

\_\_\_\_\_ in the Town of The Blue Mountains hereby  
(property description)

Authorize \_\_\_\_\_ to act on our behalf as Authorized Agent  
in this Amendment Application.

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

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

Note: An agent may provide technical assistance and represent the interests of the proponent, but is not the registered owner(s) or Authorized Applicant.

### Schedule A

### Site Plan Control

The following Section and checklist must be completed for the Municipal Review and Approval of a Site Plan. This will include all applications for Commercial, Industrial, and Multi-Residential including Condominiums. Please ensure that all sections are complete or explanation why it has not been completed

#### A. Site Description

(a) Existing Land Use

Building Area \_\_\_\_\_ Parking Area \_\_\_\_\_

Landscaped Area \_\_\_\_\_ Open Storage \_\_\_\_\_

Vacant Currently vacant land \_\_\_\_\_

Total Area 14,103.58 sm Lot Coverage 0%

(b) Existing Floor Area

Use	Gross Floor Area
<u>N/A</u>	_____
_____	_____
_____	_____

#### B Proposed Development

(a) Proposed Land Use

Building Area 3184.62 sm Parking Area Interior: 1,551.9 sm / Visitors: 142.24 sm

Landscaped Area 6,124.95 sm Open Storage \_\_\_\_\_

Vacant \_\_\_\_\_

Total Area 14,103.58 sm Lot Coverage 23%

(b) Proposed Floor Area

Use	Gross Floor Area
<u>Residential</u>	<u>7,118.22 sm</u>
_____	_____
_____	_____
_____	_____

(c) Proposed Parking Spaces 66 Interior, 47 on driveway, 8 visitor

(d) Proposed Tenure Type - Condominium 33

- Rental \_\_\_\_\_

- Freehold \_\_\_\_\_

(e) Please provide any further details of proposal that would assist in the review (ie. number of units and type, designed maximum seating capacity, classrooms, etc.). If necessary attach a separate sheet.

33 condo Townhouse units spread over 7 blocks

**C SITE PLAN CONTROL CHECKLIST**

To assist applicants in applying for site plan control approval, the following Checklist is provided. Before submitting an application for site plan approval, please make sure that all items are considered. If any of the abovementioned information is not provided, please detail the reason. Otherwise, the application is not complete and will not be processed.

- | Yes  | No                                  |  |
|--|-------------------------------------|--|
| <input checked="" type="checkbox"/>                          | <input type="checkbox"/>            | 1. 3 copies of the Site Plan. _____  |
| <input type="checkbox"/>                                     | <input checked="" type="checkbox"/> | 2. 3 copies of the building plan. _____  |
| <b>NOTE: please provide #'s 1 &amp; 2 on a disk as well.</b> |                                     |  |
| <input type="checkbox"/>                                     | <input checked="" type="checkbox"/> | 3. 1 copy of a reduced site plan (maximum size 8 1/2" x 14").  |
| <input type="checkbox"/>                                     | <input checked="" type="checkbox"/> | 4. 3 copies of a Justification Report (if required)  |
| <input type="checkbox"/>                                     | <input checked="" type="checkbox"/> | 5. Scale on Site Plan. _____   |
| <input checked="" type="checkbox"/>                          | <input type="checkbox"/>            | 6. North Arrow. _____  |
| <input checked="" type="checkbox"/>                          | <input type="checkbox"/>            | 7. Key map showing the location and extent of the subject property.<br>_____   |
| <input checked="" type="checkbox"/>                          | <input type="checkbox"/>            | 8. Title block showing the name of the firm or person who prepared the plan.<br>_____  |
| <input checked="" type="checkbox"/>                          | <input type="checkbox"/>            | 9. The property limits and dimensions of the subject property and location and width of any road widening that is required.<br>_____           |
| <input type="checkbox"/>                                     | <input checked="" type="checkbox"/> | 10. A legal survey, prepared by an O.L.S. to accompanying the site plan.<br>_____  |
| <input type="checkbox"/>                                     | <input checked="" type="checkbox"/> | 11. Show the location of all existing buildings on the subject property.<br>_____  |
| <input checked="" type="checkbox"/>                          | <input type="checkbox"/>            | 12. Show all existing natural features such as trees, water courses, drainage ditches, environmental constraints, etc.<br>_____                |
| <input type="checkbox"/>                                     | <input checked="" type="checkbox"/> | 13. Show all proposed buildings giving their dimensions, height, use and size.<br>_____  |
| <input type="checkbox"/>                                     | <input checked="" type="checkbox"/> | 14. Show "site statistics" to confirm compliance with zone requirements for gross floor area, % building coverage, % landscaped area.<br>_____ |
| <input checked="" type="checkbox"/>                          | <input type="checkbox"/>            | 15. Setbacks to and between main buildings and accessory buildings.<br>_____   |





**SCHEDULE "C"**

**SUBDIVISION/ CONDOMINIUM/ MULTI DEVELOPMENT SITE PLAN AGREEMENTS**

In order to facilitate this process in a timely manner, the submission of information for review must be complete. The following is the minimum list of items that constitute a complete application:

Item	Provided (X)
Legal Plan	
Draft Plan of Subdivision	
Draft Plan Conditions	
General Plan Showing all Services	
Lot Grading Plan	
Erosion Control Plan	
Landscaping Plan	
Geotechnical Report	
Street lighting and signage plan complete with all utilities including hydro, Bell, cable TV and gas	
Plan profiles of all major infrastructure, those being watermain, sanitary sewer, and storm sewer.	
Standard detail drawings that includes the typical road cross section	
Detailed drawings showing any special features such as stream crossings, pedestrian bridges or underpasses, special structures etc.	
A walkway plan	
A storm water management plan and report, complete with all design calculations.	
Sanitary design calculations	
Draft MOE Applications for Approval for storm, sanitary and water works	
Planning Report as per Note 5 Below	

If any of the abovementioned information has not been provided, please indicate reason:

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**NOTES:**

- 1 Depending on the type of Development proposed other requirements may be requested such as a traffic report, structural design calculations etc. These should be identified in the Planning Report or Draft Plan Conditions
- 2 Submissions shall be reviewed for completeness, acknowledgement of the submission will be forwarded from the municipality's engineer to the developer's engineer, including notification of additional information required prior to the commencement of the review by the municipality.
- 3 The above does not preclude the need for the developer and/or the developers engineer from requesting preliminary meetings with the municipal engineer and staff to discuss general concepts and servicing aspects of the development prior to a formal submission.
- 4 All required info must comply with the applicable engineering standard of the municipality.
- 5 A Planning Report Shall detail how the proposal complies with any parent agreements (ie. Master Development Agreement) and Zoning By-law. Any revisions to previous approvals or submissions must be clearly identified on the Plans.

