

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:** Tyrolean Village Resorts Limited
Address: 796455 Grey Road 19, Town of Blue Mountains, L9Y 0N8

Tel. No.: 705-888-1918 **Email:** dmartinek@tyrolean.com

Name of Applicant/Authorized Agent: Pascuzzo Planning Inc. Andrew Pascuzzo

Address: 173 Ste Marie Street, Collingwood, ON. L9Y 3K4

Tel. No.: 705-444-1830 **Email:** andrew@pascuzzoinc.ca

2. **Indicate the primary contact for correspondence relating to this application:**

☐ Registered Owner

☒ Applicant/Agent

3. Encumbrances (i.e. mortgages, charge or encumbrance)

Name: Meridian Credit Union

Address: 171 St. Marie Street, Collingwood ON L9Y 3K3

Tel. No.: _____ Email: _____

PROPERTY INFORMATION

4. Description of the subject land:

Assessment Roll No.: 424200000330901

Concession No.: 2 Lot No.: 19

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

Reference Plan No.: 16R-2119 Part(s): 2

Municipal Address: 138 Kandahar Lane

Date acquired by current owner: _____

5. Subject Property Information:

a) Frontage (m): 218 Depth (m): varies Area (m²): 3.2 ha

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: vacant

Length of time existing use has continued: 50+ years

Proposed use of the subject lands: 12 lots each occupied by a lodge

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
vacant							

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)
12 lodges	120 sq. m per floor	7.5	2	2	9	11

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:

See FSR+SWM Report

PLANNING INFORMATION

14. What is the current Official Plan designation of the subject lands?

County of Grey Official Plan: Recreational Resort Area

Permitted uses: _____

Town of The Blue Mountains Official Plan: Resort Commercial

Permitted uses: commercial accommodation uses including lodges

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

Applicable Zoning By-law: 2018-65 83-40

Existing Zone Category: Development (D) Development (D)

Permitted uses: s1.5 (g) provisions of the former Township
of Collingwood Bylaw 83-40 apply

2003-30
Recreational Commercial
(C4-157) - Lodge with 3 resort units
max. floor area of 500 sq meters,
office area, meeting room, storage area

Private Open Space (OS2) - swimming
pool, cabana maximum 100 sq meters

Development (D)

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

Rezone from the Development (D), Recreational Commercial (C4-157) and Public Open
Space (OS2) Zone to the Resort Commercial Exception (C3-x) Zone The exception zone
will refer to the provisions of the Resort Residential (RR) zone approved by Council in ZBL
2021-59 other than height and note 1.

This would include the removal of note (1) which requires an additional 3 m of frontage on corner lots.

It would also permit the maximum height of the building to be 11 m.

17. Proposed change to Zone Category:

From: Development (D) Recreational Commercial (C4-157) Public Open Space (OS2)

To: C3-x Resort Commercial Exception

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)	83-40 Section 29	N/A in D Zone	18
Minimum Lot Area (m)	83-40 Section 29	N/A in D Zone	550
Minimum Front Yard Setback (m)	83-40 Section 29	N/A in D Zone	7.5
Minimum Side Yard Setback (m)	83-40 Section 29	N/A in D Zone	2
Minimum Rear Yard Setback (m)	83-40 Section 29	N/A in D zone	9
Minimum Landscaped Open Space (%)	83-40 Section 29	N/A in D Zone	n/a
Maximum Lot Coverage (%)	83-40 Section 29	N/A in D Zone	30%
Maximum Height (m)	83-40 Section 29	N/A in D Zone	11 m
Maximum Number of Storeys	83-40 Section 29	N/A in D Zone	3
Minimum Floor Area (m ²)	83-40 Section 29	N/A in D Zone	None
Minimum and Maximum Density	83-40 Section 29	N/A in D Zone	None
Minimum Distance Between Buildings on the same Lot	83-40 Section 29	N/A in D Zone	None
Minimum Number of Parking Spaces	2014-48	5.14.6 - 1.75 per 4 guest rooms plus 1 space per each additional guest room	8 per lodge (tandem)
Minimum Number of Loading Spaces	Not applicable	Not Applicable	Not Applicable

Other (e.g. General Provisions, Holding Provisions)			

19. Existing Use of Adjacent Lands

North: Residential + STA's

South: Residential + Future STA's

East: STA's

West: Vacant Land then STA's

POLICY CONFORMITY

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

See Planning Justification Report

- 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:

See Planning Justification Report (Niagara Escarpment Plan)

- 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:**

See Planning Justification Report

- 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:

Concurrent Draft Plan of Subdivision application

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.).

Draft Plan of Subdivision - 12 lots

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

Geotechnical Study, Traffic Impact Study

Functional Servicing + Stormwater Management Report, Archaeological Stage 1 + 2

Planning Justification

DECLARATION OF AUTHORIZED AGENT



I/We Andrew Pascuzzo 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 Collingwood in the County of Simcoe this 14 day of October 2021

Andrew Pascuzzo
Authorized Agents Signature

Andrew Pascuzzo
Authorized Agents Name (Print)

☐ I have authority to bind the Corporation

[Signature]

Commissioner of Oaths

Commissioners Seal

Joseph Bruce Hart, a Commissioner, etc.,
Province of Ontario, for Baulke Stahr McNabb LLP.
Barristers and Solicitors.
Expires August 30, 2024

AUTHORIZATION OF APPLICANT/AGENT



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

See attached

(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)

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

(Signature of owner or signing

☐

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

(Name of corporation, if

officer)

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

(Signature of owner or signing

☐

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

(Name of corporation, if applicable)

ALL APPLICATIONS MUST BE SUBMITTED TO THE TOWN OF THE BLUE MOUNTAINS PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
FOR MORE INFORMATION, PLEASE CONTACT THE TOWN OF THE BLUE MOUNTAINS PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
1-800-368-3683

PERMISSION TO ENTER



Date: Oct. 14/2021

Planning Services
The Town of the Blue Mountains
P.O. Box 310, 32 Mill Street
Thornbury, Ontario N0H 2P0
Tel.: (519) 599-3131
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To Whom It May Concern,

RE: Application to Amend the Zoning By-law
Location of Land: 138 Kandahar Lane
(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.

Andrew Pascuzzo
Signature of ~~owner~~ or authorized agent

Andrew Pascuzzo
Please print name (Authorized Agent)

