

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: N/A

APPLICATION RECEIVED: (date) APRIL 8, 2024 DATE ACCEPTED: APRIL 8, 2024
000016067150000

FILE NO. P3405 ROLL NO. 000016067200000 FEE: —

RECEIPT NO. — RECEIVED BY: —

CONCURRENT APPLICATIONS: —

OTHER FEES RECEIVED: TOWN INITIATED

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: Adam Farr, Senior Planner

Address: 32 Mill St, Thornbury ON N0H2P0

Tel. No.: 5195993131 x 283 Email: planning@thebluemountains.ca

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.: Roll: 000016067150000 Roll: 000016067200000

Concession No.: _____ Lot No.: _____

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

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

Municipal Address: 150 & 160 King St

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: Vacant Land

Length of time existing use has continued: _____

Proposed use of the subject lands: Hotel, Rental Apartments, Commercial

7. 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
N/A							

8. 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

9. Is water provided by a publicly owned and operated water system?

☒

YES

☐

NO

If no, please specify: _____

10. Is sewage disposal provided by a publicly owned and operated sanitary sewage system?

☒

YES

☐

NO

If no, please specify: Servicing constraints

**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.*

11. Is storm water drainage provided by:

☐

Sewers

☐

Ditches

☐

Swales

☐

Other

If other, please specify:

TBC

PLANNING INFORMATION

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

County of Grey Official Plan: Primary Settlement

Permitted uses: Urban uses

Town of The Blue Mountains Official Plan: Downtown

Permitted uses: Commercial One - C1

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

Applicable Zoning By-law: C1 Commercial

Existing Zone Category: Commercial, Hotel, Residential above ground floor

Permitted uses: C1 list

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

Apply a Holding By-law requiring confirmation of available services and allocation of services to teh satisfaction of the Town

15. Proposed change to Zone Category:

From: Commercial 1 (C1)

To: Commercial One Holding C1-H

16. 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 (m²)			
Minimum and Maximum Density			
Minimum Distance Between Buildings on the same Lot			
Minimum Number of Parking Spaces			

Minimum Number of Loading Spaces			
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Other (e.g. General Provisions, Holding Provisions)			

17. Existing Use of Adjacent Lands

North: Georgian Trail, Astek Industrial Use

South: Commercial uses

East: Storage facility, Insitutional uses

West: Thornbury Cidery

POLICY CONFORMITY

18. Please explain how the proposal is consistent with the Provincial Policy Statement (<https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>)

Note policies 1.2 Coordination, 1.6 Infrastructure and Public Service Facilities

19. 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:

20. 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:

County Plan: 1, 1.1, 1.4.1 (8), 1.5 (2), 1.5 (4), 1.5 (5), 2, 3.3, 4.1 (1), 8.9.1, 8.9.2

Town Official Plan: A3.3, A3.9, B3.3.4.1, D1.2, D1.5 D1.6

21. 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:

22. 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:

23. 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

24. 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:

Curent site plan P3196 (in progress), Consent application P3345 approved w conditions Jan 29 2024

25. If this application is a re-submission of a previous application, describe how it has been changed from the original submission:

26. Please describe any easements or restrictive covenants affecting the subject lands:

27. 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).

Curent site plan P3196 (in progress), Consent application P3345 approved w conditions Jan 29 2024
Site plan deficiencies list issued Feb 29 2024

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

DECLARATION OF OWNER OR AUTHORIZED AGENT



I/We Corrina Giles, Town Clerk of the Town of The Blue Mountains
(Name of Owner or Authorized Agent) (e.g. Town of the Blue Mountains)

in the County of Grey
(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 The Blue Mountains in the County of Grey this 9th day of April 20 24

[Signature]
Applicant Signature

Corrina Giles, Town Clerk
Applicant Name (Print)

☒ I have authority to bind the Corporation

[Signature]
ELIZABETH SAUNDERS
Commissioner of Oaths

ELIZABETH ANN SAUNDERS
A COMMISSIONER, ETC.,
PROVINCE OF ONTARIO, FOR THE
CORPORATION OF THE TOWN OF
THE BLUE MOUNTAINS.
EXPIRES FEBRUARY 10, 2025.

Apr 9/24
Commissioners Seal