

November 5, 2024

Adam Smith
Director of Planning
Town of The Blue Mountains
32 Mill Street, Box 310
Thornbury, ON N0H 2P0



Dear Mr. Smith

**RE: 53 Bruce Street South, Thornbury
Town of The Blue Mountains, County of Grey
Site Plan Approval Submission**

Please find the attached completed Site Plan Application for consideration for Site Plan Approval for a Motel at 53 Bruce Street.

Please find the following as part of this submission:

- A completed Site Plan Application
- Planning Report prepared by Georgian Planning Solutions
- Site Plan prepared by Edward Lee Architect
- Function Servicing Report prepared by Capes Engineering
- Engineering Drawings - Site Servicing Plan, Site Grading, Erosion & Sediment Controls and prepared by Capes Engineering
- Lighting/Photometric Plans prepared Outdoor Reflections Landscape Design Build
- Planting Concept prepared by Outdoor Reflections Landscape Design Build
- Hardscape Concept prepared by Outdoor Reflections Landscape Design Build
- Exterior Palette prepared by West Grove
- Preliminary Construction Set prepared by West Grove
- Site survey prepared by Jeffery Buisman
- Urban Design Report
- Fire Safety Plan
- Architectural and Elevations prepared by Edward Lee Architect

- Comment Response Matrix, including Pre-consultation comments, Official Plan, Zoning By-Law and Community Design Guidelines

The subject property is located at 53 Bruce Street South in Thornbury, in the Town of The Blue Mountains, Grey County. The parcel is legally described as PLAN 103 LOT 3 TO 4. The application is to consider a proposal for a motel that will offer 10 rooms with exterior access. The proposal is to remove the existing building that is currently on the site and replace it with 2 buildings. The main building will front onto Bruce Street and contain 4 rooms along with a reception/lobby space. The second building will contain 6 rooms. The proposal also includes an outdoor amenity space.

The application fees of \$9,218 (\$6,718.00, plus \$2,500 contingency) will be submitted under separate cover.

Should you have any questions or require any additional information please feel free to contact me directly.

Yours truly,

A handwritten signature in dark ink that reads "Krystin Rennie". The signature is written in a cursive, flowing style.

Georgian Planning Solutions
Krystin Rennie, MAES MCIP RPP

cc: JP Adamo