

March 3, 2025

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

Subject: Zoning By-Law Amendment

Attn: Mr. Adam Farr – Planning Department

Dear Mr. Farr,

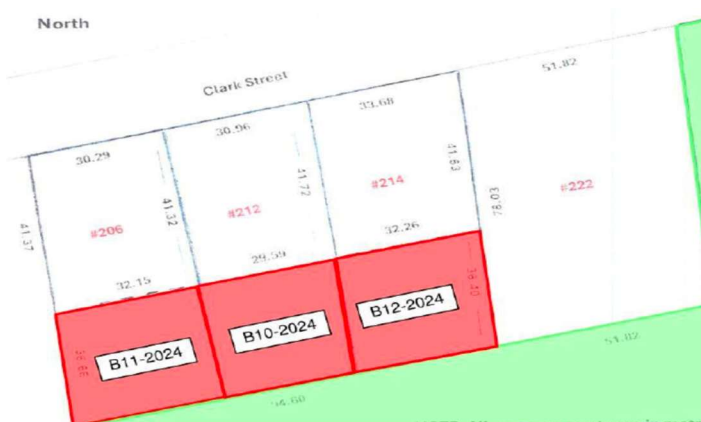
Please find attached the Zoning By-Law Amendment Application to support Zoning By-Law Amendments for the backlots to be attached to properties which are municipally known as 206 Clark Street, 212 Clark Street, and 214 Clark Street. As directed, we are submitting one application for all 3 properties with the enclosed fee of \$4,690.

As background this Zoning By-Law Amendment Application is being submitted with the following supporting documentation:

Pre-Consultation – Completed August 11, 2022 (see attached).

Decision on Consent Application File B10-2024 (Consent to Sever) – Decision date July 17, 2024 (see attached).

The July 17, 2024 decision provides conditional consent to sever property currently part of 224 Clark Street to each of 206, 212 and 214 Clark Street as clarified below:



There are 5 conditions that must be met to secure the Certificate of Consent pursuant to Section 53(42) of the planning act. They are:

1. That a Zoning By-law Amendment be approved, and a By-law be passed to rezone the severed parcel from the Development 'D' zone to the Residential One 'R1-1' zone.
2. That the severed parcel be deeded as a lot addition only to the property abutting to the north legally known as PLAN 562 PT LOT 54 CLARK ST RP 16R2271 PART 2 and any subsequent transfer, charge or other conveyance of the land to be severed is subject to Section 50(3) or (5) of the Planning Act.
3. That the Applicant meets all the requirements of the Town, financial and otherwise, for the Certificate of Official to be issued.
4. That the Applicant provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office.
5. That all above conditions be fulfilled within two (2) years of the Notice of Decision so that the Certificate of Consent pursuant to Section 53(42) of the Planning Act, can be issued by the Town.

The attached Zoning By-Law Amendment Applications supports item (1) to have Zoning By-law Amendments approved for each of 206, 212 and 214 Clark Street. In addition, you will find attached a Reference Plans (Survey) to support item (4) providing a description of the lands and deposited reference plan, which can be registered in the Land Registry Office.

We would appreciate your confirmation of receipt of this Zoning By-Law Amendment Application. If you require additional information, please contact me. Otherwise we look forward to your timely review and approval of the Zoning By-laws Amendments for 206, 212, 214 Clarks street to add the severed lands to be transferred from 224 Clark Street.

Yours,

Ryan Gibbons