



Affidavit

Town of The Blue Mountains

Planning Services Department

32 Mill Street
P.O. Box 310
Thornbury, ON N0H 2P0
Phone (519) 599-3131
planning@thebluemountains.ca

Cloudpermit application number
CA-3542045-P-2026-97

Applicant

Last name West	First name Emma	Corporation or partnership Bousfields Inc
Street address		
Other phone	Mobile phone	
Fax	Email	

Property owner, Property Owner

Last name PARKBRIDGE LIFESTYLE, COMMUNITIES INC c/o QuadReal Property Group	First name	Corporation or partnership
Street address 70 HURON ST COLLINGWOOD ON L9Y 4L4 parkbridgedevelopmentinvoices@quadreal.com	Unit number	Lot / Con.
Municipality	Province	Postal code
Other phone	Mobile phone	
Fax	Email	

Subject Land Information

Address	Legal description	Roll number
208 LAKESHORE ROAD EAST (Primary)	PLAN 529 LOT 172 PT LOTS 161 AND 173 AND RP 16R6640 PART 2	4242000003366000000

Owner's Authorization and Signature

Is there an authorized agent(s) acting on behalf of the property owner(s)?

☒ Yes ☐ No

Please download the Owner's Authorization Fillable Form, have all owners listed on title sign it, and upload the completed form to the Cloudpermit Attachments section on the next step before submitting your application. [Owner's Authorization Form](#)

Does the property have multiple owners?

☐ Yes ☒ No

I have read and understood the instructions above regarding the Owner's Authorization and Owner's Signature forms, and I am aware of the requirements to submit this application.

☒ Yes

COMPLETE APPLICATION & FEE REQUIREMENT

A complete application must include all mandatory information and be submitted with the required fee.

Applications that are incomplete or inaccurate will not be processed until all required information and payment have been received. To help staff complete the review within the legislated timeframe, please ensure your application is accurate and complete.

Submitting Your Application: If the application is submitted by a property owner, all property owners must sign the application forms. If the application is signed by an agent on behalf of an applicant, the agent authorization form must accompany the submission. If the applicant is a corporation acting without agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed. Personal information collected on this form is authorized under the legal authority of the Planning Act.

Note: The Affidavit section must be signed in the presence of a Commissioner of Oaths. The signed Affidavit, including the Commissioner of Oaths' stamp or signature, must be uploaded in the affidavit upload step to complete the application.

Fee Payment: Once your application is submitted, an invoice will be generated and sent to you. The invoice will include instructions on how to submit payment.

Description of Subject Lands and Servicing Information		
NOTE: If there are multiple lots, please submit the information below as an attachment for each lot.		
Frontage (m) 438	Depth (m) 117	Area (m2/ ha) 27.13
Roads / Access ☐ Provincial Highway ☒ Grey County Road ☒ Municipal Road - year-round access and maintenance ☐ Municipal Road - seasonal maintenance ☐ Municipal Road - unopened road allowance ☐ Private Road (Condominium Owned) ☐ Private Road/Laneway or Other		
Drinking Water Supply(check the appropriate box) ☒ Municipal Water ☐ Communal ☐ Private Well ☐ Other		
Sanitary Sewer (check the appropriate box) ☒ Municipal Sewers ☐ Communal Septic System ☐ Private Septic System ☐ Other		
Storm Water Management (check the appropriate box) ☒ Municipal Storm Sewers ☐ Roadside Ditches ☐ Drainage Swales ☐ Other		

Mortgages		
Name and address of holders of any mortgage N/A		
Are the lands subject to: ☒ An Existing Easement(s) ☐ Right-of-Way(s) ☐ Restrictive Covenants ☐ N/A		
If yes, please specify Easements GY248537, GY255080, GY279354		
*Please note it is the owner/applicant's responsibility to identify all easements or right-of-way's		

Surrounding Land Uses:			
Describe the present use on all properties abutting and opposite the subject lands: North - Residential East - Lands under Construction for Residential Units, Existing Residential South - Natural Hazard Lands and Lands Under Construction for Residential Units West - Natural Hazard Lands and Existing Residential Refer to Planning Rationale Report for more detail.			
North: Residential	East: Lands under Construction for Residential Units, Existing Residential	South: Natural Hazard Lands and Lands Under Construction for Residential Units	West: Natural Hazard Lands and Existing Residential

Existing buildings or structures on the subject lands			
Please indicate whether there are any buildings or structures on the subject land?			
☒ Yes ☐ No			

Building / Structure 1			
Please complete the table below for all existing buildings or structures on the subject lands.			
Building/Structure Type			
The lands are under construction. The site is currently graded with Roads and Services Installed. A temporary sales centre is also located within the Site near its Grey Road 19 frontage. Refer to Planning Rationale Report for more detail.			
Gross Floor Area or Dimension (m2)		Date of Construction	
NA		NA	
Front Yard Setback		Side Yard Setback	
0.0 m		0.0 m	
Side Yard Setback	Rear Yard Setback	Building Height	Is there a Second Building/Structure?
0.0 m	0.0 m	0.0 m	☐ Yes ☒ No

Current Planning Status
Town Official Plan , Town Zoning Information , Grey County Official Plan
Grey County Official Plan Designation Recreational Resort Settlement Area
Town of the Blue Mountains Official Plan Designation Residential/ Recreational Area and Hazard
Town of the Blue Mountains Zoning Residential (R2-122-h36), Hazard (H), and Open Space (OS-123)

Environmental Constraints	
Indicate whether any of the following environmental constraints apply to the subject lands ☐ Grey Sauble Conservation Authority Regulated Area ☐ Nottawasaga Valley Conservation Authority Regulated Area ☒ Wetlands ☐ Floodplains ☐ Groundwater and Watershed Management ☐ Wooded Areas and Forest Management Fisheries ☐ Threatened and Endangered Species and Significant Wildlife ☐ Cultural Heritage Resources ☐ Lands used for Former Orchard Production ☐ Streams, Ravines Floodplains and Lakes ☐ Area of Natural and Scientific Interest (ANSI) ☐ Aggregate Resources ☐ Thin Overburden-Karst Topography ☐ Solid Waste Management Buffer ☐ Sewage Treatment Plan Buffer ☐ None ☒ Other	If Other, please specify The Site contains lands zoned Hazard, as discussed in the Planning Rationale Report.

Policy Conformity	
Provincial Planning Statement	
Please explain how the proposal is consistent with the Provincial Planning Statement The Application is consistent with the PPS, as discussed in the Planning Rationale Report.	
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: The Application conforms to the Grey County and Town of The Blue Mountains Official Plans, as discussed in the Planning Rationale Report.	
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: The Application conforms to the Niagara Escarpment Plan, as discussed in the Planning Rationale Report.
Does the proposal alter the boundary of a settlement area or implement a new area of settlement? ☐ Yes ☒ No	
Does the proposal remove the subject land from an employment area, as defined by the Provincial Planning Statement? ☐ Yes ☒ No	
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 the zoning with conditions: The lands zoned R2-122 are subject to Holding Provision 36 (h-36). The Application conforms to the policies of the Town Official Plan, as discussed in the Planning Rationale Report.

Reasons for Rezoning			
Please explain why the rezoning is being requested: A Zoning By-law Amendment is required to modify exception R2-122-h36 in Zoning By-law 2018-65 to remove the reference to tenure in the zoning by-law, to permit two additional dwellings (for a total of 213 dwellings), and to remove the holding provision, as discussed in the Planning Rationale Report.			
Nature and extent of the proposed use of the subject lands:			
Explain the nature and extent of the proposed use of the subject lands The proposed use of the subject lands is permitted as of right based on the applicable zoning. The Application does not proposed to alter the permitted uses of the lands.			
Proposed Development Timing and Phasing			
Describe the timing of the proposed development, including phasing: Permission for development on the Subject Site has already been secured through several approvals based on applications submitted starting in 2016 and construction of the roads and services within the site is compelte, as discussed in the Planning Rationale Report. The timing and phasing of the development is to be determined.			
Proposed buildings or structures on the subject lands			
Please indicate whether any buildings or structures are proposed to be built on the subject lands? ☒ Yes ☐ No			
Proposed Structure 1			
Please complete the table below for all proposed buildings or structures on the subject lands.			
Building Type and Date Constructed The Application does not propose to alter the permitted buildings/structures allowed as of right based on the applicable zoning. The application proposes two new units as detailed in the Planning Rationale Report and accompanying materials.	Gross Floor Area or Dimension (m2) 0	Front Yard Setback (m) 0.0 m	Side Yard Setback 0.0 m
Side Yard Setback 0.0 m	Rear Yard Setback 0.0 m		Building Height 0.0 m
Is there a proposed Second Structure? ☒ Yes ☐ No			

PROPOSED STRUCTURE 2			
Gross Floor Area or Dimension (m2) The Application does not propose to alter the permitted buildings/structures allowed as of right based on the applicable zoning. The application proposes two new units as detailed in the Planning Rationale Report and accompanying materials.	Building Type and Date Constructed 0	Front Yard Setback 0.0 m	Side Yard Setback 0.0 m
Rear Yard Setback 0.0 m	Building Height 0.0 m	Is there a proposed Third Structure? ☐ Yes ☒ No	

Site-specific zoning changes
Are any modifications to the existing zoning regulations or other by-law provisions proposed (for example, changes to setbacks, building height, or other rules in the zoning by-law)? ☒ Yes ☐ No

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.			
*****Include the BY-LAW SECTION NUMBER / EXISTING ZONE REGULATION / PROPOSED ZONE REGULATION for EACH ZONE REGULATION BELOW			
Minimum Lot Frontage (m) The Application does not propose to alter the permitted buildings/structures allowed as of right based on the applicable zoning. The application proposes to add two additional dwelling units as detailed in the Planning Rationale			
Minimum Lot Area (m) The Application does not propose to alter the permitted buildings/structures allowed as of right based on the applicable zoning. The application proposes to add two additional dwelling units as detailed in the Planning Rationale			
Minimum Front Yard Setback (m) The Application does not propose to alter the permitted buildings/structures allowed as of right based on the applicable zoning. The application proposes to add two additional dwelling units as detailed in the Planning Rationale			
Minimum Side Yard Setback (m) The Application does not propose to alter the permitted buildings/structures allowed as of right based on the applicable zoning. The application proposes to add two additional dwelling units as detailed in the Planning Rationale			
Minimum Rear Yard Setback (m)	Minimum Landscaped Open Space (%)	Maximum Lot Coverage (%)	
Maximum Height (m)	Maximum Number of Storeys	Minimum Floor Area (m*)	Minimum and Maximum Density
Minimum Distance Between Buildings on the same Lot			Minimum Number of Parking Spaces
Other (e.g. General Provisions, Holding Provisions) The Application does not propose to alter the permitted buildings/structures allowed as of right based on the applicable zoning.			

Details of expansion or demolition		
Are any expansions or additions proposed to existing buildings or structures on the subject lands? ☐ Yes ☒ No		
Are any existing buildings or structures on the subject lands proposed to be demolished? ☐ Yes ☒ No		

Proximity of proposed buildings to water features		
Note: If more than one building or structure is proposed near a lake or watercourse, please include an attachment providing the required setback information.		
Will any of the proposed buildings or structures be located near a lake or watercourse? ☒ Yes ☐ No	If yes, please provide the setback distance from the proposed building or structure to the nearest water feature Setbacks to watercourses (and all limits of development) have been approved through previous site-specific zoning by-law, as discussed in the Planning Rationale Report.	Provide the setback distance from the 177.9 metre G.S.C. elevation along Georgian Bay to the proposed building or structure Setbacks to watercourses (and all limits of development) have been approved through previous site-specific zoning by-law, as discussed in the Planning Rationale Report.

Minimum and maximum density and height requirements	
Please provide the proposed density and building height for your project (if applicable)	
Maximum height (metres)	Maximum height (storeys)
Minimum density (units per hectare)	Maximum density (units per hectare)
If your proposal does not meet the Town's limits, please explain The Application does not propose to alter applicable height requirements permitted as of right based on the applicable zoning. The Application proposes to permit two additional dwellings above what is permitted by the applicable zoning, but in conformity with the Town Official Plan, as discussed in the Planning Rationale Report.	

Public Consultation	
Note: The municipality will hold any required statutory public meeting(s) for this application.	
Do you intend to provide any additional information or consultation to neighbors or the public, beyond the statutory public meeting(s) conducted by the municipality? ☐ Yes ☒ No	
Do you intend to engage with Indigenous communities regarding this application? ☐ Yes ☒ No	

ADDITIONAL INFORMATION		
Has the property ever been the subject of an application for an amendment to the Official Plan under the Planning Act? ☐ Yes ☒ No		
Has the property ever been the subject of an application for an application for an amendment to the Zoning By-law under the Planning Act? ☒ Yes ☐ No	File No. By-law 2020-80	Status Approved
Has the property ever been the subject of an application for a minister's zoning order under the Planning Act? ☐ Yes ☒ No		
Has the property ever been the subject of an application for approval of a Plan of Subdivision/Condominium under the Planning Act ☒ Yes ☐ No	File No. Town File Nos.: 42T-2016-10, P2433 Registered Plan of Subdivision: Plan 16M-108	Status Registered
Has the property ever been the subject of an application for a Consent under the Planning Act? ☐ Yes ☒ No		
Has the property ever been the subject of an application for a Minor Variance under the Planning Act? ☐ Yes ☒ No		
If this application is a re-submission of a previous application, describe how it has been changed from the original submission N.A		
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). N.A		
Please identify any reports or studies that are submitted with this application • Signed Owner's Authorization Form; • Signed Owner's Signature Form; • Planning Rationale Report prepared by Bousfields Inc., dated July 2026; • Draft Zoning By-law Amendment prepared by Bousfields Inc. • Concept Plan prepared by Bousfields Inc., dated July 28, 2026; • Functional Servicing Report Addendum prepared by C.F. Crozier & Associates Inc., dated August 5, 2026. • Site Survey prepared by J.D. Barnes		

Accompanying Material
Please fill out the checklist below to ensure you have included all the required information on the site plan
1. The boundaries and dimensions of the subject lands ☒ Yes ☐ N/A
2. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front yard lot line, rear yard lot line, the side yard lot lines, and from any water features ☒ Yes ☐ N/A
3. The location of all natural and artificial features on or adjacent to the subject land that may affect the application (for example: buildings, railways, roads, watercourses, drainage ditches, rivers, wetlands, wooded areas, wells, and septic tanks) ☒ Yes ☐ N/A
4. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way ☒ Yes ☐ N/A
5. If access to the subject land will be by water only, the location of the parking and docking facilities to be used ☐ Yes ☒ N/A
6. The location and nature of any easements affecting the subject land ☒ Yes ☐ N/A
7. Have you uploaded the Agent Authorization Form and Owner's Signature Form, as applicable? ☒ Yes ☐ N/A
Note: Upon completing the application form, please click the "Close Form and Go to Workspace" button. You will be redirected to the workspace, where you can upload all required supporting documents. Once you have uploaded all attachments, please click on "Sign Off Application" to upload the affidavit and submit the application.