

**Zoning By-law Amendment
Complete Application Submission Checklist**

- Complete and executed application form and required application fee;
- A signed letter of authorization for an agent or applicant (where the applicant is not the Owner) from all registered Owners of the lands affected by the proposed amendment;
- A zoning chart that identifies where modifications to the existing zoning regulations or other By-law provisions are proposed to be amended;`
- Three (3) copies of a fully dimensioned and scaled site plan in METRIC UNITS, which includes the following information:
 - a) The boundaries and dimensions of the subject land;
 - b) The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front, rear, and side lot lines;
 - c) The approximate location of all natural and artificial features on the subject land and adjacent to the subject land that, in the opinion of the applicant, may affect the application (such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, and septic beds);
 - d) The current use of land that is adjacent to the property;
 - e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road, or a right of way;
 - f) If access to the subject land will be by water only, the location of the parking and docking facilities to be used; and
 - g) The location and nature of any easement affecting the subject land.
- One (1) copy of the Pre-consultation comments received from Town Planning Services Staff;
- Three (3) hardcopies of all supporting technical and background studies/reports identified by Town Planning Services Staff as a result of a pre-consultation meeting; and
- A covering letter that briefly describes the proposal.

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:** 61 Alfred Street West GP Inc.
Address: 550 Parkside Drive Unit B-14 B-15
Waterloo ON N2L 5VA
Tel. No.: 519-376-5528 Email: ryan@careyhomes.ca
Name of Applicant/Authorized Agent: MHBC Planning
Address: 630 Colborne Street, Suite 202
London ON N6B 2V2
Tel. No.: 519-858-2797 Email: emiles@mhbcplan.com

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

- Registered Owner
- Applicant/Agent

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

Name: _____

Address: _____

Tel. No.: _____ Email: _____

PROPERTY INFORMATION

4. Description of the subject land:

Assessment Roll No.: 424200001813600

Concession No.: _____ Lot No.: _____

Registered Plan No.: 105 Lot(s)/Block(s): Lot 1-3

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

Municipal Address: 61 Alfred Street West

Date acquired by current owner: unknown

5. Subject Property Information:

a) Frontage (m): 73.62 Depth (m): 113 Area (m²): 10,878.08

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: _____

Proposed use of the subject lands: single detached, semi-detached, and rowhouse dwellings

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
N/A							

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)

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:

PLANNING INFORMATION

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

County of Grey Official Plan: Primary Settlement Area

Permitted uses: full range of residential, commercial, industrial, recreational, and institutional land uses

Town of The Blue Mountains Official Plan: Community Living Area

Permitted uses: single detached dwellings, semi-detached dwellings, duplex dwellings, townhouse, multiple and apartment dwellings

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

Applicable Zoning By-law: Town of Thornbury 10-77

Existing Zone Category: Development D Zone, and Residential R3 Zone

Permitted uses: D Zone: One one-detached Residential Dwelling
R3 Zone: One one-detached residential dwelling on one lot

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

The purpose of the request is to rezone the subject lands from Development D Zone and Residential R3 Zone to a compound Residential 1() / Residential 2 () Zone with special provisions to facilitate the development of a Subdivision incorporating single detached, semi-detached, and rowhouse dwellings. The amendment applies to Zoning By-law 10-77 which is still in force for the property. The proposed zoning framework is based on the R1-2 and R2 zoning framework under the new Zoning By-law 2018-65, which will eventually apply to the subject lands. Please see the Planning Justification Report for a detailed description of the proposed zoning framework.

17. Proposed change to Zone Category:

From: Residential R3 Zone, Development D Zone

To: Residential 1 () / Residential 2 ()

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.* Please see separate Zoning Table appended to this application form

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 (m ²)			
Minimum and Maximum Density			
Minimum Distance Between Buildings on the same Lot			
Minimum Number of Parking Spaces			
Minimum Number of Loading Spaces			

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

19. Existing Use of Adjacent Lands

North: Community Centre and Recreational Fields

South: Residential

East: Residential

West: Residential

POLICY CONFORMITY

20. Please explain how the proposal is consistent with the Provincial Policy Statement

<http://www.mah.gov.on.ca/Page215.aspx>):

The proposal promotes an efficient development pattern that would support the long-term financial well-being of the Province of Ontario and the Town of the Blue Mountains (in the form of increased property tax assessment and the optimization of existing infrastructure). Further, the proposal would develop an under-utilized property within a Primary Settlement Area in a manner that would increase housing choice within the Town of the Blue Mountains.

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:

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:

The proposal conforms to the County of Grey Official Plan as it facilitates intensification within a Primary Settlement Area on an underutilized lot in accordance with the objectives set out under Section 3.5. The proposal conforms to the Town of the Blue Mountains Official Plan as it facilitates the development of a mix of residential uses as permitted under the Community Living Area designation. The proposal would also encourage the provision of a full range of housing opportunities to meet the Town's housing needs as identified under Section B3.1

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:

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.).

Conditional consent approval has been granted to sever the lands in the eastern corner of the 61 Alfred Street property (B12-2019 and B13-2019). The lands to be retained are the subject of this rezoning application. A concurrent Plan of Subdivision application will also be submitted for these lands.

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

- Traffic Brief
 - Geotechnical Study
 - Stage 1-2 Archaeological Assessment
 - Functional Servicing /SWM Report
 - Planning Justification Report
-
-



DECLARATION OF OWNER OR AUTHORIZED AGENT

I/We Eric Miles / MHBC Planning of the City of London (Name of Owner or Authorized Agent) (e.g. Town of the Blue Mountains)

in the County of Middlesex (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 City of London in the County of Middlesex this 2 day of October 20 19

[Signature] Applicant Signature

Eric Miles Applicant Name (Print)

[] I have authority to bind the Corporation

Carol Marie Wiebe, a Commissioner, etc., Province of Ontario, for MacNaughton Hermsen Britton Clarkson Planning Limited. Expires March 11, 2021.

[Signature] Commissioner of Oaths

Commissioners Seal



AUTHORIZATION OF APPLICANT/AGENT

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

61 Alfred Street West

(Legal description or municipal address)

in the Town of the Blue Mountains, hereby authorize

MHBC Planning

(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 20 day of Sept, 2019.

RYAN CAROT, PRESIDENT

(Signature of owner or signing officer)

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

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

61 Alfred Street West
GP INC.

(Name of corporation, if applicable)

_____ (Signature of owner or signing officer)

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

(Signature of owner or signing officer)

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

(Name of corporation, if applicable)

PERMISSION TO ENTER




Date: Sept 20/19

Planning Services
The Town of the Blue Mountains
P.O. Box 310, 32 Mill Street
Thornbury, Ontario NOH 2P0
Tel.: (519) 599-3131
Fax: (519) 599-3018

To Whom It May Concern,

RE: Application to Amend the Zoning By-law
Location of Land: 61 Alfred St W
(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.



Signature of owner or authorized agent

RYAN CAREY
Please print name