

November 14, 2019

Corrina Giles,
Town Clerk, Town of the Blue Mountains,
32 Mill Street, Thornbury, ON
N0H 2P0

Dear Members of the Committee:

RE: Report Number: PDS.19.128
Planning Recommendation Report – 61 Alfred St. W GP Inc. Zoning By-law Amendment
(61 Alfred St. W), Committee of the Whole Meeting, November 18, 2019
OUR FILE: 15188'E'

I am the agent on behalf of 61 Alfred Street West GP Inc. I have reviewed the Planning Recommendation Report Number: PDS.19.128 regarding 61 Alfred St. W GP Inc. Zoning By-law Amendment (61 Alfred St. W), and agree with the recommendation that Council enact a Zoning By-law Amendment to change a portion of the property's zone to Development (D) and the Residential (R1-57) Exception Zone.

The subject lands are legally described as Part of Lots 1-3, on Registered Plan No. 105, and are addressed municipally as 61 Alfred Street West. The subject lands are located at the southeastern corner of the Victoria Street South and Alfred Street West intersection within the Primary Settlement Area of Thornbury, and the Thornbury / Clarksburg Settlement Area Boundary.

On August 21, 2019, consent was conditionally granted for the subject lands (files B12-2019 and B13-2019), to create two new lots in the eastern corner of the property. To facilitate development on Part C, and to recognize the existing dwelling on Part B of the severed lands, this ZBA proposes to rezone the severed lands from the Residential 3 (R3) Zone to the Residential (R1-57) Exception Zone under Zoning By-law 10-77.

The proposed zoning framework under Zoning By-law 10-77 will match the provisions of the R1-2 Zone under Zoning By-law 2018-65. Given that Zoning By-law 2018-65 pertains to all lands other than those under the D Zone, it is appropriate to tailor the proposed zoning to the regulations of this recently approved By-law and not Zoning By-law 10-77 which has largely been repealed and replaced. Given the configuration of the lots being created, the size and configuration of the existing single-detached dwelling on Part B, and the zoning framework applied to the surrounding areas, it is our opinion that the proposed zoning is appropriate for the site.

Thank you for your consideration of this application.

Yours truly,
MHBC



Eric Miles, MPL

cc. *Ryan Carey, 61 Alfred Street West GP Inc.*