

Deputation at the COW Meeting – November 29, 2022

**Staff Reports – Abbotts Plan of Subdivision and Zoning By-Law Amendment,  
PDS.22.126**

By:

Helmut Hock

A black rectangular box redacting the signature of Helmut Hock.

Thornbury

# 11 Shoreline Residential



## THORNBURY DENSITY & INTENSIFICATION STUDY

BACKGROUND REVIEW, NEIGHBOURHOOD  
ANALYSIS AND INTENSIFICATION OPPORTUNITY REPORT

PREPARED BY:  
SGL PLANNING & DESIGN INC.

FEBRUARY 2022

### 11.1.2 Potential Intensification Sites

“Generally, lots along Lakeshore Drive, Bay Street and Cottage Avenue **should be maintained as large single detached lots to reflect the existing character**, although there may be opportunities for infill of single detached dwelling on vacant lots. **Gentle intensification** could also be introduced throughout the Shoreline Residential Planning Neighbourhood through the development of new accessory apartments in existing dwellings.”



Shoreline Residential Neighbourhood Boundary



Abbotts Subdivision

Bay St and Victoria St. Road Allowances with  
> 800 + Mature Trees





Listing provided courtesy of: Engel & Völkers Collingwood, Brokerage

# Property Details

Description

Download PDF

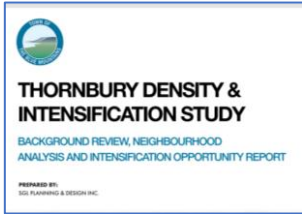
"4+- Acres of virgin land in prime residential area. Beach access within Minutes to Marina & Downtown Thornbury. Imagine the possibilities! S development. Beautiful new homes and well maintained older homes this highly sought after neighbourhood. Municipal services available. D 4 singles and 16 semis.



Figure 1: Aerial photo of the subject lands proposed for development



The Abbotts' lands in red are approximately 1 hectare (2.5 acres). The road allowances of Bay Street and Victoria, shown in green, are approximately 0.7 hectares (1.73 acres).



## 11.1.2 Potential Intensification Sites

- “Ensuring there are no impacts to adjacent properties (noise, shadows, privacy, views, etc.)”

## TBM Official Plan states:

- B3.1.5 states: “Existing residential neighbourhoods are intended to retain their existing character with limited change” ....“it shall fit into and reinforce the stability and character of the neighbourhood.
- B3.1.5.1 states: “k) existing trees and vegetation will be retained and enhanced where possible”

### The Town of The Blue Mountains

Comprehensive Zoning By-law 2018 - 65

Office Consolidation to March 9, 2020

November 29, 2018  
(Original Approved)

#### 8.2

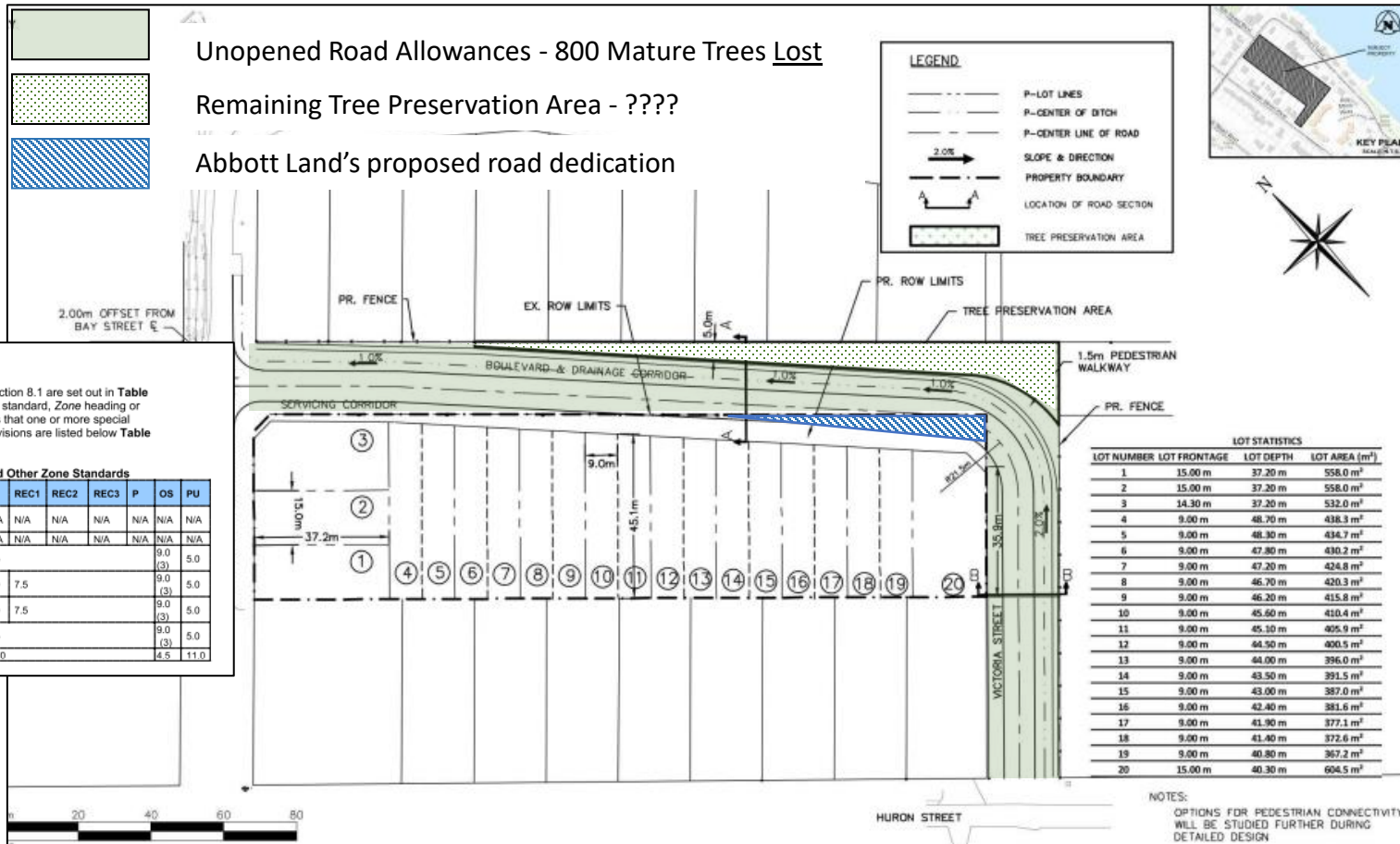
#### ZONE STANDARDS

Regulations for uses permitted in Section 8.1 are set out in Table 8.2. A number(s) following the Zone standard, indicates that one or more special provisions apply. These special provisions are listed below Table 8.2.

Table 8.2 - Agricultural, Rural, Recreational and Other Zone Standards

Zone Standard	A	SA	RU	D	H & W	I	REC1	REC2	REC3	P	OS	PU
Minimum lot area (ha)	40.0 (2)	10.0 (2)	20.0 (2)	(1)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum lot frontage (m)	150.0			(1)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum front yard (m)	15.0			(1)	N/A	7.5				9.0 (3)	5.0	
Minimum exterior side yard (m)	15.0			(1)	N/A	4.0	7.5			9.0 (3)	5.0	
Minimum interior side yard (m)	8.0			(1)	N/A	4.0	7.5			9.0 (3)	5.0	
Minimum rear yard (m)	15.0			(1)	N/A	7.5				9.0 (3)	5.0	
Maximum height (m)	11.0			(1)	N/A	11.0				4.5 (3)	11.0	

- 8.2: Open Space Zone is to have minimum interior and exterior sideyards, and minimum front yards and rear yards, of 9 metres each.





- ## The Blue Mountains Engineering Standards

## **Staff Reports – Abbotts Plan of Subdivision and Zoning By-Law Amendment, PDS.22.126**

### **My Request:**

- The application for re-zoning to open space should be rejected.
- The Bay St. and Victoria St. Road Allowances should remain unopened.

### **Why?**

- The property is for sale, who knows how the new owner will want to develop the property
- The TBM should consider the best interests of the community as a whole, not the financial interest of one developer
- Approval would contradict a number of TBM's policies and standards
- There are acceptable alternatives to what is proposed (ie. cul-de-sac) which would prevent the destruction of 800 mature trees, thereby reinforcing the stability and character of the neighbourhood
- An independent consultant to the TBM recommended "Gentle Intensification"