



## LOFT PLANNING

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June 7, 2024

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

Your Worship and Council:

**RE: Request for Delegation – Cash in Lieu of Parking Request  
JD Bruce Inc.  
1 Bruce Street, Town of the Blue Mountains**

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We are planners on behalf of JD Bruce Inc., owners of 1 Bruce Street, Town of the Blue Mountains. Through this correspondence, we respectfully request Council's authorization to accept a cash in lieu payment concerning the reduction of three (3) parking spaces, facilitating the operation of an additional permitted use within the established premises at 1 Bruce Street.

### **Subject Lands**

The designated property is officially identified as 1 Bruce Street and is situated at the northeast intersection of Bruce Street and Bridge Street (Highway 26). It encompasses a two-storey commercial structure with an active real estate office and unoccupied commercial space. Access to the site is facilitated via Bruce Street for vehicular entry.

### **Proposed Additional Use**

The proprietor intends to establish two motel units within a section of the current commercial building. Notably, the commercial area currently utilized by the real estate office is not slated for modification. The proposed motel units will occupy existing vacant commercial space within the building, distinct from the area utilized by the current commercial business. Access to the proposed space is from external stand-alone access points (north side and south side).

### **Official Plan**

The subject lands are designated Downtown Area in the Town of The Blue Mountains Official Plan. The building on the premises presently functions as a real estate office and vacant commercial space (primarily on second floor). The lands are designated as Downtown Area, permitting the motel use. The proposal entails refurbishing a segment of the current structure to establish two motel units. According to Section B3.3.3, specifically subsection (f), titled Permitted Uses, the allowance for hotels, motels, inns, and associated conference and convention facilities is outlined. Therefore, the utilization of a motel aligns with the permitted commercial usage as defined in the Official Plan of the Town of The Blue Mountains.

In order for a motel use to be established in the building – compliance with Zoning By-law and specifically parking requirements for the use is required. To that end, the Official Plan includes Policy B3.3.5.4 – Parking:

#### ***B3.3.5.4 Parking***



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*Where a new use cannot accommodate the Town's parking requirements, the Town may accept cash-in-lieu where the parking can be reasonably accommodated on the street or off-site.*

### **Zoning By-law 2018-65**

The lands are zoned Village Commercial (C1) and (C1-12) within the Town's Zoning By-law 2018.65. A motel use is a permitted use within the C1 zone. (Note: Exception 12 is unrelated to the proposal).

*Section 5.4.3 – Minimum Parking Spaces Required*, identifies that for a motel use there is a parking requirement of 1.3 spaces / room. The proposal is for two motel rooms and therefore 3 parking spaces are required.

A site plan has been developed for the premises, incorporating two (2) parking spaces on-site that align with zoning requirements. However, in order to accommodate the establishment of two motel units within the building, a cash in lieu payment for three (3) spaces is necessary for compliance.

### **Rationale and Operations**

The intended operation of the two motel units will follow a virtual rental model within Thornbury's downtown core. These units, totaling two in number, will include typical motel accommodations *without* cooking amenities which is a requirement of the By-law. Access to these units will be from existing exterior access points (Unit 1 – north side access, Unit 2 – north side and south side dual access). Operating under a virtual system, patrons will book their stays online and utilize digital check-in via mobile phones before their arrival. This approach ensures a contactless and mobile check-in process upon arrival, eliminating the need for physical check-in points.

We have spoken with the Town's Parking Services to explore possibilities regarding the utilization of municipal parking lots and the integration of the Honkmobile application.

We recognize that parking services of this nature are not only commonplace but expected for small motels or hotels in urban centres. This is particularly true in areas where on-site surface parking is limited or unavailable, making such arrangements the standard practice. The proprietor would ensure the visitors are aware of municipal parking lots available and use of the Honkmobile application.

As per the Official Plan, a "motel" use is permitted within the Downtown Area, along with various other uses that necessitate parking. *B3.3.5.4 Parking stipulates that in cases where a new use is unable to meet the Town's parking requirements, the Town has the option to accept cash-in-lieu payments, provided that parking can be reasonably accommodated either on the street or off-site.*

Upon consultation with staff, it has been identified that the Town's Fee By-law does not currently encompass a cash-in-lieu fee for parking. Therefore, we respectfully request, as part of this delegation, the establishment of the cash-in-lieu value. The applicant intends to adhere to these Off-Street Parking policies and intends to finance the parking variance through the payment of cash-in-lieu.

We kindly request the Council's support for the proposal to allow the utilization of *Section B3.3.5* of the Official Plan, enabling the placement of two motel units within the downtown core. Additionally, we seek Council's endorsement to establish a cash-in-lieu value for a parking space.



## LOFT PLANNING

Yours truly,



Kristine A. Loft BES BAA MCIP RPP  
Principal

Copy:  
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