

This document can be made available in other accessible formats as soon as practicable and upon request

STAFF REPORT: Planning & Development Services – Planning Division



REPORT TO: Committee of the Whole
MEETING DATE: June 06, 2016
REPORT NO.: PDS.16.63
SUBJECT: Application to Remove the Holding –h Symbol – The Lora Bay Corporation – Phase 3B Part of Blocks 1, 15, 29 and 30, Registered Plan 16M-8; Draft Lots 1 to 23, Draft Plan of Subdivision County of Grey File 42T-2015-04; Town of The Blue Mountains

PREPARED BY: Bryan Pearce, HBA, CPT, MCIP, RPP Planner II

A. Recommendations

THAT Council receive Planning and Development Services Staff Report PDS.16.63 respecting “Application to Remove the Holding –h Symbol – The Lora Bay Corporation – Phase 3B; Part of Blocks 1, 15, 29 and 30, Registered Plan 16M-8; Draft Lots 1 to 23, Draft Plan of Subdivision County of Grey File 42T-2015-04; Town of The Blue Mountains;”

AND THAT Council enact an amending By-law to remove the Holding –h Symbol for the development of the lands, described as Part of Blocks 1, 15, 29 and 30, Registered Plan 16M-8; Draft Lots 1 to 23, Draft Plan of Subdivision County of Grey File 42T-2015-04; Town of The Blue Mountains.

B. Background

The purpose of this Report is to provide Council with recommendations related to a request by The Lora Bay Corporation (LBC) to remove the holding –h symbol on Draft Plan lots 1 to 23, County of Grey File 42T-2015-04 in order to facilitate the construction of dwellings once the draft plan is registered, as depicted in Figure 1 to the right.

The Agent, Ken Hale, MCIP, RPP, OALA, CSLA of Dunn Capital Corporation, on behalf of LBC, made application to the Town on May 24, 2016 for an amending by-law to remove the Holding –h Symbol from their lands.

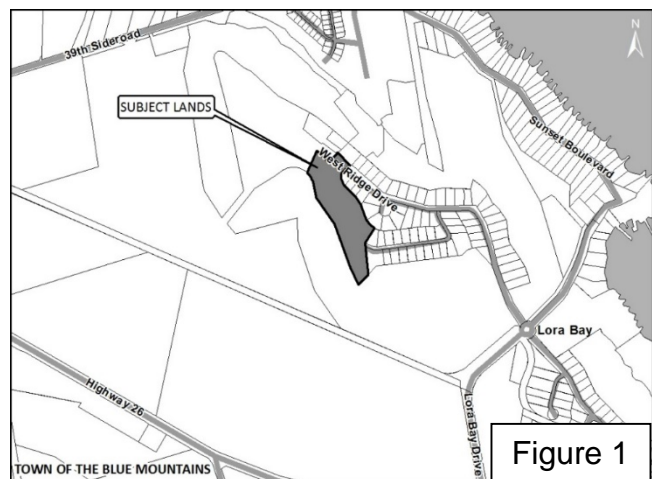


Figure 1

A Zoning By-law Amendment, being 2009-24, was enacted by Council on April 15, 2009 for this associated draft plan lands. The Zoning By-law Amendment rezoned these residential lands to Residential Third Density Holding (R3-h), Residential Third Density Exception 213 Holding (R3-213-h) and Residential Sixth Density Exception 214 Holding (R6-214-h). The condition to remove the Holding –h Symbol requires the execution of a Subdivision Agreement, whereas the R6-214-h Zone lands require the granting of Site Plan Approval pursuant to Section 41 of the Planning Act for the multi-unit block.

As Council may recall, LBC proceeded with Site Plan Application in 2011 for the development of the multi-block under the former draft plan approval and obtained conditional approval on the site plan. As such, Planning Staff proceeded to Town Council with the request to remove the Holding –h Symbol on the multi-block, enacting Amending By-law 2011-76. Since that time, the former Draft Plan of Subdivision 42-2006-14A lapsed and has now been reinstated through a new Draft Plan of Subdivision 42T-2015-04 that was conditionally approved by the County of Grey on December 10, 2015.

As such, this request to remove the Holding –h Symbol applies to the remainder of the draft plan, being the single detached lots 1 to 23, Draft Plan of Subdivision, 42T-2015-04. As noted above, the condition of the removal of the Holding –h Symbol was execution of the Subdivision Agreement, as per By-law 2009-24. Planning Staff note that LBC executed the Subdivision Agreement with the Town on April 15, 2016.

For this application, Notice of Intent for the removal of the Holding –h Symbol has been provided in accordance with Section 36 of the Planning Act to the owner of the lands, Agent and the Agencies involved in the initial Zoning By-law Amendment. Given that the condition to remove the Holding –h Symbol have been completed, it is appropriate that Council remove the Holding –h Symbol for these lands.

Appendix A of this report has a draft by-law to remove the Holding –h Symbol, for Council's information.

C. The Blue Mountains' Strategic Plan

The recommendation in this Planning and Development Services Staff Report PDS.16.63 is consistent and supports the following Strategic Plan Goals:

Strategic Plan goal #1: *"Create opportunities for sustainability."*

D. Environmental Impacts

The proposal does not appear to generate any special or significant environmental impacts.

E. Financial Impact

It is noted that Planning Fees has been received in May 2016, in accordance with the Town's Tariff of Planning Fees By-law, as amended.

F. In Consultation With

Nil

G. Attached

A. Draft By-law, Removal of the Holding –h Symbol

Respectfully submitted,

Bryan Pearce, HBA, CPT, MCIP, RPP
Planner II, Planning and Development Services Department

Michael Benner, MCIP, RPP
Director of Planning and Development Services

For more information, please contact:
Bryan Pearce, HBA, CPT, MCIP, RPP
Planner II
Planning and Development Services Department
32 Mill Street, PO Box 310
Thornbury, Ontario
N0H 2P0
Phone: 888-258-6867 OR 519-599-3131 extension 269
Fax: 519-599-7723
Email: bpearce@thebluemountains.ca

**PDS.16.63
APPENDIX A**

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. 2016 - _____

Being a By-law to amend Zoning By-law No. 83-40
which may be cited as "The Township of Collingwood
Zoning By-law".

WHEREAS the Council of the Corporation of the Town of The Blue Mountains deems it necessary and in the public interest to pass a by-law to amend By-law No. 83-40;

AND WHEREAS pursuant to the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS ENACTS AS FOLLOWS:

1. Map 1 to Schedule 'A' to the Zoning By-law of the Township of Collingwood, being By-law No. 83-40, is hereby amended by removing the Holding (-h) symbol from Part of Blocks 1, 15, 29 and 30, Plan 16M-8; specifically draft Lots 1 to 23, Draft Plan of Subdivision County of Grey File 42T-2015-04, as indicated on the attached key map Schedule "A-1".
2. Schedule "A-1" is hereby declared to form part of this By-law.

AND FURTHER that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this ____th day of _____, 2016.

John McKean, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2016 - _____ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the ____th day of _____, 2016.

DATED at the Town of The Blue Mountains

this ____th day of _____, 2016.

Signed: _____
Corrina Giles, Clerk

Town of The Blue Mountains

Schedule A-1

By-Law No. 2016- _____

 Subject Lands Of This Amendment

