



Staff Report

Planning and Development Services – Planning

Report To: Committee of The Whole
Meeting Date: November 15, 2017
Report Number: PDS.17.103
Subject: Follow up Concerning Proposal to Stop Up and Close Portions of Victoria and Bay Streets Unopened Road Allowances
Prepared by: Denise Whaley, Planner II

A. Recommendations

THAT Council receive Staff Report PDS.17.103, Follow up Concerning Proposal to Stop Up and Close Portions of Victoria and Bay Streets Unopened Road Allowances; and

THAT Council **not proceed** with stopping up and closing the sections of road, at this time.

B. Overview

This report provides some follow up information to Council on a letter withdrawing the request to purchase portions of Victoria and Bay Streets, submitted by Kristine Loft, Planner on behalf of Tammy Abbotts.

C. Background

In June of 2016, Kristine Loft made a deputation to Council to outline a request to purchase two sections of unopened road allowances: Victoria Street West between Lansdowne and Bay Street North and Bay Street North from Victoria Street to Huron Street, as shown in Figure 1.

Several deputations were also heard from residents over the next several months, Council received a petition from residents on this matter and Staff brought forward staff report PDS.17.13 "Unopened Road Allowances Bay Street West and Victoria Street North – Tammy Abbotts Proposal for purchase of lands" on February 22, 2017," recommending Council move forward with public consultation to consider closing these sections of road.

A public meeting was held on April 24th, 2017 to receive information from the public on the proposal to stop up and close the portions of Victorian and Bay road allowances. A number of letters were received at the public meeting and several members of the public spoke on the matter.

Before and during this process, staff met with neighbouring residents to discuss their concerns and continued discussions with Kristine Loft on options for the property.

Figure 1: Aerial View of Subject Lands



Since the Public Meeting, the applicant has withdrawn the request to purchase the road allowances (letter received as correspondence November 6, 2017) and instead have decided to pursue other options to develop the property. A follow up staff report had not yet been received by Council on the matter of closing the road.

D. Analysis

The process to consider closing the portions of Victoria and Bay Streets was initiated solely based on the request to consolidate the road allowance with the Abbotts' adjacent lands. Now that the request is withdrawn, staff recommend Council not move forward with closing the road allowances and disposing of the lands. The lands would then remain as unopened road allowances and no further action would need to be taken. Closing the road without land consolidation with the Abbotts' lands would leave the easterly lots "land locked", with no road frontage.

E. The Blue Mountains Strategic Plan

The recommendations in this report support for following goals and objectives:

Goal #3 - Support healthy lifestyles, Objective #3. Manage Growth and Promote Smart Growth

F. Environmental Impacts

None.

G. Financial Impact

None.

H. In consultation with

The public and agencies through public notice process and internal staff departments.

I. Attached

1. Kristine Loft Letter - dated October 16, 2017

Respectfully Submitted,

Denise Whaley, MSc MCIP RPP
Planner II

Michael Benner, MCIP RPP
Director of Planning and Development Services

For more information, please contact:
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Planning@thebluemountains.ca
519-599-3131 extension 262

October 16, 2017

Ms. Corinna Giles
Clerk
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON
N0H 2P0

Via email only to townclerk@bluemountains.ca

Dear Ms. Giles:

Re: **Withdrawal of Request** to Stop up and Close Portions of the Victoria Street North and Bay Street West Unopened Road Allowances (Thornbury)
Our File: ABB.16415

We act as planners for Tammy Abbotts, owner of [REDACTED] the Town of the Blue Mountains. On April 27, 2017 we submitted a request on behalf of our client requesting the Town to consider the stop up and close of a portion of the Victoria Street North and Bay Street West Unopened Road Allowances and potential sale of a portion of these lands.

In light of further review, we hereby withdraw the request for Council to consider the stop up and close and potential sale of a portion of the aforementioned road allowance, at this time.

We trust this is satisfactory.

Yours truly,
LOFT PLANNING INC.


[REDACTED]

Kristine Loft, MCIP RPP
Principal

Copy to: Ms. Denise Whaley, Planner, TBM
Ms. Tammy Abbotts, Landowner
Mr. Paul Peterson, HGR Graham Partners
Mr. Kevin Morris, CF Crozier & Associates