



Staff Report

Planning and Development Services – Planning

Report To: Committee of The Whole
Meeting Date: January 29, 2018
Report Number: PDS.18.11
Subject: Removal of Holding Symbol for B&B Residential Use (Pawluskiewicz)
Prepared by: Denise Whaley, Planner II

A. Recommendations

THAT Council receive Staff Report PDS.18.10 “Removal of Holding Symbol for B&B Residential Use (Pawluskiewicz)”; and

THAT Council enact a By-law to remove the Holding (-h) symbol for the those lands described as Part of Lot 6, RP16R9021 Part 5, Concession 5, Town of The Blue Mountains.

B. Overview

This purpose of this report is to provide information to Council on an application for removal of the Holding Symbol for the vacant property at 6th Sideroad, Part of Lot 6, RP16R9021 Part 5, Concession 5. The applicants have applied to remove the Holding Symbol to allow them to build a detached residential dwelling. The property was previously rezoned to permit a Bed and Breakfast use, and the Holding Symbol was applied to the property at that time.

C. Background

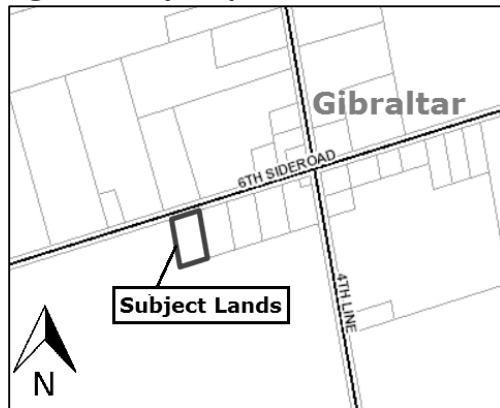
This property was rezoned to permit a Bed and Breakfast use in 2012 through By-law 2012-39. At that time, the Holding Symbol was applied to the property to ensure that the property was subject to Site Plan Control prior to developing the lands and setting up the Bed and Breakfast use.

The applicants – Pawel and Kinga Pawluskiewicz –are preparing to build their residence and have now applied for Site Plan Approval.

Location

The property is in the area of the Hamlet of Gibraltar, as seen on the Key Map in Figure 1. The property is currently vacant, with a lot area of approximately 5047 square metres (1.25 acres).

Figure 1: Key Map



D. Analysis

This property is in a rural area within the hamlet of Gibraltar. The Site Plan Application submitted has now been approved. The requirement for removal of the Holding Symbol has been satisfied and staff support this application. The draft by-law is attached to this report as Attachment 1. The final by-law may be included in the February 12, 2018 Council package.

E. The Blue Mountains Strategic Plan

The recommendations in this report support the following Goal and Objective:

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

Brian Worsley, Manager of Development Engineering

I. Attached

1. Draft By-law

Respectfully Submitted,

Denise Whaley, MSc MCIP RPP
Planner II

Michael Benner, MCIP RPP
Director of Planning and Development Services

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DRAFT

The Corporation of the Town of The Blue Mountains

By-Law Number 2018 –

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 in the public interest to pass a by-law to amend By-law No. 83-40;

And Whereas pursuant to the provisions of Section 34 and 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 Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. 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 the lands known as Part of Lot 6, RP16R9021 Part 5, Concession 5, Town of The Blue Mountains, as indicated on the attached key map Schedule 'A-1'.
2. That Schedule 'A1' is 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 ____ day of _____, 2018

John McKean, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2018-____ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the ____ day of _____, 2018.

Dated at the Town of The Blue Mountains, this ____ day of _____, 2018.


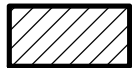
Corrina Giles, Clerk

Town of The Blue Mountains

Schedule A-1, 2018

By-Law No. 2018- _____

Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from VR-h to VR

