



Staff Report

Planning and Development Services - Planning

Report To: Committee of The Whole
Meeting Date: January 30, 2017
Report Number: PDS.17.14
Subject: Taylor Consent B08 2014
Prepared by: Michael Benner, Director of Planning and Development Services

A. Recommendations

THAT Council receive Staff Report PDS.17.14, entitled "Taylor Consent";

THAT Council adopt the resolution contained in either "Option 1" or "Option 2" as contained in staff report PDS.17.14, and;

THAT Council authorize the lapsing period for the Taylor Consent B08 2014 to be extended to February 28, 2017.

B. Overview

The report addresses proposed changes to the conditions of consent application B08 2014 pertaining to the dedication of lands for parkland purposes.

C. Background

On November 14, 2016, Council considered a report addressing requested changes to the conditions of consent application B08 2014 by Mr. and Mrs. Taylor. The conditions under review pertained to the dedications of lands for parkland purposes.

As noted in the November staff report, the extension of the Beaver River Trail north from Arthur Taylor Lane to Elgin Street South along the Mill pond has been the preferred staff position for this portion of the Beaver River trail system. However, limited table lands are available between the top of the slope of the Mill pond and the Taylor property boundary. Accordingly, staff requested a trail connection through the Taylor consent application knowing that the connection would require extensive buffering and screening for the Taylor residence. Conditions 5 and 6 of the original consent approval detailed the requirement for the dedication of a 2 metre wide parcel of land along the western edge of the Taylor property to accommodate the trail. The location of the trail connection along the Mill Pond is of concern to the Taylors as they fear that the enjoyment of their residence will be disrupted by trail use. The report staff also noted that a potential alternative to the Mill Pond trail connection could be created off the south end of Alice Street.

The review of that report resulted in the following resolution:

Moved by: R. J. Gamble Seconded by: Joe Halos

THAT Council receive Staff Report PDS.16.149, entitled "Taylor Consent B08 2014";

THAT Council authorize staff to explore a connection to the Beaver River Trail from the eastern end of Alice Street East that includes adjacent landowner consultation, and;

THAT should the Alice Street East connection to the Beaver River Trail be deemed to be viable, that Council authorize an amendment to the conditions of consent for file B08 2014 removing Condition 5 and replacing Condition 6 with the following condition:

"That the Applicant shall make payment of cash-in-lieu of applicable parkland dedication for the severed parcel, pursuant to Section 51.1 of the Planning Act, as further endorsed by Town Council policy," Carried.

D. Analysis

Following the November report, Community Services staff received feedback from the residents along Alice Street regarding a potential new connection to the Beaver Trail off the end of their street. Those residents are opposed to additional pedestrian traffic along Alice Street created through a connection to the Beaver River Trail. As such, Community Services staff are not interested in pursuing a trail connection off the end of Alice Street at this time.

Accordingly, staff are requesting that Council provide direction on the following two options:

Option 1, Retain Conditions 5 and 6 as detailed in the original consent approval

The extension of the Beaver River Trail north from Arthur Taylor Lane to Elgin Street South along the Mill pond has been the preferred staff position for this portion of the trail system. Accordingly, staff requested the trail connection, through Conditions 5 and 6 of the Taylor consent application, knowing that the connection would require extensive buffering and screening for the Taylor residence. It should be noted that Mrs. Loft, Planning Consultant for the Taylors, has noted that the Taylors may abandon the consent if condition 5 is retained.

Should option 1 be preferred, the following resolution could be adopted:

"THAT Council does hereby not authorize any amendments to the conditional approval of Consent B08 2014."

Option 2, amend Conditions 5 and 6 to request cash-in-lieu of the parkland dedication

Even though the Alice Street connection may not proceed at this time, Council could determine that the 2 metre trail dedication from the Taylors is not necessary. Under this option Condition 5 of the Taylor consent would no longer be necessary and Condition 6 of the consent would

need to be amended to include a full cash-in-lieu payment of the parkland dedication. This option would require the following resolution to be adopted:

“THAT Council authorize an amendment to the conditions of consent for file B08 2014 removing Condition 5 and replacing Condition 6 with the following condition:

“That the Applicant shall make payment of cash-in-lieu of applicable parkland dedication for the severed parcel, pursuant to Section 51.1 of the Planning Act, as further endorsed by Town Council policy,”

Additionally, given the fact that either option will need to be considered by the Taylors, staff recommend that the lapsing period for the Taylor consent be extended to February 28, 2017 to afford additional time to address the matter.

E. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

F. Environmental Impacts

N/A

G. Financial Impact

Parkland dedication requirements will assist in the development of a new trail connection to the Beaver River Trail.

H. In consultation with

Director of Community Services

I. Attached

Nil

Respectfully Submitted,

Michael Benner, MCIP RPP
Director of Planning and Development Services

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