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Staff Report

Planning & Development Services – Planning

Report To: Committee of the Whole
Meeting Date: October 24, 2016
Report Number: PDS.16.135
Subject: Solcorp Developments (Peaks Ridge) Inc.
 Part Lot Control By-law Extension
 Block 39 16M-24 (Ridge Estates)
 Town of The Blue Mountains
Prepared by: Shawn Postma, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.16.135 “Solcorp Developments (Peaks Ridge) Inc. Part Lot Control By-law Extension, Block 39 16M-24 (Ridge Estates), Town of The Blue Mountains” and;

THAT Council enact an amending By-law so as to extend part-lot control By-law 2016-24 for an additional 6 months with a new expiry date of May 9, 2017

B. Overview

The purpose of this report is to consider an extension to part-lot control By-law 2016-24 for the future creation of four new residential lots in accordance with the approved Draft Plan and Zoning By-law in place for Block 39 16M-24 (Ridge Estates).

C. Background

Planning Services has received an application for a part-lot control By-law extension from Solcorp Developments (Peaks Ridge) Inc.

By-law 2016-24 was enacted by Council in May 2016 so as to permit the creation of four residential lots in accordance with the approved Draft Plan and Zoning By-law for the lands. The By-law has an expiry date of 30 days from registration or six months from the date of enactment. By-law 2016-24 will expire on November 9, 2016.

Section 50(7.4) of the Planning Act provides that a part-lot control By-law can be extended by the Council of a local municipality at any time before the expiration of the By-law.

Since the enactment of By-law 2016-24 Solcorp Developments (Peaks Ridge) Inc. has been actively working towards creating the four lots. Surveys have been completed, however the

owners do not believe that the necessary documents will be registered in time prior to the By-law expiring.

Based on the foregoing, Planning Staff have no objections to the proposed part-lot control By-law subject to a continued expiry date of 30 days from the date of registration of the By-law or for an additional 6 months from the date of Council approval. The above timeframes appear sufficient to finalize the lot creation and have the new lots registered with the registry office.

D. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

E. Environmental Impacts

Nil

F. Financial Impact

Nil

G. In consultation with

Nil

H. Attached

1. Part Lot Control By-law 2016-24
2. Draft Amending By-law to Part Lot Control By-law 2016-24

Respectfully submitted,

Shawn Postma, BES MCIP RPP
Senior Policy Planner

Michael Benner, MCIP RPP
Director of Planning and Development Services

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THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NUMBER 2016-24

Being a By-law to remove Block 39, Plan 16M-24 from Part-Lot Control for a temporary period of time

WHEREAS pursuant to Subsection 50(7) of the Planning Act R.S.O. 1990, c. P.13, the Council of a local municipality may by By-law provide that part-lot control does not apply to lands within a registered plan of subdivision or parts of them as designated in the By-law;

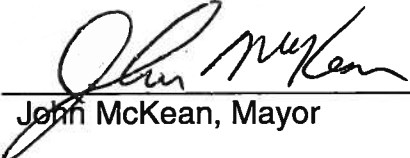
AND WHEREAS Solcorp Developments (Peaks Ridge) Inc. has requested that Council of the Corporation of The Town of The Blue Mountains enact a By-law so as to remove Block 39, Plan 16M-24 from part-lot control for a temporary period of time so as to register conveyable real estate entities;

AND WHEREAS the request meets the criteria of the Council of the Corporation of the Town of The Blue Mountains for consideration of the enactment of a part-lot control By-law;

NOW THEREFORE the Council of The Corporation of the Town of The Blue Mountains enacts as follows:

1. Subsection 50(5) of the Planning Act R.S.O. 1990, c. P.13 does not apply to Block 39, Plan 16M-24.
2. Pursuant to Subsection 50(7.3) of the Planning Act R.S.O. 1990, c. P.13, this By-law shall expire upon the sooner of thirty (30) days of its registration, or six (6) months from the date of enactment, unless it shall have prior to that date been repealed or extended by the Council of the Corporation of the Town of The Blue Mountains.
3. This By-law shall not take effect until it has been approved by the Corporation of the County of Grey, the approval authority for the purposes of Sections 51 and 51.1 of the Planning Act R.S.O. 1990, c. P.13, and a certified copy or duplicate of the By-law, so approved, has been registered in the proper Land Registry Office.

ENACTED AND PASSED THIS 9th DAY OF MAY, 2016.



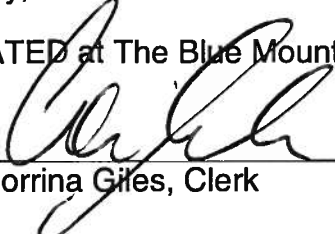
John McKean, Mayor



Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2016-24 as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 9th Day of May, 2016.

DATED at The Blue Mountains this 9th Day of May, 2016.



Corrina Giles, Clerk

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NUMBER 2016-_____

Being a By-law to remove Block 39, Plan 16M-24 from Part-Lot Control for a temporary period of time

WHEREAS pursuant to Subsection 50(7.4) of the Planning Act R.S.O. 1990, c. P.13, the Council of a local municipality may at any time before the expiration of a By-law under sub section 50(7), amend the By-law to extend the time period specified for the expiration of the By-law;

AND WHEREAS The Corporation of the Town of The Blue Mountains enacted By-law 2016-24, being a By-law to remove Block 39, Block 16M-24 from Part-Lot Control for a temporary period of time;

AND WHEREAS By-law 2016-24 has not expired;

AND WHEREAS Solcorp Developments (Peaks Ridge) Inc. has requested that Council of the Corporation of The Town of The Blue Mountains enact a By-law so as to extend By-law 2016-24 to remove Block 39, Plan 16M-24 from part-lot control for a temporary period of time so as to register conveyable real estate entities;

AND WHEREAS the request meets the criteria of the Council of the Corporation of the Town of The Blue Mountains for consideration of the enactment of a part-lot control By-law;

NOW THEREFORE the Council of The Corporation of the Town of The Blue Mountains enacts as follows:

1. Pursuant to Subsection 50(7.4) of the Planning Act R.S.O. 1990, c. P.13, By-law 2016-24 is hereby amended so as to extend the time period specified in Clause 2 for a further six (6) months beyond the expiration period mentioned therein.

ENACTED AND PASSED THIS 7th DAY OF NOVEMBER, 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 7th Day of November, 2016

DATED at The Blue Mountains this 7th Day of November, 2016.

Corrina Giles, Clerk