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# Staff Report

## Planning & Development Services – Planning

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**Report To:** Committee of the Whole  
**Meeting Date:** February 22, 2017  
**Report Number:** PDS.17.20  
**Subject:** Application for Consent File B01-2017  
William Carty and Carolyn Salmon-Carty  
Part Lot 1, Plan 1023 Napier Street East  
Town of The Blue Mountains  
**Prepared by:** Shawn Postma, Senior Policy Planner

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### A. Recommendations

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THAT Council receive Staff Report PDS.17.20 “Application for Consent File B01-2017, William Carty and Carolyn Salmon-Carty, Part Lot 1, Plan 1023 Napier Street East, Town of The Blue Mountains”, and

THAT Council grant provisional consent to application B01-2017 to create an easement subject to the conditions contained in Staff Report PDS.17.20

### B. Overview

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The purpose of this report is to provide Council with a recommendation on a proposed application for consent that would create a permanent easement on the subject lands.

### C. Background

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Planning Staff received an application for consent, file B01-2017 that proposed to register an easement on the subject lands for an existing private water line and private sanitary sewer line that connects an existing single detached dwelling east of the subject lands, across the subject lands and then to Napier Street East.

### D. Analysis

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Provincial Policy Statement

There does not appear to be any Provincial Policy concerns regarding this application

County of Grey Official Plan

There does not appear to be any County of Grey Policy concerns regarding this application.

#### Town of The Blue Mountains Official Plan

The Subject Lands are designated Residential. Preferred means of servicing is full municipal water and sewer services.

#### Town of Thornbury Zoning By-law 10-77

The Subject Lands are zoned Development 'D' within the Town of Thornbury Zoning By-law 10-77. Permitted uses include existing uses, as well as one single detached residential dwelling on a lot existing as of the date of passing of the Zoning By-law. It would appear that a new single detached dwelling can be constructed on the subject lands.

#### Additional Comments

Planning Staff note that the Subject Lands are designated for future residential development. Based on the parcel size, it would appear that more than one dwelling could be constructed subject to a future application for Plan of Subdivision, Zoning By-law Amendment, Public Process and Council Decision. At this time, the owners are interested in constructing one dwelling in accordance with the zoning permissions on the lands. Planning Staff has no objections to the proposed consent provided that the easement is structured in a manner that would allow for the relocation of water and sewer services in the future should a future residential project be considered on these lands. The relocation of water and sewer services would be at the sole discretion and sole cost of the owner of the subject lands.

#### Public Meeting Summary

The statutory Public Meeting was held on January 30, 2017. In response comments were received from the Grey Sauble Conservation Authority, Historic Saugeen Metis, and Blue Water District School Board each indicating no objections to the proposed consent. No other comments have been received.

Based on the foregoing, Planning Staff support this application for consent subject to the comments contained in this report.

### **E. The Blue Mountains Strategic Plan**

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Goal #3: Support Healthy Lifestyles

### **F. Environmental Impacts**

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Nil

### **G. Financial Impact**

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Nil

## **H. In consultation with**

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Public Meeting January 30, 2017

## **I. Attached**

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1. DRAFT – Notice of Decision B01-2017

Respectfully submitted,

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Shawn Postma, BES MCIP RPP  
Senior Policy Planner

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Michael Benner, MCIP RPP  
Director of Planning and Development Services

For more information, please contact:

Name

[spostma@thebluemountains.ca](mailto:spostma@thebluemountains.ca)

519-599-3131 extension 248



# The Corporation of the Town of The Blue Mountains

## Decision on Consent Application File No. B01-2017

- Owner/Applicant:** William Carty and Carolyn Salmon-Carty
- Purpose / Effect:** The purpose of this application is to register an easement on the subject lands for an existing private water line and private sanitary sewer line that crosses the subject lands from Napier Street East to the existing single detached dwelling on an adjacent parcel to the to the east.
- Legal Description:** Part Lot 1, Plan 1023
- Decision:** Granted Provisional Consent
- Date of Decision:** **March 6, 2017** (Consent expires two (2) years from this date)

In making the decision upon this application for Consent for Easement, the Council of The Corporation of the Town of The Blue Mountains is satisfied that the proposed Consent Application complies with the intent and direction of the Provincial Policy Statement, County of Grey Official Plan and the Town of The Blue Mountains Official Plan, and represents good planning.

**Notice:** The last date for appealing this decision or any of the conditions is: **month, day, year.**

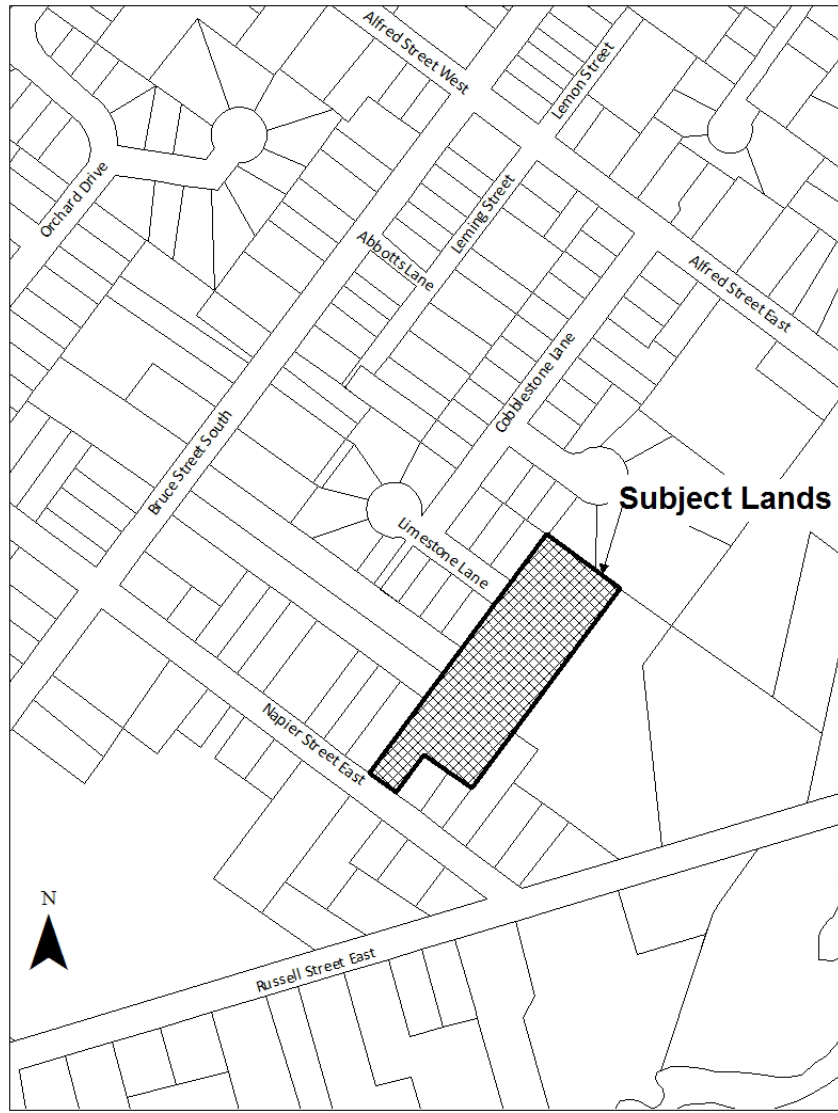
**If provisional consent is given, then the following conditions must be met by March 6, 2018.**

1. That the Owner provide an easement description to allow for the future relocation of services at the sole discretion of the Owner and at the sole cost of the Owner in a format to the satisfaction of the Town of The Blue Mountains.
2. That all above conditions be fulfilled within one year of the Notice of Decision so that the Town's Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.

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Corrina Giles, Town Clerk  
Town of The Blue Mountains  
32 Mill Street, Box 310, Thornbury, ON, N0H 2P0

## Key Map



## Certification

Planning Act, R.S.O 1990, c. P.13, Sec 53(17) and 53(24), as amended

I, Corrina Giles, Town Clerk of The Corporation of the Town of The Blue Mountains, certify that the above is a true copy of the decision of the Council of The Corporation of the Town of The Blue Mountains with respect to the application recorded therein.

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Corrina Giles, Town Clerk  
Town of The Blue Mountains

Dated: March 6, 2017