

This document can be made available in other accessible formats as soon as practicable and upon request

STAFF REPORT: Planning & Development Services – Planning Division



REPORT TO: Committee of the Whole
MEETING DATE: June 27, 2016
REPORT NO.: PDS.16.77
SUBJECT: Timberwolf
 Application for Removal of Holding '-h' Symbol
 Lots 1 to 5, Plan 1134
 Town of The Blue Mountains

PREPARED BY: Shawn Postma, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.16.77, "Application for Removal of Holding '-h' Symbol, Lots 1 to 5, Plan 1134, Town of The Blue Mountains"; and

THAT Council enact a By-law so as to remove the Holding '-h' symbol from those lands located on Lots 1 to 5, Plan 1134, and further that this By-law shall come into force and take effect upon the date of registration of the Site Plan Agreement on Lots 1 to 5, Plan 1134.

B. Background

The Planning Services Division received an application for Site Plan Approval and Zoning By-law Amendment to remove the Holding '-h' symbol from Timberwolf (Alpine Ski Club Phase 3). The lands subject to these applications are comprised of Lots 1 to 5 Plan 1134 with frontage off of Alpine Springs Court near Arrowhead Road Town of The Blue Mountains. The lands are currently vacant with surrounding land uses that include: open space and residential uses to the north, the Alpine Ski Club and related parking areas to the west and south and future residential development to the east.

The applications propose the development of 15 new condominium townhouse units on the subject lands consisting of 4 townhouse blocks of 3 or 4 units each, proposed landscaped area and a visitor parking area.

In support of the applications a detailed engineering submission and elevation drawings have been submitted.

Official Plan

The subject lands are designated Residential Infilling 'RI' within the 2007 Town of The Blue Mountains Official Plan. The Residential Infilling designation recognizes existing residential plans of subdivision and other residential areas that have been substantially development. Permitted uses include single detached residential dwellings, parks and open space.

It is our opinion that the proposed development of a 15 unit condominium townhouse project does not comply with the Residential Infilling designation under the 2007 Official Plan, however, given that the Site Plan Application does not require a Zoning By-law Amendment or Minor Variance, Official Plan conformity is not an issue with regards to this Site Plan Approval.

Zoning

The subject lands are zoned Residential R6-204-h through By-law 2008-31 under the Township of Collingwood Zoning By-law 83-40. The Residential R6-204-h zone permits multi-attached units, accessory uses, buildings and structures and Short Term Accommodation uses. Exception 204 limits the lands to a maximum of 15 units, a maximum height of 2.5 storey's and establishes new minimum front and rear yard setbacks on the lands. It is noted that these lands have been zoned for townhouse units since 2005 when Plan of Subdivision 1134 was modified by removing a portion of the residential lands and road allowance and converted to ski club parking and trail use. The remaining lands consolidated the permitted 15 unit yield density on to 5 of the lots for a future townhouse development.

The Holding '-h' symbol is in place and requires the granting of Site Plan Approval and the execution of a Site Plan Agreement prior to construction commencing on the subject lands.

The proposed Site Plan appears to comply with the Township of Collingwood Zoning By-law as amended by By-law 2008-31.

Additional Comments

The Timberwolf project proceeded with an application for Site Plan Approval in 2008 and received 'Accepted for Construction' approvals on the engineering design, but the Site Plan Agreement was never executed. The project remained stalled until 2016 at which time the Owner requested to proceed with the project as designed in 2008. Town Staff requested updated engineering design and an updated site plan agreement which are both nearing completion. Site Plan Approval has not yet been granted, but will be available when the above design and agreement has been completed. Planning Staff now recommend that Council enact a By-law to remove the Holding '-h' symbol from the lands with a condition that the By-law not come into effect until such time as the Site Plan Agreement has been registered.

C. The Blue Mountains' Strategic Plan

Goal #3 - Support healthy lifestyles

D. Environmental Impacts

Nil

E. Financial Impact

Nil

F. In Consultation With

Nil

G. Attached

1. Draft By-law – Removal of Holding ‘-h’ Symbol

Respectfully submitted,

Shawn Postma, Senior Policy Planner

Michael Benner, Director of Planning
and Development Services

For more information, please contact:
Shawn Postma, Senior Policy Planner
32 Mill Street
Thornbury, Ontario, N0H 2P0
Phone: 519-599-3131 x248
Email: planning@thebluemountains.ca

1. Draft By-law – Removal of Holding ‘-h’

Timberwolf
06-485-20 P2271

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. 2016 - _____

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, the By-law may be amended by Council of the Municipality;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS 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 lying and being in The Blue Mountains comprised of Lots 1 to 5 Plan 1134, Town of the Blue Mountains, as indicated on the attached key map Schedule 'A-1'.
2. Schedule "A-1" is hereby declared to form part of this By-law.

AND FURTHER that this By-law shall come into force and take effect upon the registration of a Site Plan Agreement on the lands.

Enacted and passed this 11th day of July, 2016.

John McKean, Mayor

Corrina Giles, Clerk

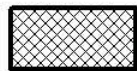
I hereby certify that the foregoing is a true copy of By-law No. 2016 - _____ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the 11th day of July, 2016.

DATED at the Town of The Blue Mountains this 11th day of July, 2016.

Signed: _____
Corrina Giles, Clerk

Timberwolf
06-485-20 P2271

KEY MAP SCHEDULE 'A1' BY-LAW No. _____ TOWN OF THE BLUE MOUNTAINS



AREA AFFECTED BY THIS AMENDMENT

