



# Staff Report

## Planning and Development Services – Planning

**Report To:** Committee of The Whole  
**Meeting Date:** December 5, 2016  
**Report Number:** PDS.16.140  
**Subject:** Van Strien Consent Application B11-2016  
**Prepared by:** Denise Whaley, Planner II

### A. Recommendations

THAT Council receive Staff Report PDS.16.140, “Van Strien Consent Application B11-2016”; for the property at 14 Alfred St. W (Plan 100, Lot 5) in Thornbury, and

THAT Council grant application B11-2016, subject to the following conditions:

1. That the Applicant meet all the requirements of the Town, financial and otherwise, for the Certificate of Consent to be issued;
2. The payment is made to the Town for the applicable Development Charges, Parkland Dedication Fee and any Water and Sewer Charges;
3. That the Applicant provide a description of the land which can be registered in the Land Registry Office;
4. 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.

### B. Overview

The purpose of this report is to provide a summary of the public meeting and provide details of the Planning staff review of the relevant policies that apply to this proposal to sever a new building lot. Staff recommend approval of this application, subject to the noted conditions.

### C. Background

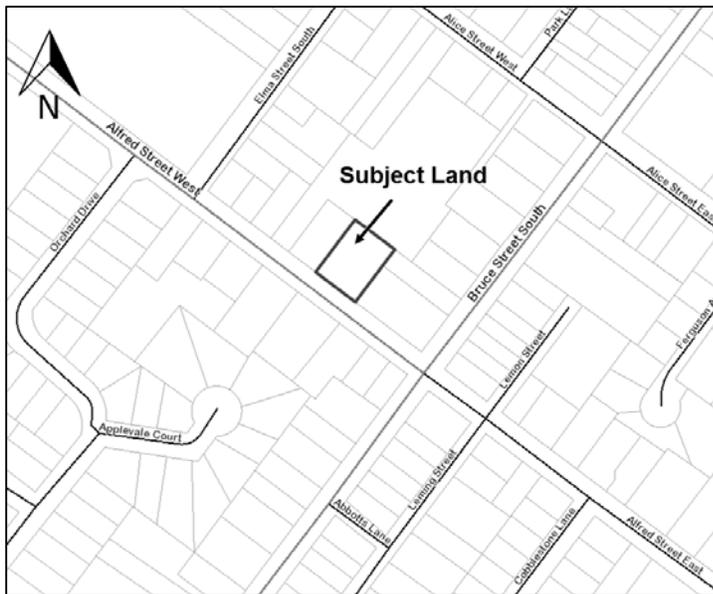
The applicant has applied to sever a new building lot. The proposed severed lot is vacant, with approximately 18.3 metres (60 feet) of frontage on Alfred Street and a lot area of approximately 916 square metres (9,860 square feet). The proposed retained lot would have approximately 19 metres (62 feet) of frontage on Alfred Street, a lot area of 956 square metres (10,290 square feet) and contain the house and detached garage. The property is on an opened and maintained municipal road (Alfred Street) and serviced by municipal water and sewer services.

This proposal was brought forward previously as Consent File# B01-2016 and approved in March 2006. However, the consent lapsed before the lot was registered.

### Location

The legal description of the lands is Lot 5 or Plan 100, (formerly the Town of Thornbury), Town of The Blue Mountains. The property is located in an area of detached residential dwellings. Figures 1 shows the property location and also the patterning of lots in this area.

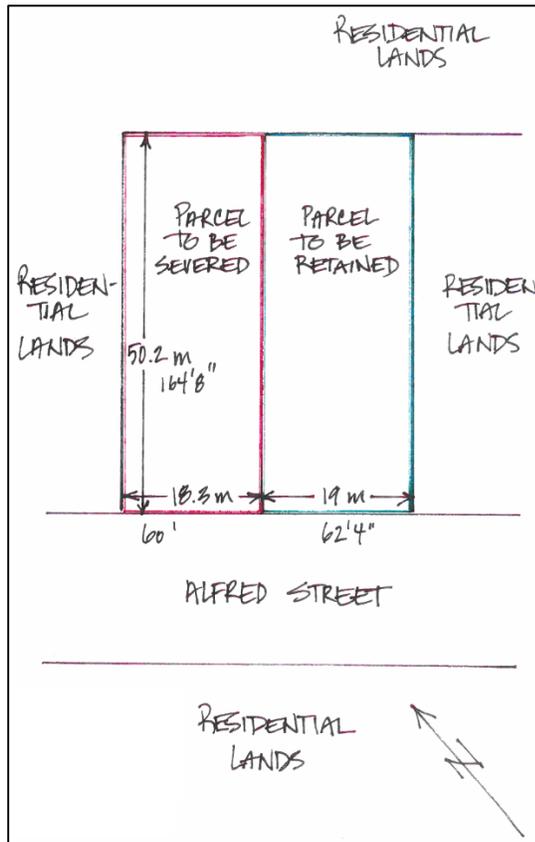
**Figure 1: Property Location**



**Figure 2: Aerial Photo**



**Figure 3: Severance Sketch**



### Public Meeting Summary

The public meeting for this proposal was held on November 14, 2016. Comments were received from the County of Grey, Grey Sauble Conservation Authority and the Historic Saugeen Metis. The comments were generally in support of the applications; there were no concerns.

No letters were received from members of the public. All correspondence received is attached to this report in Attachment #1.

## D. Analysis

### Land Use Policies Review

#### Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement (PPS) 2014 identifies settlement areas as the focus of growth and their vitality and regeneration shall be promoted. Land shall be efficiently used, with consideration for intensification, redevelopment, mix of uses and densities that ensure appropriate development will take place. The proposed development appears to be consistent with the PPS.

#### County of Grey Official Plan

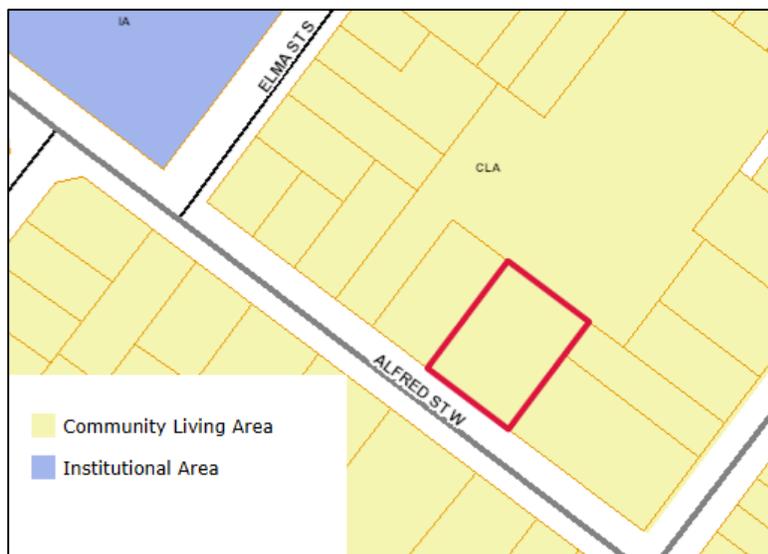
The County Official Plan designates the lands Primary Settlement Area which allow for a range of land uses, including residential uses. Intensification and infill development is encouraged in

areas of full municipal services. Generally, the County Plan deferred detailed development policies and standards in Primary Settlement Areas to local Official Plans. County Planning staff noted that the proposal conforms to the County applicable Official Plan policies.

#### Town of The Blue Mountains Official Plan 2016

The 2016 Official Plan designates these lands Community Living Area (CLA). This designation allows for a range of residential and other uses, within the settlement area of Thornbury. Individual consents for residential purposes may be considered in accordance with the Infill Development policies (Section B3.1.5). Section B3.1.5 notes that existing residential neighbourhoods are intended to retain their existing character with limited change. However, this does not mean that new housing must mimic the character, type and density of existing housing but rather, it shall fit into and reinforce the stability and character of the neighbourhood. Infill and intensification may be permitted where it respects the scale and built form of the surrounding neighbourhood and conforms to the policies of the Official Plan. These policies are reinforced by several design parameters that are intended to further retain neighbourhood character and stability.

**Figure 4: Official Plan Excerpt**



In review of this particular section of Alfred Street, there are a range of different lot sizes, between approximately 17 and 40 metres frontages, and generally single detached houses on this block, with new housing types and other uses further to the east on Alfred Street.

The proposed new lot, at approximately 18.3 metres and the retained at 19 metres, would appear to be in keeping with this neighbourhood. The proposal appears to comply with the infill policies and the intent and direction of the 2016 Official Plan.

#### Township of Collingwood Zoning By-law 83-40

The property is zoned Residential Second Density (R2), which allows for a singled detached residential dwelling. The proposed new lot would conform to the standards of the R2 zone. The

proposed retained lot would also conform to the lot standards for lot frontage and area; no new lot deficiencies would be introduced.

#### Conclusion

Staff are satisfied that the proposal to sever a the new building lot is consistent with the Provincial Policy Statement, the County of Grey Official Plan, the Town of The Blue Mountains Official Plan, and represents good planning.

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

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Goal #1 - Create opportunities for sustainability and Goal #3 - Support healthy lifestyles.

### **F. Environmental Impacts**

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None.

### **G. Financial Impact**

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None.

### **H. In consultation with**

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Agencies, the public and internal staff through the Public Notice process.

### **I. Attached**

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1. Comments Received
2. Draft Consent Decision

Respectfully Submitted,

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Denise Whaley, MSc MCIP RPP  
Planner II

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Michael Benner, MCIP RPP  
Director of Planning and Development Services

For more information, please contact:

Denise Whaley, Planner II  
dwhaley@thebluemountains.ca  
519-599-3131 extension 262



## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

November 9, 2016

Corrina Giles, Town Clerk  
The Town of the Blue Mountains  
32 Mill Street  
Box 319  
Thornbury, Ontario  
N0H 2P0

**RE: Consent Application B11-2016  
14 Alfred Street  
The Town of the Blue Mountains (formerly the Town of Thornbury)  
Owner/Applicant: Van Strien Developments Inc.**

Dear Ms. Giles,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to sever a new building lot. The proposed severed lot is vacant, with approximately 18.3 metres of frontage on Alfred Street and an area of approximately 916 square metres. The proposed retained lot would have approximately 19 metres of frontage on Alfred Street, an area of 956 square metres and contain the house and detached garage.

Schedule A of the OP designates the subject property as 'Primary Settlement Area'. Section 2.6.3(3) of the OP states,

This Official Plan shall promote the development of the Primary Settlement Areas designation for a full range of residential, commercial, industrial, and institutional land uses. They will be the focus of the majority of the growth within the County.

The subject application conforms to the above noted policy. Within Primary Settlement Areas, the County OP generally defers detailed development standards to the local OP and or Secondary Plans.

Housing Services have reviewed the above noted file and have no concerns.

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November 9, 2016

Transportation Services have reviewed the above noted file and have no concerns.

County planning staff have no further concerns with the above noted application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,



Kelly Henderson

Planner

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c.c. Denise Whaley



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November 7, 2016

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

Dear Ms. Giles:

**RE: Consent Application: B11-2016**  
**Applicant: Van Strien Developments Inc.**  
**Lot 33, Concession 10; 14 Alfred Street**  
**Roll Number: 42-42-000-018-161-00**  
**Town of the Blue Mountains, formerly Thornbury**  
**Our File: P12305**

The Grey Sauble Conservation Authority (GSCA) has reviewed this application in accordance with our mandate and policies for natural hazards, for natural heritage issues as per the provincial Policy Statement and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

### **Subject Proposal**

The subject proposal is to sever a new building lot. The proposed severed lot is vacant. The proposed retained parcel contains the house and detached garage.

### **Site Description**

The subject property is located on the north-east side of Alfred Street in the Town of the Blue Mountains, formerly Thornbury. The property is generally kept in a manicured lawn with several landscape tree species, including sugar maple among others. An existed dwelling and detached garage are located on site.

### **GSCA Regulations**

The subject property is not currently regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

### **Provincial Policy Statement (2014)**

#### **3.1 Natural Hazards**

The GSCA did not identify any natural hazard areas on the subject property.

#### **2.1 Natural Heritage**

The GSCA did not identify any significant natural heritage features on the subject property.

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**Watershed Municipalities**  
Arran-Elderslie, Chatsworth, Georgian Bluffs, Grey Highlands  
Meaford, Owen Sound, South Bruce Peninsula, Blue Mountains

Consent Application: B11-2016  
Applicant: Van Strien Development  
Lot 33, Concession 10; 14 Alfred St.  
Town of the Blue Mountains (Thornbury)  
November 7, 2016  
Our File No. P12305

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**Recommendations**

The GSCA has no objection to the approval of the proposed consent application to sever a new building lot, as the property is not currently regulated and no natural hazard areas or significant natural heritage features were identified on site.

We request a notice of decision in this matter to be provided to our office.

If any questions should arise, please contact our office.

Regards,

A black rectangular redaction box covers the signature of Andrew Sorensen.

Andrew Sorensen  
Environmental Planning Coordinator

cc Denise Whaley, Town of The Blue Mountains  
John McGee, Authority Director, Town of the Blue Mountains

**From:** [Lands and Resources Consultation Coordinator](#)  
**To:** [Denise Whaley](#)  
**Subject:** Request for Comments - Blue Mountains (Van Strien developments Inc.) Land Severance  
**Date:** October 27, 2016 9:49:12 AM

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Your File: B-11-2016  
Our File: Blue Mountains Town

Good Morning Ms. Whaley,

The Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, rezoning, land severance, Official Plan and/or Zoning By-law Amendments.

I trust this may be helpful.

Regards,

**George Govier**

Co-ordinator Lands, Resources, and Consultation

Historic Saugeen Metis  
204 High Street  
Southampton, Ontario  
N0H 2L0  
Direct Line (519) 483-4001  
Fax (519) 483-4002  
Email [saugeenmetisadmin@bmts.com](mailto:saugeenmetisadmin@bmts.com)

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## The Corporation of the Town of The Blue Mountains

### Decision on Consent Application File No. B04-2016

**Owner:** Van Strien Developments Inc.

**Purpose / Effect:** The proposal is to sever a new building lot. The proposed retained lot would contain the existing house and detached garage.

**Legal Description:** Lot 5 of Plan 100 (formerly the Town of Thornbury), Town of The Blue Mountains

**Severed Parcel:** **Frontage:** 18.3 m **Depth:** 50.2 m **Area:** 916 sq m

**Retained Parcel:** **Frontage:** 19 m **Depth:** 50.2 m **Area:** 956 sq m

**Road Access:** Alfred St. W. (municipal road, County)

**Municipal Water:** Yes **Municipal Sewer:** Yes

**Decision:** **Granted Provisional Consent**

**Date of Decision:** **December 19, 2016** (Consent expires two (2) years from this date)

In making the decision upon this application for Consent, 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: **January 8, 2017.**

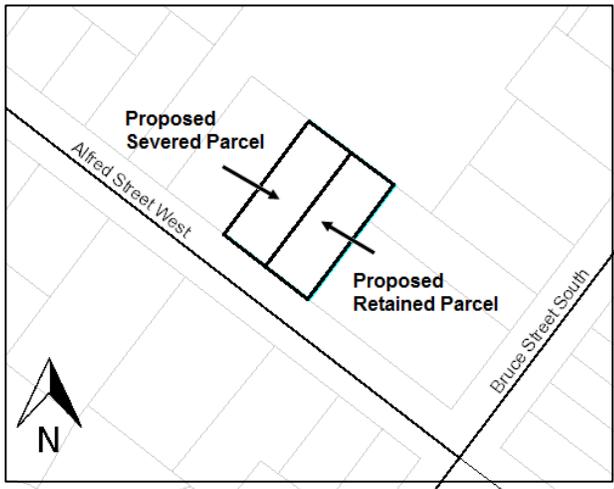
**If provisional consent is given, then the following conditions must be met by December 19, 2017 (one year from the date of the decision).**

1. That the Applicant meet all the requirements of the Town, financial and otherwise, for the Certificate of Consent to be issued;
2. The payment is made to the Town for the applicable Development Charges, Parkland Dedication Fee and any Water and Sewer Charges;
3. That the Applicant provide a description of the land which can be registered in the Land Registry Office;
4. 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

## Severance Sketch – 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: December 19, 2016