

STAFF REPORT: Planning & Building Services Department



REPORT TO: Planning & Building Committee
MEETING DATE: Wednesday April 7, 2010
REPORT NO.: PL.10.29
SUBJECT: Application for Consent
File No. B01-2010
Tammy Abbotts
Lot 7 and 8, Plan 533
Town of The Blue Mountains
PREPARED BY: Shawn Postma, Planner II

A. Recommendations

THAT Council does receive Planning Staff Report PL.10.29, “Application for Consent File No. B01-2010; Tammy Abbotts; Lot 7 and 8, Plan 533; Town of The Blue Mountains”; and

THAT Planning Staff support Application for Consent File No. B01-2010, subject to the following conditions:

- 1. That the severed parcel be deeded as a lot addition to the property to the west in accordance with Section 50 (3) of the Planning Act, R.S.O. 1990;**
- 2. That any existing mortgage commitment on the severed parcel be extended to cover the whole, newly created parcel.**

B. Background

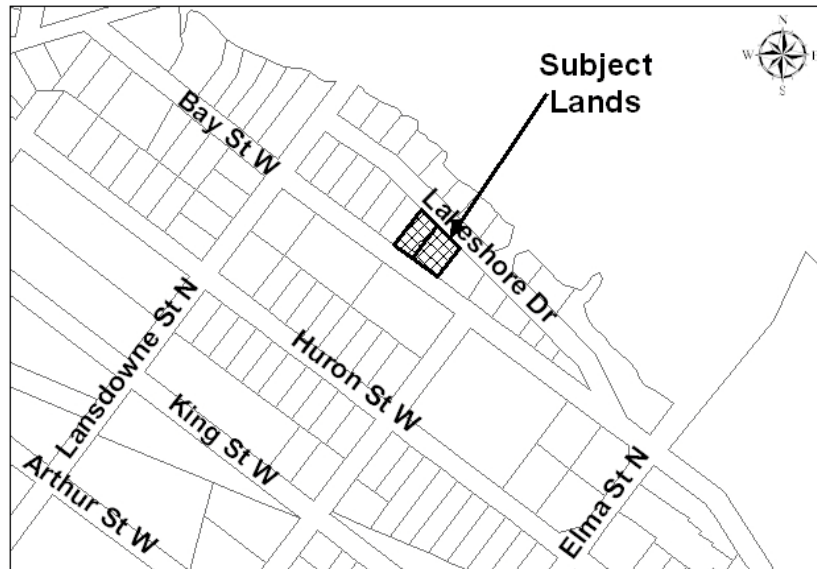
The purpose of this consent application is to consider a request to sever a 539 sq m portion of the subject lands and deed it as a lot addition to the adjacent property to the west. A 1042 sq m residential parcel containing a house, garage and shed will be retained. The intent of this lot addition is to provide for a boundary adjustment between two existing properties.

No new building lot is being proposed.

The subject lands are described as Lot 7 and 8, Plan 533 located off of Lakeshore Drive in Thornbury. The lands are serviced by municipally owned water and sewer services.

Surrounding land uses include low density single detached residential dwellings on existing lots.

Location



Provincial Policy Statement

The Provincial Policy Statement (PPS) identifies that settlement areas shall be 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. It does not appear that there are any concerns of Provincial interest applicable to the proposed lot addition.

County of Grey Official Plan

The subject lands are designated Urban in the County of Grey Official Plan. Section 2.6.3(2) of the County Plan states that land use policies and development standards in areas designated Urban will be in accordance with local Official Plans and/or Secondary Plans. It is our opinion that the applications will comply with the County of Grey Official Plan. Grey County Planning and Development Department comments are provided later in this report.

Town of The Blue Mountains Official Plan

The subject lands are designated Residential 'RES' within the Thornbury Urban Community of the Town of The Blue Mountains Official Plan. The purpose of the Residential designation is to provide for a wide range and densities of residential use and development.

The consent policies of Section 9.3(7) states that "Consents may be granted for boundary adjustments, correction of title, leases, easements, rights-of-way, and other purposes which do not create separate lots. Such consents shall be evaluated on their own merit..."

The proposed boundary adjustment will result in lots similar in size and shape to those in the surrounding area, would not appear to impact the character of the area and would therefore appear to maintain the intent and direction of the Official Plan.

Town of Thornbury Zoning By-law 10-77

The lands are zoned Residential R2 within the Town of Thornbury Zoning By-law 10-77. Permitted uses include one single detached dwelling on one lot as well as uses, buildings and structures accessory thereto. Minimum lot area and frontage requirements are 555 sq m and 18 m respectively.

The proposed lot addition would appear to meet the requirements of the Town of Thornbury Zoning By-law including the minimum lot area and frontage requirements of the Residential R2 zone. Setbacks from the existing buildings and structures to the proposed new property line would also appear to be met.

Additional Comments

The Public Meeting was held on March 1, 2010. Comments were received from the County of Grey Planning and Development Department, the Grey Bruce Health Unit and the Grey Sauble Conservation Authority. Each agency indicated that they had no objections to the proposed lot addition.

No other comments have been received.

Based on the foregoing, it is the opinion of Planning Staff that the proposed lot addition conforms to the intent and direction of the Town of The Blue Mountains Official Plan, Zoning By-law and represents good planning. Therefore Planning Staff support this application for consent subject to the conditions noted in this report.

C. The Blue Mountains' Strategic Plan

These changes continue to be consistent with Strategic Plan goal #1:

"Managing growth to ensure the ongoing health and prosperity of the community."

D. Budget Impact

NIL

E. Attached

NIL

Respectfully submitted,

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