

STAFF REPORT: Planning & Building Services



REPORT TO: Planning & Building Committee
MEETING DATE: January 16, 2012
REPORT NO.: PL.12.03
SUBJECT: Removal of Holding "H" Symbol
– Georgian Woodlands Phase 3,
Stage 1
PREPARED BY: David Finbow, Director,
Planning & Building Services

A. Recommendations

THAT Council receive Staff Report PL.12.03 entitled "Removal of Holding "H" Symbol – Georgian Woodlands Phase 3, Stage 1" and that Council enact a by-law to amend Zoning By-law No. 83-40, as amended, so as to remove the Holding "H" Symbol for those lots identified as Lots 1 and 61 – 64 on the approved Draft Plan, Part Lots 22, 23 & 24, Concession 3, upon confirmation of the registration of the Plan of Subdivision related to these five lots.

B. Background

The Ontario Municipal Board in its Order dated August 17, 2010 related to Ontario Municipal Board File No. PL030216, approved a Zoning By-law Amendment to Zoning By-law No. 83-40, as amended. The Town assigned By-law No. 2010-68 to this By-law for administrative purposes.

The Zoning By-law placed a portion of the subject lands in the Residential R3-H, Residential R3-219-H and Residential R6-220-H zones (as authorized by Section 36 of the Planning Act).

The purpose of a Holding "H" symbol in this instance was to ensure that the lands would not be used until such time as the Subdivision Agreement was executed and the Plan of Subdivision was registered.

The Subdivision Agreement for Phase 3, Stage 1, Draft Lots 1 and 61-64, has now been executed with all required fees, charges and securities paid.

The consideration of this amending by-law is to remove the Holding "H" symbol from Draft Lots 1 and 61 – 64 on the approved Draft Plan for the subject lands in order to satisfy a request by made by the owner by way of the owner's agent, D. C. Slade Consultants Inc.

As the registration of the Plan of Subdivision is pending, it is recommended that Council enact a by-law to amend Zoning By-law No. 83-40, as amended, so as to remove the Holding "H" Symbol for those lots identified as Lots 1 and 61 – 64 on the approved Draft

Plan, upon confirmation of the registration of the Plan of Subdivision related to these five lots.

C. The Blue Mountains' Strategic Plan

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

D. Environmental Impacts

N/A

E. Budget Impact

The requisite fee of \$800.00 for the removal of Holding "H" Symbol has been received.

F. Attached

1. Draft By-law to remove the Holding "H" Symbol

Respectfully submitted,

David Finbow,
Director Planning & Building Services
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THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. _____

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 and in the public interest to pass a by-law to amend By-law No. 83-40;

AND WHEREAS pursuant to the provisions of Section 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 Lots ____ and Lots ____ to ____, on Registered Plan No. ____.

This By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this _____ day of _____, 2012.

Ellen Anderson, Mayor

Stephen Keast, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2009- _____ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the 11th day of May, 2009.

DATED at _____ this _____ day of _____, 2009.

Signed: _____
Stephen Keast, Clerk