

**STAFF REPORT: Planning & Building Services**

**REPORT TO:** Council  
**MEETING DATE:** September 27, 2010  
**REPORT NO.:** PL.10.88  
**SUBJECT:** Removal of Holding “-h” Symbol  
 – Thornbury Medical Clinic  
**PREPARED BY:** David Finbow, Director,  
 Planning & Building Services

**A. Recommendations**

**THAT** Council receive Staff Report PL.10.88 entitled “Removal of Holding “-h” Symbol – Thornbury Medical Clinic” and enact a by-law to amend Zoning By-law 10-77, as amended, so as to remove the Holding “-h” Symbol for lands comprised of Parts 11, 12, 13 and 14, Plan 16R-9726.

**B. Background**

The consideration of this Amending By-law is to satisfy a request by North East Grey Health Clinic Inc. to amend the Town of The Blue Mountains Zoning By-law No. 10-77, as amended, so as to remove the Holding “-h” Symbol so as to permit the construction of a one-storey, 601 square metre (6,470 square feet), Medical Clinic on Parts 11, 12, 13 and 14, Plan 16R-9726.

The subject lands are located on the north side of King Street East between Elgin Street North and Mill Street and are owned by the Town of The Blue Mountains. On July 27, 2010 the Town and North East Grey Health Clinic Inc. (NEGHC) entered into a “Lease and Municipal Capital Facility Agreement” related to NEGHC’s occupation of the lands.

The subject lands are currently zoned C2-h by Town of Thornbury Zoning By-law No. 10-77, as amended by By-law No. 2008-111. By-law 2008-111 indicates that “The removal of the Holding –h symbol in accordance with Section 36 of the Planning Act shall be conditional upon the granting of Site Plan Approval to address, among other matters, drainage, grading, landscaping and the overall concept plan required by the Official Plan.”

Council at its meeting of September 13, 2010, conditionally granted Site Plan Approval pursuant to Section 36 of the *Planning Act*. With respect to the conditions of Site Plan Approval, the Town’s solicitor has prepared an agreement that will soon be executed by the parties and the Town’s Engineering & Public Works Department has advised that they are satisfied with the Site Servicing and Drainage and Grading Drawings. At the time of writing, minor issues remained outstanding with respect to the coordination of architectural, landscape and engineering drawings but Town Staff are confident that this will be addressed in the next few days.

As to the overall concept plan for the lands, Council has previously endorsed same.

It is therefore recommended that Council enact a by-law to amend Zoning By-law 10-77, as amended, so as to remove the Holding “-h” Symbol for lands comprised of Parts 11, 12, 13 and 14, Plan 16R-9726.

**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**

Removal of Holding “-h” Symbol Application Fees have been paid.

**F. Attached**

1. Removal of Holding “-h” Symbol By-law.

Respectfully submitted,

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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. 10-77, as amended,  
which may be cited as "The Town of Thornbury 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. 10-77, as amended;

**AND WHEREAS** pursuant to the provisions of Section 36 of the *Planning Act*, the By-law may be amended by the 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 Town of Thornbury being By-law No. 10-77, is hereby amended by removing the Holding (-h) symbol from the lands lying and being in the Town of The Blue Mountains comprised of Parts 11, 12, 13 & 14, Plan 16R-9725 located on the north side of King Street East between Elgin Street North and Mill Street, as indicated on the attached key map Schedule 'A-1' (the "Subject Lands")..
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 enactment thereof.

Enacted and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Ellen Anderson, Mayor

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Corrina Giles, Clerk

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I hereby certify that the foregoing is a true copy of By-law No. \_\_\_\_\_ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

DATED at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Signed: \_\_\_\_\_  
Corrina Giles, Clerk

# Town of The Blue Mountains Key Map Schedule A-1

## By-law No. 2010-\_\_\_\_\_

1. Lands to which the Holding (-h) Symbol is to be removed.

