

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

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT



REPORT TO: Council
MEETING DATE: June 25, 2012
REPORT NO.: EPW.12.051
SUBJECT: Release of Temporary Easement- Burrows Property- Lot 1 Registrar's Compiled Plan 1023
PREPARED BY: John Caswell, Manager of Water & Wastewater Services/Asst. Director

A. Recommendations

THAT Council receive Staff Report No. EPW.12.051 entitled 'Release of Temporary Easement –Burrows Property- Lot 1 Registrar's Compiled Plan 1023 for their information;

AND THAT Council authorize the Mayor and Clerk to execute the Release of Temporary Easement –Burrows Property- Lot 1 Registrar's Compiled Plan 1023.

B. Background

On June 6, Staff Report No. PL.12.74 Application for Consent B02-2012 Heather Burrows Plan 1023 Part Lot 1, Less RP16R2796 Parts 1 and 2, Napier St., was presented to the Planning and Building Committee for the purpose of relocating the existing water service line on to the proposed easement. See Attachment No.1. The above lot was severed and another easement, separate from the existing sanitary easement, was required.

The above mentioned proposed easement in Staff Report No. PL.12.74 Application for Consent B02-2012 Heather Burrows Plan 1023 Part Lot 1, Less RP16R2796 Parts 1 and 2, Napier St, will be adjacent to a permanent easement running along the West edge of the Burrow's property from Napier St. to Limestone Lane which is in favour of the Town of The Blue Mountains. This easement, which has been in place for many years, is to convey sanitary sewage. A number of years ago the permanent easement was created along with a temporary easement to facilitate the construction of the sanitary sewer. Typically, after the sanitary sewer construction is commissioned, the temporary working easements are removed. Staff is recommending that the mayor and Clerk sign a Release of Temporary Easement- Burrows Property- Lot 1 Registrar's Compiled Plan 1023.

C. The Blue Mountains' Strategic Plan

Completing this project assists with the Town's Strategic Plan Goal #2 "Addressing the Town's Municipal Infrastructure needs".

D. Environmental Impacts

None

E. Financial Impact

None

F. In Consultation With

John Metras, Solicitor.

G. Attached

Attachment 1- Staff Report No. PL.12.74, Application for Consent B02-2012 Heather Burrows Plan 1023 Part Lot 1, Less RP16R2796 Parts 1 and 2, Napier St.

Respectfully submitted,

John Caswell

John Caswell
Manager, Water & Wastewater Services/Asst. Director

Engineering & Public Works
Office: 519-599-3131 Ext.226
Fax: 519-599-7723
icaswell@thebluemountains.ca

Reg Russwurm

Reg Russwurm
Director, Engineering and Public Works

STAFF REPORT: Planning & Building Services Department



REPORT TO: Planning and Building Committee
MEETING DATE: June 6, 2012
REPORT NO.: PL.12.74
SUBJECT: Application for Consent B02-2012
Heather Burrows
Plan 1023 Part Lot 1, Less RP
16R2796 Parts 1 and 2.
Napier Street
Town of The Blue Mountains
PREPARED BY: Shawn Postma, Planner II

A. Recommendations

THAT Council receive Planning Staff Report PL.12.74, “Application for Consent: B02-2012, Heather Burrows, Plan 1023 Part Lot 1, Less RP 16R2796 Parts 1 and 2. Napier Street, Town of The Blue Mountains”;

THAT Council grant Application of Consent File Number B02-2012 subject to the following conditions:

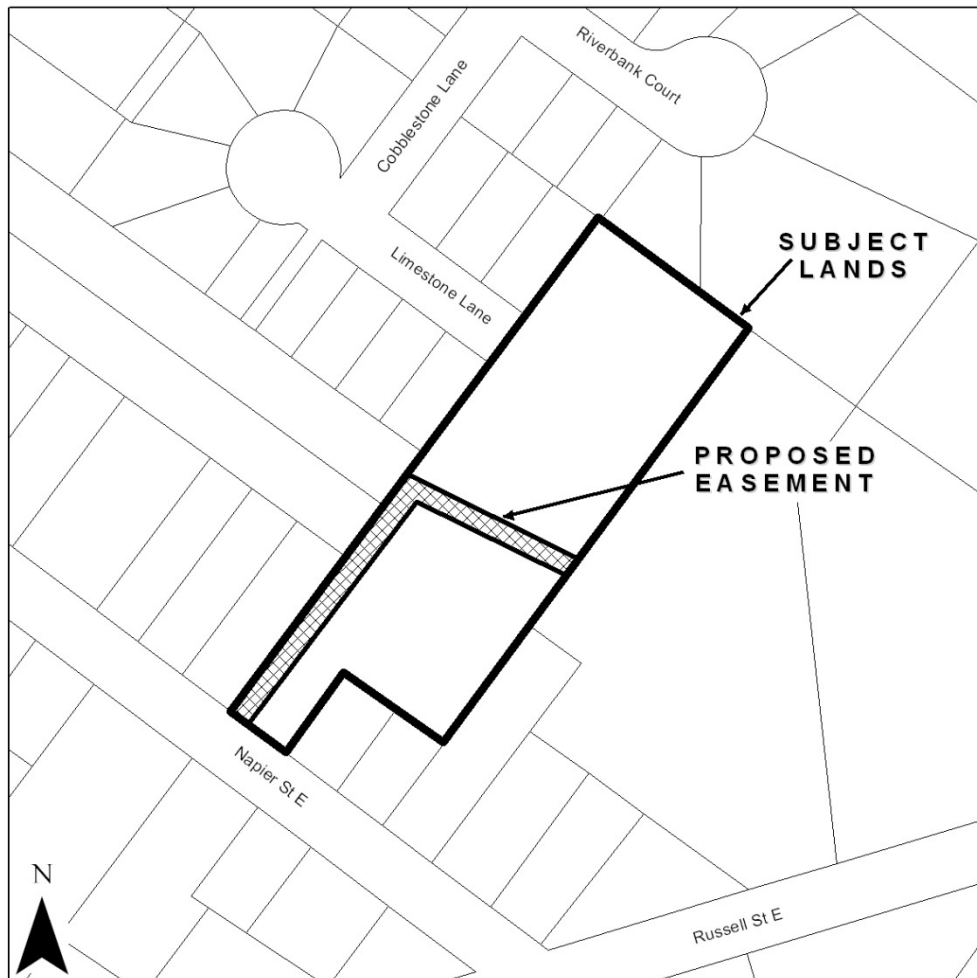
- 1. The relocation of the existing water service line to the proposed easement**

B. Background

The Planning Services Division has received an application for Consent (Application Number B02-2012) that proposes to create an easement for private water and sewer services. The proposed easement would recognize a private water line and sewer line that connects the existing dwelling east of the subject lands to the municipal system located on Napier Street.

The lands subject to this application are described as Plan 1023 Part Lot 1, Less RP 16R2796 Parts 1 and 2.

Location



Provincial Policy Statement

The Provincial Policy Statement (PPS) provides direction on appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. There does not appear to be any concerns of Provincial interest and Planning Services is of the opinion that the proposal is consistent with the PPS.

County of Grey Official Plan

The Subject Lands are designated 'Urban' within the County of Grey Official Plan. The Plan promotes development that is compatible with surrounding land uses with detailed policies and development standards directed to local Official Plans. There does not appear to be any concerns with the proposed easement and the direction provided in the County of Grey Official Plan.

The Blue Mountains Official Plan

The Subject Lands are designated Residential 'RES' within the Thornbury Urban Community Area in the Town of The Blue Mountains Official Plan. The purpose of the Residential 'RES' designation is to provide for a wide variety and range of residential

development based on the historic low density feel and unique small town character of the community. Residential policies provide for a wide range of housing types and densities including single detached dwellings.

The Official Plan requires the provision of full municipal services to all service areas including Thornbury. Water and sewer service lines are traditionally connected to the municipal system at the street directly in front of the lot to be serviced. In this case, the existing water line and sewer line are located in two separate locations on an adjacent property. Planning Staff prefer to see service lines remain on the lot to be serviced and not run over adjacent lands. The proposed easements may encumber the future development potential of the adjacent lands, as new development would have to work around the servicing easements. However, the Engineering and Public Works Department have indicated a preference to service the existing dwelling over the adjacent lands due to existing topography and network of service lines in the Napier Street road allowance. Planning Staff are also satisfied that the proposed easement will consolidate two existing service lines in separate locations, and that that the easement has been located in the best possible location to provide for the future development of the adjacent lands.

Based on the foregoing, it is the opinion of Planning Staff that the proposed easement and consolidation of the water and sewer service lines maintain the intent and direction of the Official Plan.

Zoning

The subject lands are zoned Development 'D' within the Town of Thornbury Zoning By-law, 10-77. The Development 'D' zone only permits one single detached dwelling on a lot existing at the date of passing of By-law 10-77. Accessory buildings, uses and structures, as well as a home occupation are also permitted under this zone. The intent of this zone is to ensure that no new development is permitted on the lands without first obtaining the necessary approvals for development from Council.

It is our opinion that the proposed easement will comply with the provisions of the Development 'D' zone and does not require a Zoning By-law Amendment.

Public Meeting

A Public Meeting as required under the Planning Act was held on May 7, 2012 at the Town Hall Council Chambers. Written correspondence was received from the County of Grey Planning and Development Department and the Grey Sauble Conservation Authority indicating they have no objections to the proposed application.

No other written correspondence or verbal comments were presented at the Public Meeting.

Based on the foregoing, it is the opinion of Planning Staff that the proposed consent application conforms to the intent and direction of the PPS, the County of Grey Official Plan, the Town of The Blue Mountains Official Plan, the Town of Thornbury Zoning By-

law and represents good planning. Therefore, Planning Staff supports this application for consent.

C. The Blue Mountains' Strategic Plan

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

D. Environmental Impacts

Nil

E. Financial Impact

Nil

F. In Consultation With

Engineering and Public Works

G. Attached

Nil

Respectfully submitted,

Shawn Postma, Planner II

David Finbow, Director of Planning and Building Services

For more information, please contact:

Shawn Postma, Planner II
32 Mill Street
Thornbury, Ontario, N0H 2P0
Phone: 519-599-3131 x248
Email: spostma@thebluemountains.ca