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STAFF REPORT: Planning & Building Services Department



REPORT TO: Council
MEETING DATE: July 28, 2014
REPORT NO.: PL.14.81
SUBJECT: Application for
 Removal of Holding ‘-h’ Symbol
 Georgian Bay Estates
 Model Homes Phase 2
 Block 42, 16M-6
 Town of The Blue Mountains
PREPARED BY: Shawn Postma, Planner II

A. Recommendations

THAT Council receive Staff Report PL.14.81, “Application for Removal of the Holding ‘-h’ Symbol, Georgian Bay Estates, Model Homes Phase 2, Block 42, 16M-6, Town of The Blue Mountains”; and

THAT Council enact a By-law so as to remove the Holding ‘-h’ Symbol from a portion of those lands located at Block 42, 16M-6 so as to permit the construction of four model home units.

B. Background

Planning Services received an application for the removal of the Holding “-h” Symbol from Georgian Bay Estates for the second phase of Model Homes on the subject lands. Phase 1 consisted of one semi-detached structure of two residential units. Phase 2 consists of two semi-detached structures for a total of four residential units.

Zoning By-law 2007-69 places the subject lands into the Residential ‘R6-161-h’ zone Requirements to remove the Holding ‘-h’ symbol includes the registration of a Plan of Subdivision and the granting of Site Plan Approval. Both conditions have been met. The Subdivision was registered in 2005 and Site Plan Approval for the Phase 2 model homes was granted in December 2013. A Site Plan Agreement has been prepared and the required signatures and securities are anticipated to be received prior to July 28, 2014.

Notice of the removal of the Holding ‘-h’ symbol has been provided in accordance with the Planning Act to Krystin Rennie, agent for the applicant and Randy Elliot applicant.

Given that the conditions to remove the Holding ‘-h’ symbol have been completed, it is appropriate that Council remove the Holding ‘-h’ Symbol for these lands provided that the required agreement and securities are in place.

C. The Blue Mountains’ Strategic Plan

The recommendation contained within this report is consistent with and supports the Strategic Plan goal of managing growth to ensure the ongoing health and prosperity of the community.

D. Environmental Impacts

Nil

E. Financial Impact

Nil

F. In Consultation With

Nil

G. Attached

1. Zoning By-law to remove the Holding ‘-h’ Symbol.

Respectfully submitted,

Shawn Postma, Planner II

Jim Dyment, Interim Head of Planning

For more information, please contact:

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The Private Residences at the Georgian Bay Club
Block 42 16M-6

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 Georgian Bay Estates Ltd. has entered into a Model Home Agreement for the construction of four (4) additional model home units.

AND WHEREAS the Council of the Corporation of the Town of The Blue Mountains deems it necessary 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 a portion of the lands lying and being in the Town of The Blue Mountains comprised of Block 42 16M-6, as indicated on the attached key map Schedule 'A-1'.
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 _____, 2014.

Ellen Anderson, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2014-_____ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the ____ day of _____, 2014.

DATED at The Blue Mountains this ____ day of _____, 2014.

Signed: _____
Corrina Giles, Clerk

The Private Residences at the Georgian Bay Club
Block 42 16M-6

Town of The Blue Mountains

Key Map Schedule 'A1'

By-law No. _____

 AREA AFFECTED BY THIS AMENDMENT

