

STAFF REPORT: Planning & Building Services Department

REPORT TO: Mayor and Members of Council
DATE: January 25, 2010
REPORT NO.: PL.10.02
SUBJECT: Application for:
 Site Plan Approval –
 Sheffield Park Museum
 Part Lot 31, Concession 9
 Town of The Blue Mountains

PREPARED BY: Shawn Postma, Planner II

A. Recommendations

THAT Council receive Staff Report PL.10.02, “Application for Site Plan Approval – Sheffield Park Museum, Part Lot 31, Concession 9, Town of The Blue Mountains”; and

THAT Council grant Site Plan Approval pursuant to Section 41 of the Planning Act to the Sheffield Museum in order to establish a museum facility, including those museum buildings, structures and uses identified under the Site Plan drawing No. “675-08-SP7”, prepared by D.C. Slade Consultants Inc. and dated December 16, 2009; and

THAT Council authorize the Mayor and Clerk to execute a Site Plan Agreement in a form approved by the Director of Planning & Building Services and the Town’s Solicitor.

B. Background

The Planning Services Division has received an application for a Zoning By-law Amendment and Site Plan Approval from Sheffield Park Museum that proposes a new museum facility for the subject lands. The proposal includes a new museum building, and to utilize the existing buildings and structures on the property for display and exhibition purposes, storage and washrooms. The museum seeks to educate school groups, students, tourists and local residents about the history of the early Black Pioneers to the area.

Council has enacted Zoning By-law No. 2009-64 which rezoned the subject lands from the previous campground use (Recreational Commercial C4-10 Zone) to the proposed museum use (Institutional I-h zone). The holding ‘-h’ symbol was placed on the lands to ensure that a Site Plan Agreement is executed with the Town.

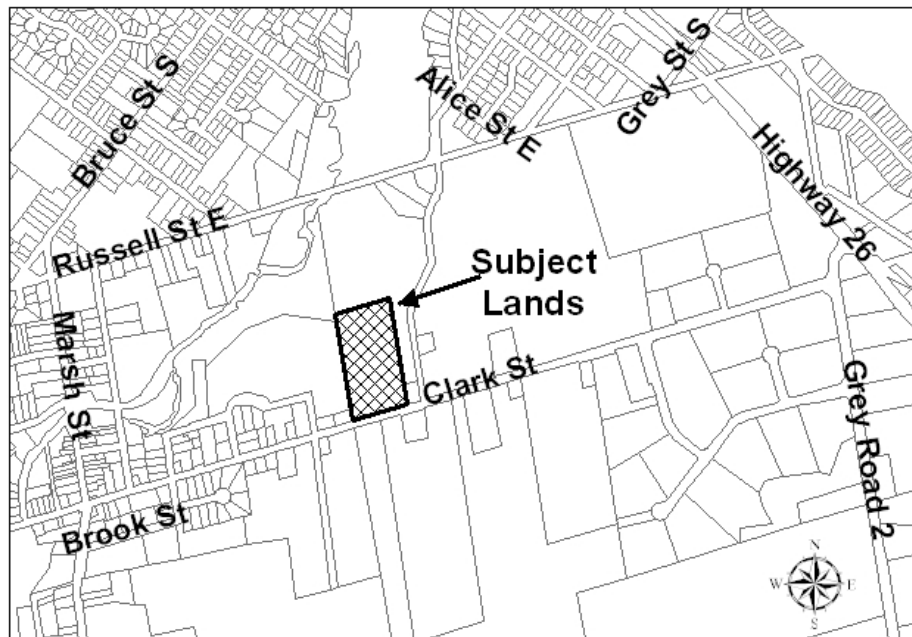
The property is located on the north side of Clark Street approximately mid way between the Village of Clarksburg and Grey Road 2. The lands are approximately 4.5

hectares in size with 154 metres of road frontage. Private well and septic sewage services exist on the property. Full municipal services are unavailable.

The subject lands were previously used for a recreational camp and related uses by the Church of Nazarene. The existing buildings were used for a tabernacle, mess hall, washrooms, as well as cabin and tent camp sites.

The surrounding lands include active agricultural fields, low density residential uses and the Hazard lands surrounding the Beaver River.

Location



Comments on the Provincial Policy Statement, County of Grey Official Plan, Town of The Blue Mountains Official Plan, Township of Collingwood Zoning By-law and from the Public Meeting have been reviewed through the previous Planning Staff Report (PL.09.101).

Additional Comments

The Site Plan application has been circulated through the Towns Development Review Committee. The process identified the need for a 3.0 metre road widening along the Clark Street frontage, an east/west trail easement along the rear property line as part of the proposed Beaver River Trail, a north/south trail easement along the easterly property line to provide a link trail between the Beaver River Trail and Clark Street, options for shared parking and landscaping. Some of the above comments were not finalized at the time of the previous Staff Report, which did recommend that Council support a Zoning By-law Amendment. Normally the Zoning By-law Amendment should be granted at the same time as Site Plan Approval, but in this case Staff were satisfied that all of the Site Plan issues had been reviewed through the Development Review Committee process, and that the outstanding comments could be addressed without

further Site Plan Review. The Zoning By-law Amendment was granted, and is in full force and effect including the use of the holding ‘-h’ symbol to ensure that a Site Plan Agreement is executed with the Town.

The outstanding Site Plan issues have been resolved, and a new Site Plan has been prepared. The final version removes the east/west and north/south trail easements which were originally anticipated, as more appropriate trail routes have been found that do not require the use of these lands. Planning Staff have reviewed the final Site Plan with Town Staff, and are satisfied that there are no further concerns.

Based on the foregoing, it is the opinion of Planning Staff that the proposed Site Plan conforms to the intent and direction of The Blue Mountains Official Plan and represents good planning. Therefore, Planning Staff does support the application for Site Plan Approval conditional upon the recommendation contained in this report.

C. The Blue Mountains’ Strategic Plan

The recommendation in this Planning Staff Report is consistent and supports the following Strategic Plans Goals:

“1. Managing growth to ensure the ongoing health and prosperity of the community”.

D. Budget Impact

NIL

E. Attached

1. Site Plan – DC Slade Consultants Inc.

Respectfully submitted,

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