

**STAFF REPORT:** Town of The Blue Mountains Planning Department



**REPORT TO:** Mayor and Members of Council  
**MEETING DATE:** September 8, 2008  
**REPORT NO.:** PL.08.104  
**SUBJECT:** Application for Zoning By-law Amendment to remove Holding ‘-h’ Symbol - Lora Bay Corporation – Lot 25, 16M-17 Town of The Blue Mountains

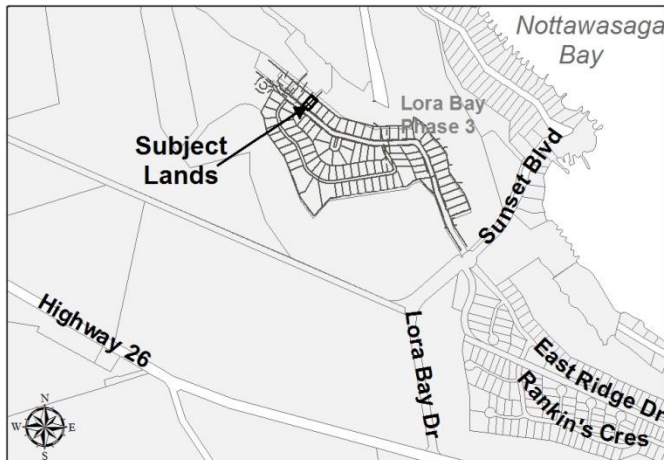
**PREPARED BY:** Robert Armstrong,  
Manager of Development Planning & IS

**A. Recommendations**

THAT Council does receive Planning Staff Report PL.08.104, “Application for Zoning By-law Amendment to remove Holding ‘-h’ Symbol – Lora Bay Phase 3 Lot 25, Registered Plan 16M-17 Town of The Blue Mountains”;

AND THAT Planning Staff supports a Zoning By-law Amendment to remove the Holding ‘-h’ symbol for Lot 25, Registered Plan 16M-17 on the basis that the septic system has been decommissioned in accordance with MOE guidelines.

**B. Background**



The purpose of this Zoning By-law Amendment application is to consider a request by the applicant to remove the Holding ‘-h’ symbol from a lot within Registered Plan 16M-17 that contained a portion of the communal septic system for Keeper’s Cove. In accordance with the provisions of the Development Agreement for the Registered Plan, the holding symbol was to remain on the property until such time as the septic had been decommissioned in accordance with the

MOE Guidelines. Keeper’s Cove has now been connected to municipal services and the old communal septic system has been decommissioned. We are to receive

confirmation from the Engineering Consultant for Lora Bay and Keeper's Cove that it has been completed in accordance with the MOE Guidelines.

Based on the foregoing we would have no objection to the removal of the holding –h symbol on Lot 25.

### **C. The Blue Mountains' Strategic Plan**

Strategic Plan Goal #1:

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

### **D. Environmental Impacts**

The proposed red-line revision and Zoning By-law Amendment does not appear to generate any significant environmental impacts that can be regulated by the Town.

### **E. Budget Impact**

NIL

### **F. Attached**

1. Nil

Respectfully submitted,

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