

STAFF REPORT: PLANNING & BUILDING SERVICES



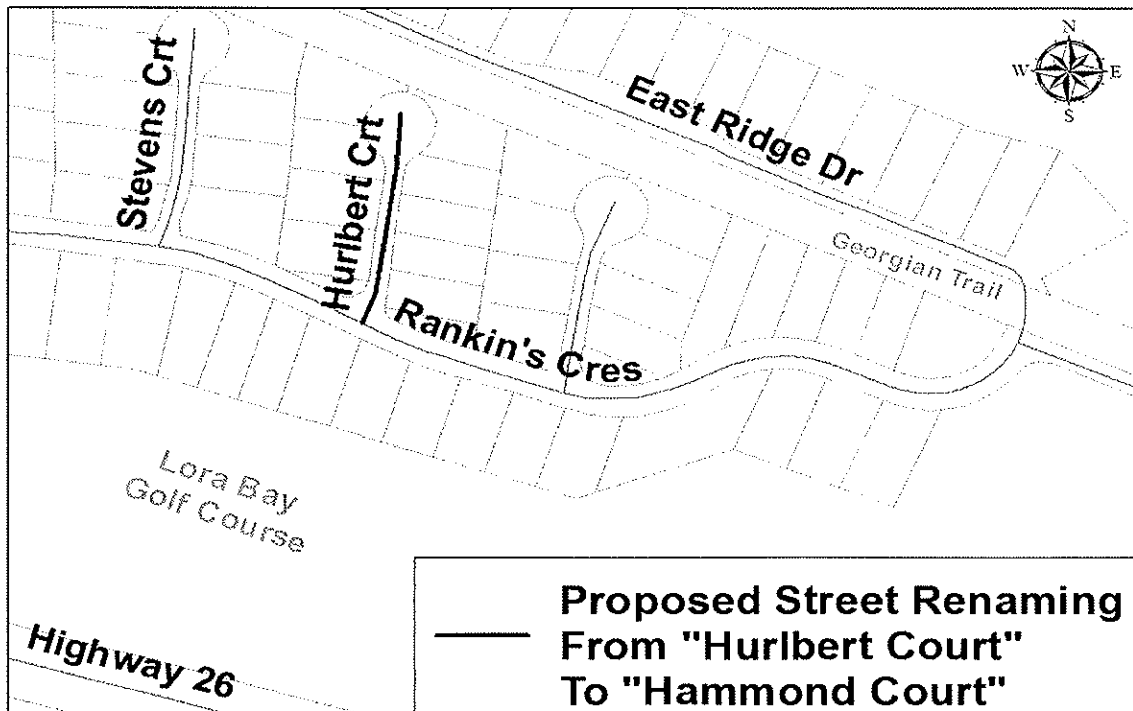
REPORT TO: Planning & Building Committee
MEETING DATE: January 12, 2012
REPORT NO.: PL.12.04
SUBJECT: Renaming of Hurlbert Court to Hammond Court, Lora Bay, Grey Common Elements Condominium Corporation No. 63
PREPARED BY: David Finbow, Director, Planning & Building Services

A. Recommendations

THAT Council receive Staff Report PL.12.04 respecting "Renaming of Hurlbert Court to Hammond Court" and that Council hereby enact a by-law so as to rename Hurlbert Court to Hammond Court.

B. Background

Council at its meeting of September 12, 2011 considered Staff Report PL.11.126 – Proposed Renaming of Hurlbert Court (Appendix "A").



A Public Meeting was held on December 5, 2011 respecting the subject matter so as to receive comments from any person who claimed that his or her land would be prejudicially affected by the proposed renaming. Comments were received from Ron Speight, Director, Grey Common Elements Condominium Corporation No. 63, advising that the residents on Hurlbert Court had requested this change and provided reasoning for same (being conflict with a street name in the Town of Meaford) and further advised that the Board of Directors of the Condominium Corporation are supportive of the name change. No comments were received from any party who claimed to be prejudicially affected by the proposed renaming.

If Council determines to change the name of the street in question, it is appropriate that this by-law come into effect on March 31, 2012 so as to allow the Condominium Corporation to take the necessary steps to erect Town approved signage, to provide notification to all necessary parties (Emergency Services, Canada Post, etc.) and to make the required changes to personal documentation.

C. The Blue Mountains' Strategic Plan

"Providing a strong, well managed municipal government."

D. Financial Impact

Approximately 4 hours of staff time and approximately \$75.00 in advertising costs for the Public Meeting Notice.

E. Addendums

- A. Copy of Staff Report – PL.11.126.
- B. By-law – Renaming of Hurlbert Court to Hammond Court.

Respectfully submitted,

David Finbow
Director, Planning & Building Services

A.

STAFF REPORT: PLANNING & BUILDING SERVICES DEPARTMENT



REPORT TO: Planning & Building Committee
MEETING DATE: November 7, 2011
REPORT NO.: PL.11.126
SUBJECT: Proposed Renaming of Hurlbert Court
PREPARED BY: D. Finbow, Director, Planning & Building Services

A. Recommendations

THAT Council receive Staff Report PL.11.126 respecting "Proposed Renaming of Hurlbert Court" and that Council provide direction to Staff with respect to the renaming of Hurlbert Court.

B. Background

Council at its meeting of September 12, 2011 considered a letter from residents on Hurlbert Court requesting that Council consider renaming Hurlbert Court due to continual confusion with Hurlburt Court located within the Municipality of Meaford (Appendix "A"). This letter was referred by Council to the Planning & Building Services Department for action.

Town staff confirms that there is a Hurlburt Court in Meaford which pre-existed Hurlbert Court in Lora Bay. Further, Town staff note that the street names established in 2005 for the private condominium roads in Lora Bay as well as the public highway known as West Ridge Road have not been formally adopted by way of a by-law enacted by Council.

With respect to Hurlbert Court, same is located within Grey Common Elements Condominium Plan No. 63. On September 20, 2011 the Town communicated with the Condominium Corporation, via their Property Manager, to request input on potential street names should Council decide to rename Hurlbert Court. On October 19, 2011 the Town received a response from the Condominium Corporation, via E&H Property Management (Appendix "B"), suggesting that the following names be considered:

- Kenwood Court
- Raven Court
- Hammond Court

E&H Property Management have confirmed that the residents on Hurlbert Court provided input into the names noted above.

With respect to each of the suggested names, Town staff offer the following comments:

Kenwood Court – A “Kenwood Drive” previously existed in this area and was renamed Lora Bay Drive. The naming of a street Kenwood Court may cause further confusion.

Raven Court – “Raven” is an acceptable name from an emergency services perspective and is not in conflict with street names in surrounding municipalities but it is noted that “The Raven” was the previous name of “The Golf Club at Lora Bay”.

Hammond Court – “Hammond” is an acceptable name from an emergency services perspective and is not in conflict with street names in surrounding municipalities. It is noted that Hammond is a local family name (including the surname of the former Township of Collingwood’s Fire Chief).

In addition to these names, Council may consider a name from the Street Naming Inventory (Appendix “C”).

If Council is desirous of renaming Hurlbert Court they should provide direction with respect to a preferred street name. Town staff will then provide public notice of the proposed renaming and schedule a Public Meeting so as to receive comments.

With regard to the street names in Lora Bay, Town staff will bring back a consolidated by-law for Council’s consideration so as to formally name these streets either in concert with the renaming of Hurlbert Court or on its own.

C. The Blue Mountains’ Strategic Plan

“Providing a strong and well managed municipal government.”

D. Environmental Impacts

N/A

E. Financial Impact

Town staff time and advertising costs – approximately \$1,000.00

F. In Consultation With

Consultation has been had with the Town’s Building Services Division, being the work group responsible for emergency/municipal numbering, the Town’s GIS Coordinator and neighbouring municipalities.

G. Attached

- A. Letter from residents of Hurlbert Court to Council dated September 6, 2011.
- B. Letter from E&H Property Management dated October 19, 2011.
- C. Street Naming Inventory.

Respectfully submitted,

David Finbow, Director, Planning & Building Services

For more information, please contact:

Name	Sharon Long, Administrative Assistant, Planning & Building Services
Email Address	slong@thebluemountains.ca
Business Telephone with Extension	519.599.3131, Extension 283

A.
RECEIVED

SEP 06 2011

TOWN OF THE BLUE MOUNTAINS
PLANNING & BUILDING SERVICES

To the Council of The Town of the Blue Mountains

We, the residents of Hurlbert Court, Thornbury, would like to apply to the Town of the Blue Mountains Council for permission to change our street name. Below are some of the reasons:

1. There is another Hurlbert Court in Meaford, and while it is spelled differently, we are often confused with that address. One resident noticed that on their house sale documents, the name was spelled both ways.
2. Residents have found that deliveries from Federal Express and UPS etc. often arrive at Meaford's Hurlbert Court instead Hurlbert Court in Thornbury. In fact residents have had to go to Meaford to pick up their delivery. One resident had building materials delivered to the wrong address and all items had to be reloaded and redelivered
3. The Canadian Automobile Association and friends who look for directions on map quest or GPS devices have ended up in Meaford.
4. Adding to the confusion, whenever we enter information on the internet, (postal sites, bank sites and even government sites) Hurlbert is not recognized and Hurlbert is assigned instead.

We had hoped that the situation would rectify itself, but after 5 years, the confusion remains, and therefore it was suggested that we write to Council and ask for permission to change the street name. Once we receive permission, we will follow procedure to apply for a suitable name.

Signed

101 Hurlbert Court

Brady, Mike & Barb

102 Hurlbert Court

Shaw, John (Ian) & Kimberley

103 Hurlbert Court

Maniccia/Ignagni, Rosanne & Rob

104 Hurlbert Court

Gilezan, Mike

105 Hurlbert Court

Moodie, Walter & Anne

108 Hurlbert Court

Mannion, Mike & Susan

109 Hurlbert Court

Probert, Bill & Odeen

submitted by Anne Moodie

cc: Planning

anne.moodie@rogers.com



PROPERTY MANAGEMENT

Phone: 519-599-3585
Fax: 519-599-5753

E & H Condominium Managers and Consultants

October 19th, 2011

The Blue Mountains
P.O. Box 310
Thornbury, Ontario
N0H 2P0

Attention: David Finbow

Re: Street Name – Hurlbert Court
Grey Common Elements Condominium Corporation Plan #63
The Blue Mountains

Dear David:

As per your letter of September 20th, 2011 (attached) we appreciate the Towns assistance in correcting the issue of the name of Hurlbert Court.

We would ask that council consider the names as follows:

1. Kenwood Court
2. Raven Court
3. Hammond Court

Please let me know the next steps required.

Please let me know the next steps required.

Yours truly,
GREY COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 63
By its authorized agent and manager
E & H PROPERTY MANAGEMENT

Miss. Nichole Gretton, R.C.M.
Property Manager
NG/jl

C.

SCHEDULE "A"
APPROVED STREET NAME LIST

1. Names Honouring Those Who Have Served Their Country

Name	Date Approved by Council	Date Assigned
Abbotts	July 6, 2009	August 9, 2010
Arbuthnot	July 6, 2009	
Bell	December 14, 2009	
Boynton	July 6, 2009	
Campbell	July 6, 2009	Already assigned
Carmichael	July 6, 2009	Already assigned
Clement	July 6, 2009	
Clendenan	July 6, 2009	
Gillespie	July 6, 2009	
Graham	July 6, 2009	
Hargreaves	July 6, 2009	
Harmer	July 6, 2009	
Hoggard	July 6, 2009	
Hoy	July 6, 2009	
Lawrence	July 6, 2009	
Lee	July 6, 2009	
Lougheed	July 6, 2009	
Lyne	July 6, 2009	
McAteer	July 6, 2009	
Machin	July 6, 2009	
Mackay	July 6, 2009	
Martin	July 6, 2009	
McCoy	July 6, 2009	
McLeod	July 6, 2009	

McQueen	July 6, 2009	
Parkinson	July 6, 2009	
Pether	July 6, 2009	
Raby	July 6, 2009	
Rolling	July 6, 2009	
Sladden	July 6, 2009	
Taylor	July 6, 2009	
Whatley	July 6, 2009	
Wood	July 6, 2009	
Wright	July 6, 2009	

2. Names Honouring Those who have given Their Life in Public Service

Name	Date Approved by Council	Date Assigned

3. Names Honouring Individuals – Local Historical

Name	Date Approved by Council	Date Assigned
Andrews	July 6, 2009	
Grier	July 6, 2009	
Olmstead	July 6, 2009	

4. Names Honouring Individuals – National or International

Name	Date Approved by Council	Date Assigned

5. Names Honouring Individuals – Community Service

Name	Date Approved by Council	Date Assigned
Hoffmann	July 6, 2009	January 11, 2010 2010-06
Gord Canning	October 12, 2011	March 1, 2012 – 2011-62

6. Names that reflect the Municipality's Agricultural and/or Recreational Heritage/Nature

Name	Date Approved by Council	Date Assigned
Russet	July 6, 2009	
McIntosh	July 6, 2009	

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7. Other Names

Name	Date Approved by Council	Date Assigned
Knapman	July 6, 2009	
Park Lane	December 14, 2009	January 11, 2010 2010-06
Lion's Park Lane	December 14, 2009	January 11, 2010 2010-06
Dawson Lane	December 14, 2009	January 11, 2010 2010-06

**THE CORPORATION OF THE TOWN OF
THE BLUE MOUNTAINS**

BY-LAW NO. 2012-

Being a By-law to rename Hurlbert Court to Hammond Court

WHEREAS Section 48 of the *Municipal Act, 2011* enables a local municipality to name or change the name of a private road after giving public notice of its intention to pass the by-law;

AND WHEREAS notice of the proposal to enact a by-law to rename Hurlbert Court to Hammond Court was published in the local newspapers and in accordance with the Corporation of the Town of The Blue Mountains Notice Policy;

AND WHEREAS the Council of the Town of The Blue Mountains, through the Planning & Building Committee, held a public meeting so as to receive comments from those persons that may be prejudicially affected by the proposal to enact this by-law;

AND WHEREAS no comments were received indicating that a person would be prejudicially affected by the proposal to enact this by-law;

NOW THEREFORE Council of the Town of The Blue Mountains hereby enacts as follows:

1. The street names within Grey Common Elements Condominium Corporation No. 63 as set out in Schedule "A" attached hereto and forming part of this By-law are hereby approved.
2. This by-law comes into force and takes effect on March 31, 2012.

Enacted and passed this January ____, 2012.

E. Anderson, Mayor

C. Giles, Town Clerk

Town of The Blue Mountains

Key Map Schedule A

By-Law No. 2012 - _____

