

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Members of Council

MEETING DATE: Monday, July 14, 2008

REPORT NO.: PL.08.89

SUBJECT: Application for Consent
File No. B11-2008;
Jacek Stepniak
Part Block 'A', Plan 807.
Parts 8, 9, 10, 11, 13 of 16R-1767
Town of The Blue Mountains

PREPARED BY: Shawn Postma,
Planner II
Robert Armstrong,
Manager of Development Planning & IS

A. Recommendations

THAT Council receive Planning Staff Report PL.08.89, "Application for Consent File No. B11-2008; Jacek Stepniak; Part Block 'A', Plan 807. Parts 8, 9, 10, 11, 13 of 16R-1767; Town of The Blue Mountains.

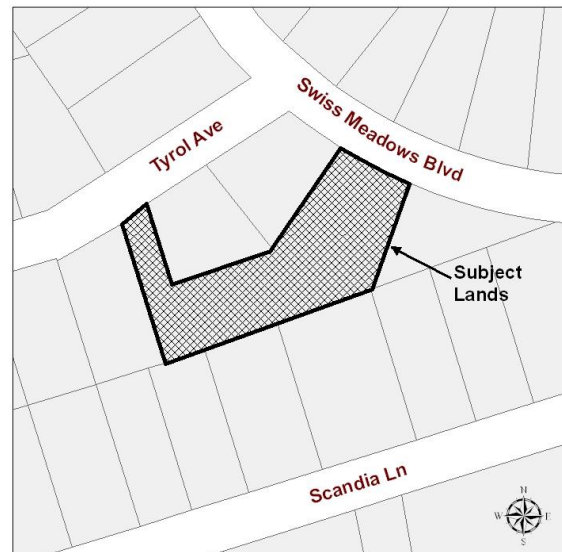
AND THAT Planning Staff support Application for Consent File No. B03-2008, subject to the following conditions:

- 1. NIL

B. Background

The purpose of this consent is to consider a request to correct title on an open space parcel that contains a 1 storey frame building and swimming pool.

A number of previous consents were granted in 1980 to transfer the ownership of the pool and related building, which is used by a number of surrounding property owners, to an Ontario Limited Company made up of these owners. Today's application for consent is necessary to correct an error in registration of this lot after it was created.



It should be noted that no new lots or boundary adjustments are being considered as part of this application.

Official Plan

The Town of The Blue Mountains Official Plan designates the subject lands as Residential Infilling (RI). The purpose of the Residential Infilling designation is to recognize existing residential plans of subdivision which have been registered and other existing residential areas which have been substantially developed.

Section 9.3(7) of the Plan states that consents may be granted for correction of title and other purposes which do not create separate lots. Such consents must be evaluated on their own merit.

As no new lots are being created, and that this consent would appear to correct the title on the lands in accordance with a previous decision to remove the shared ownership of the common space from the property owners to a numbered company, this consent would appear to maintain the intent and direction of the Official Plan.

Zoning By-law

The subject lands are zoned Private Open Space OS2 within the Township of Collingwood Zoning By-law. Permitted uses include private parks including related uses such as a swimming pool. A Zoning By-law Amendment is not required as a condition of consent.

Additional Comments

Comments were received from the County of Grey - Planning and Development Department; Grey Sauble Conservation Authority; Grey Bruce Health Unit; and Niagara Escarpment Commission. Each indicating that they have no objection to the proposed application.

The public meeting was held on the 7th day of July, 2008, as required under the Planning Act. No issues or concerns were raised.

Based on the foregoing, it is the opinion of Planning Staff that the proposed consent conforms to the intent and direction of the Town of The Blue Mountains Official Plan, Zoning By-law and represents good planning. Therefore, Planning Staff support this application for consent. No conditions to the consent are necessary.

C. The Blue Mountains' Strategic Plan

The recommendation in this Planning Staff Report PL.08.45 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. Environmental Impact

The proposed consent does not generate any significant environmental impacts.

F. Attached

NIL

Respectfully submitted,

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Planner II

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Manager of Development Planning & IS