

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Members of Council
MEETING DATE: July 14, 2008
REPORT NO.: PL.08.91
SUBJECT: Application for Zoning By-law Amendment to remove Holding '-h' Symbol - Peaks Meadows – Phase 1 and 2
Part Lots 25 and 26, Concession 6, Registered Plan 16M-20
Town of The Blue Mountains

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

A. Recommendations

THAT Council does receive Planning Staff Report PL.08.91, “Application for Zoning By-law Amendment to remove Holding ‘-h’ Symbol – Peaks Meadows Phase 1 and 2, Part Lots 25 and 26, Concession 6, Registered Plan 16M-20 Town of The Blue Mountains”;

AND THAT Planning Staff supports a Zoning By-law Amendment to remove the Holding ‘-h’ symbol for a portion of Phases 1 and 2 (44 single detached units).

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 the subject lands in recognition of fulfilling the conditions for the removal. The Holding -h symbol is proposed to be removed from 44 of the 45 single detached lots registered under Plan 16M-20. The Holding symbol will remain on Lot 45 as it has an additional condition (Site Plan Approval) for the removal of the Holding -h symbol.

In accordance with the Zoning By-law approved by the Ontario Municipal Board for the subject lands, the condition to the removal of the Holding -h symbol is the Registration of the Plan of Subdivision. As indicated, the Plan has been registered as 16M-20 and therefore this condition has been met.

Planning Staff would therefore have no objection to Council granting a Zoning By-law Amendment to remove the Holding '-h' Symbol for the single detached lots, save and except Lot 45.

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. Environmental Impacts

The removal of the holding symbol would not result in any environmental impacts.

F. Attached

1. Draft Zoning Schedule

Respectfully submitted,

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The Town of The Blue Mountains

Key Map Schedule A-1

By-Law No. _____

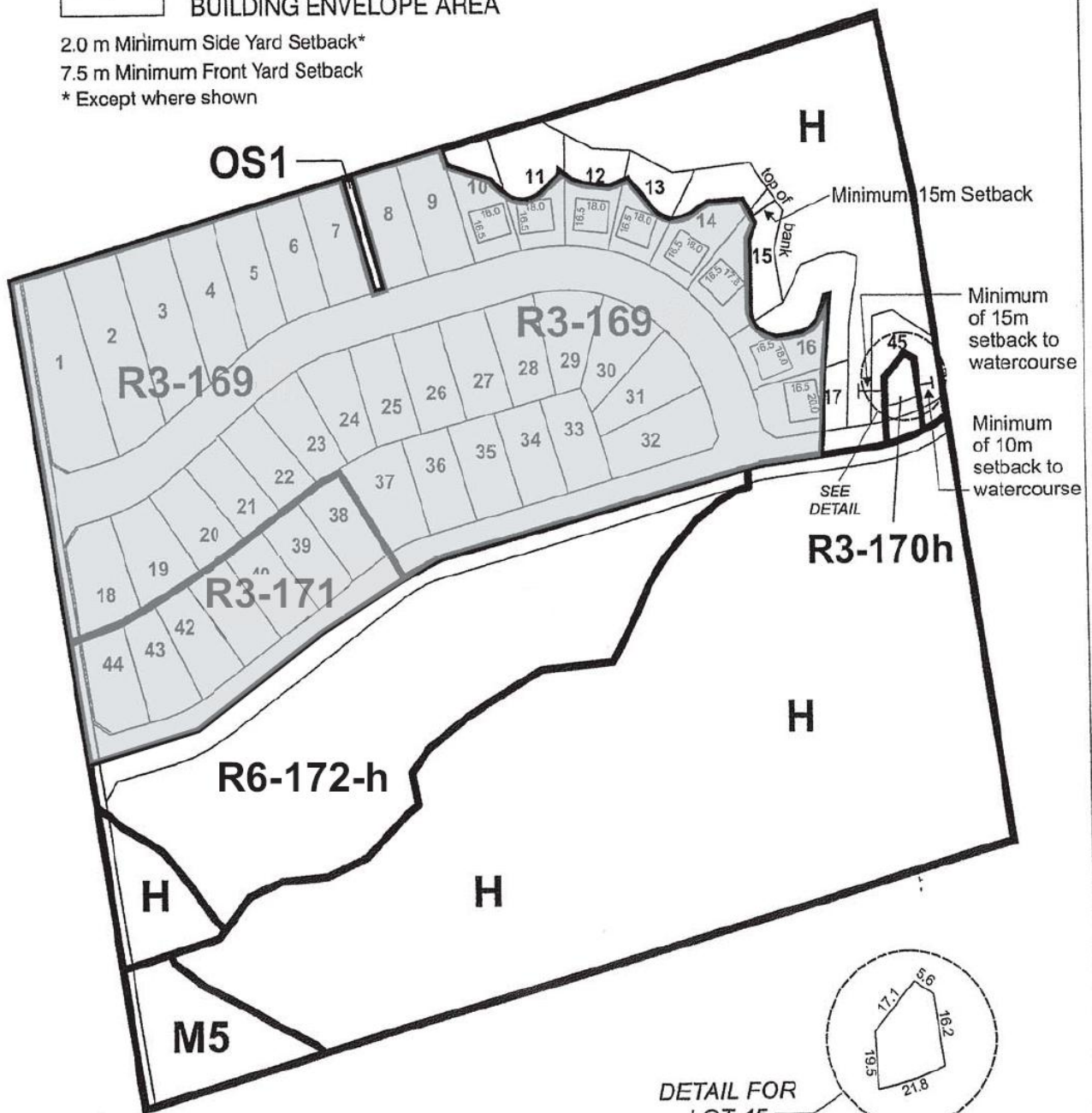
 AREA SUBJECT TO REMOVAL OF HOLDING -h SYMBOL

 BUILDING ENVELOPE AREA

2.0 m Minimum Side Yard Setback*

7.5 m Minimum Front Yard Setback

* Except where shown



DETAIL FOR
LOT 45
BUILDING ENVELOPE