

REPORT: Planning & Building Services Department



REPORT TO: Planning & Building Committee
DATE: October 3, 2011
REPORT NO.: PL.11.116
SUBJECT: Application for Part Lot Control Exemption By-law -
The Lora Bay Corporation
Draft Plan of Subdivision
County of Grey File #42T-2006-14a
Phase 2;
Block 15 and Part of Block 1, 29 and 30, Registered Plan 16M-8;
Town of The Blue Mountains
PREPARED BY: Bryan Pearce,
Planner I

A. Recommendations

THAT Council receive Planning Staff Report PL.11.116, “Application for Part Lot Control Exemption By-law – Lora Bay Corporation; Draft Plan of Subdivision County of Grey File #42T-2006-14a Phase 2; Block 15 and Part of Block , 29 and 30, Registered Plan 16M-8; Town of The Blue Mountains”; and

THAT Council enact a Part Lot Control Exemption By-law for the lands legally described as Part 1, RP 16R-9417 and Parts 1 to 13, RP 16R-_____, as further depicted in the draft reference plan attached to Planning Staff Report PL.11.116.

B. Background

The purpose of this Application for Part Lot Control Exemption By-law is to allow for the transfer of a portion of lands within Lora Bay known as the Phase 3B lands from The Lora Bay Corporation to Reid’s Heritage Homes. This transfer will facilitate the future development proposal of a 12 multi-attached residential units by the proponent, being Reid’s Heritage Homes.

As Council will recall, a Planning Staff Report was brought forward to the February 7, 2011 Planning and Building Committee with respect to proposed red-line revisions to the draft plan that was supported by Council that resulted in Draft Plan Approval being given by the County of Grey on April 19, 2011. Planning Staff note that the Block for the multi-attached units is consistent with the Draft Plan Block R.R. 92.

Summary

Based on the foregoing, it is the opinion of Planning Staff that the proposed part lot control exemption by-law is supportable.

C. The Blue Mountains' Strategic Plan

The recommendation in this Planning Staff Report PL.11.116 is consistent and supports the following Strategic Plans Goals:

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

D. Environmental Impact

The proposal does not appear to generate any special or significant environmental impacts.

E. Budget Impact

N/A

F. Attached

1. Draft Reference Plan
2. Draft Part Lot Control Exemption By-law

Respectfully submitted,

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**PLAN OF SURVEY OF
PART OF BLOCK 1
REGISTERED PLAN 16M-8
(FORMERLY TOWNSHIP OF COLLINGWOOD)
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY**

ZUBENK, EMO, PATTEN & THOMSEN LTD.
2011
SCALE 1:750

OBSERVED REFERENCE POINTS: UTM ZONE 17, NAD83 (CSRS) (1997)
COORDINATES TO 8-DIGIT ACCURACY PER SEC. 402 OF O. REG. 216/10.

POINT ID	NORTHING	EASTING
A	4925716.39	515996.75
B	4925756.51	516009.37
C	4925756.51	516009.37

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



PLAN 16R-
RECEIVED AND DEPOSITED

DATE _____

AUGUST 23, 2011
DATE

LYNN H. PATTEN

PART	LOT	CONC.	PN	AREA
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

DEPUTY LAND REGISTRAR FOR THE LAND TITLES DIVISION OF GREY (NO. 16)

Pt. 31.130-02 (UL.1)

Pt. 31.130-02 (UL.1)

NOTE: PARTS 1 TO 12 INCLUSIVE COMPRISE PART OF PIN 31.130-02 (UL.1) AND PARTS 13 TO 12 INCLUSIVE ARE SUBJECT TO EASEMENT AS IN INSTRUMENT L1285

NOTES:

DISTANCES ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED BEARINGS ON THE UTM GRID, CORRECTED FOR LOCAL MAGNETIC VARIATION, UTM ZONE 17, NAD 83 (CSRS) (1997).

FOR BEARING COMPARISONS, A ROTATION OF 0°43'45" COUNTER-CLOCKWISE WAS APPLIED TO THE BEARINGS. DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.99984.

- ⊙ DENOTES SET
 - ◆ DENOTES FOUND
 - ⊙ S.A. DENOTES STANDARD IRON BAR
 - ⊙ I.B. DENOTES IRON BAR
 - ⊙ S.S.B. DENOTES SHORT STANDARD IRON BAR
 - ⊙ C.C. DENOTES CUT CROSS
 - W.I. DENOTES WITNESS
- UNLESS OTHERWISE NOTED ALL FOUND BARS ARE S.S.I.B. MARKED ZUMO

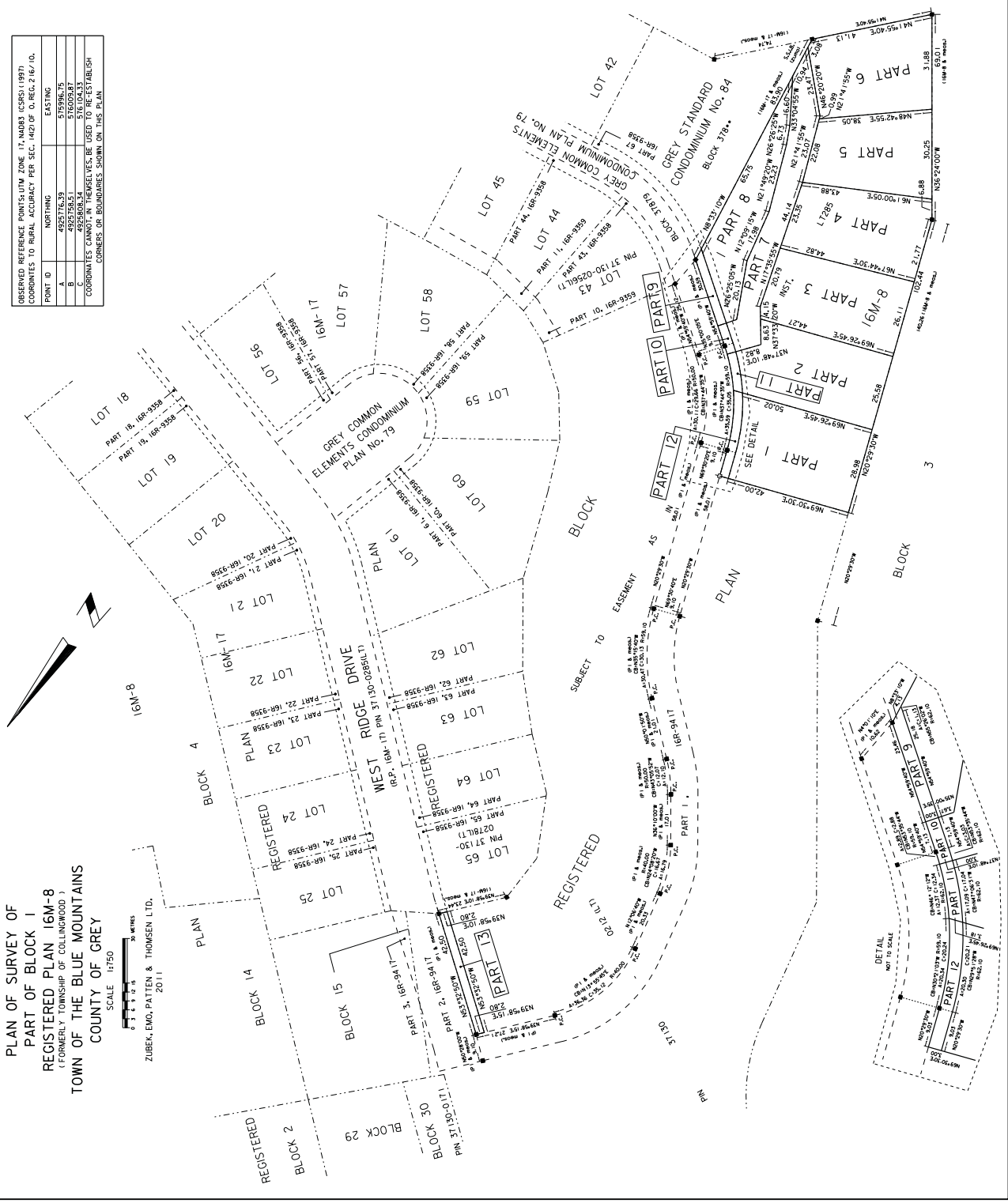
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ TH DAY OF APRIL 2011.

AUGUST 2011 O.L.S.
LYNN H. PATTEN
ONTARIO LAND SURVEYOR
COLLINGWOOD

ZUBENK, EMO & THOMSEN LIMITED
39 STEWART ROAD
COLLINGWOOD, ONTARIO L9Y 4M7
PHONE: (705) 445-4910 FAX: (705) 445-5866
JOB NO. 2000-15 SURVEY FOR: THE LORA BAY CORPORATION

ONTARIO LAND SURVEYORS
PATTEN & THOMSEN LIMITED



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

By-law No. 2011 -

**Being a By-law to remove lands bounded in part by West Ridge Road from
part-lot control**

WHEREAS pursuant to subsection 50 (7) of the Planning Act, R.S.O. 1990, c. P.13 as amended, a municipality may enact a by-law to remove lands from part-lot control;

AND WHEREAS the nature of the part-lot control exemption request meets the criteria of the Corporation of the Town of The Blue Mountains in that the exemption from part-lot control will facilitate the development of the lands;

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

1. Subsection 50 (5) of the Planning Act, R.S.O. 1990, c. P.13 as amended, does not apply to the following parcels of land:

Part 1, RP 16R-9417; Parts 1 to 13, RP 16R-_____ ; Town of The Blue Mountains; (Geographic Township of Collingwood); County of Grey.
2. Pursuant to subsection 50 (7.3) of the Planning Act, R.S.O. 1990, c. P.13 as amended, this By-law shall expire TWO (2) years from the date of its registration unless it shall have prior to that date been repealed or extended by the Council of the Corporation of the Town of The Blue Mountains.
3. This By-law shall not become effective until a certified copy or duplicate of the By-law has been registered in the property Land Registry Office.

Enacted and passed this _____th day of October, 2011.

Ellen Anderson, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2011-_____ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the _____th day of October, 2011.

DATED at Town of The Blue Mountains

this _____ day of _____, 2011.

Signed: _____
Corrina Giles, Clerk