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STAFF REPORT: Planning & Building Services Department



REPORT TO: Council
MEETING DATE: September 22, 2014
REPORT NO.: PL.14.97
SUBJECT: Application for Removal of Holding 'h' Symbol
 Bill Bannerman
 Part of Lot 161, Plan 529
 Town of The Blue Mountains
PREPARED BY: Shawn Postma, Planner II

A. Recommendations

THAT Council receive Staff Report PL.14.97, "Application for Removal of the Holding 'h' Symbol, Bill Bannerman, Part Lot 161, Plan 529, Town of The Blue Mountains"; and

THAT Council enact a By-law so as to remove the Holding 'h-' Symbol from those lands located at Part Lot 161, Plan 529 Town of The Blue Mountains and being Lots 1 to 10 and Block 2 of Draft Plan of Subdivision 42T-2008-07.

B. Background

On September 26, 2011 Council passed By-law 2009-65 which established the required Zoning for the creation of a proposed 10 lot Plan of Subdivision. The subdivision consists of single detached residential dwelling units on full municipal services with frontage on to a future municipal road.

By-law 2009-65 identified the following requirements that must be met prior to the removal of the Holding 'h' symbol:

- 1- The Registration of a Plan of Subdivision, and
- 2- The Execution of a Subdivision Agreement

At the time of writing of this report, the above two conditions are nearing completion. The Subdivision Agreement has been signed, and all financial obligations and security requirements have been paid to the Town. Planning Staff has reviewed the proposed M-Plan and are satisfied that the Plan can be registered. The requirements to remove the Holding 'h' have been met in principle and we are now awaiting the technical requirements for formal registration and execution. In order to expedite the final approval staff have drafted the attached By-law so that it would only come into effect after the registration of the Plan and Agreement.

Planning Staff therefore recommend that Council enact a By-law to remove the Holding 'h' symbol at this time, with a statement within the By-law that the By-law to remove the Holding 'h-' Symbol shall come into effect upon the date of registration of the Plan of Subdivision.

C. The Blue Mountains' Strategic Plan

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

D. Environmental Impacts

N/A

E. Financial Impact

N/A

F. In Consultation With

N/A

G. Attached

G.1 Zoning By-law to remove the Holding 'h' Symbol.

Respectfully submitted,

Shawn Postma, Planner II

Jim Dymant, Interim Head of Planning

For more information, please contact:

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THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. _____

Being a By-law to amend Zoning By-law No. 83-40
which may be cited as "The Township of Collingwood
Zoning By-law".

WHEREAS the Council of the Corporation of the Town of The Blue Mountains deems it
necessary in the public interest to pass a by-law to amend By-law No. 83-40;

AND WHEREAS pursuant to the provisions of Section 36 of the Planning Act, the By-
law may be amended by Council of the Municipality;

AND WHEREAS a Plan of Subdivision will be registered and a Subdivision Agreement
will be executed for the Lands;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF
THE BLUE MOUNTAINS ENACTS AS FOLLOWS:

1. The Zoning By-law of the Township of Collingwood being By-law No. 83-40, is
hereby amended by removing the Holding '-h' symbol from those lands lying and
being in The Blue Mountains comprised of Lots 1 – 10 and Block 11 of Plan 16M-
_____, as indicated on the attached key map Schedule 'A-1'.
2. Schedule "A-1" is hereby declared to form part of this By-law.

AND FURTHER that this By-law shall come into force and take effect upon the date of
registration of the Plan of Subdivision of Draft Plan of Subdivision 42T-2008-07.

Enacted and passed this _____ day of _____, 2014.

Ellen Anderson, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. _____ as
enacted by the Council of the Corporation of the Town of The Blue Mountains on the
_____ day of _____, 2014.

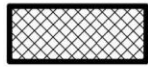
DATED at _____ this _____ day of _____, 2014.

Signed: _____
Corrina Giles, Clerk

KEY MAP SCHEDULE 'A1'

BY-LAW No. _____

TOWN OF THE BLUE MOUNTAINS



AREA HOLDING '-h' SYMBOL TO BE REMOVED

