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STAFF REPORT: Planning & Building Services Department



REPORT TO: Council
MEETING DATE: June 2, 2014
REPORT NO.: PL.14.52
SUBJECT: Application for Removal of Holding 'h' Symbol - Windfall
PREPARED BY: Jim Dymont, Interim Head of Planning

A. Recommendations

THAT Council receive Staff Report PL.14.52, "Application for Removal of the Holding 'h' Symbol, Windfall; and

THAT Council enact a By-law so as to remove the Holding 'h-' Symbol from those lands located at Part Lot 16, Concession 1, Plan 16R-10175.

B. Background

On September 26, 2011 Council passed By-law 2011-57 which allowed for 609 single detached residential dwellings and semi-detached residential dwelling units on full municipal services.

By-law 2011-57 outlined 3 conditions that must be completed prior to the lifting of the Holding 'h' symbol as follows:

- (i) Execution of a Master Development Agreement for all of the lands;
- (ii) Execution of a Subdivision Agreement or a Site Plan Agreement, as the case may be, applicable to a Phase of the lands to which the Holding 'h' symbol is to be removed; and
- (iii) Registration of a Plan of Subdivision or Site Plan Agreement, as the case may be, applicable to a Phase of the lands to which the Holding 'h' symbol is to be removed.

A Master Servicing Agreement was completed on February 7, 2014.

A Subdivision Agreement was completed on April 7, 2014.

We have confirmed that the subdivision was registered on _____ as Registered Plan 16M-_____.

The municipality is holding a Letter of Credit from Meridian Trust, sufficient to secure the proposed public works.

The conditions of Section 3 of By-law 2011-57 for lifting the Holding 'h' symbol have been fulfilled.

C. The Blue Mountains' Strategic Plan

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

D. Environmental Impacts

E. Financial Impact

F. In Consultation With

G. Attached

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

Respectfully submitted:

Jim Dymont
Interim Head of Planning

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 Site Plan Approval and a Development Agreement has been 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 – 37, 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 enactment thereof.

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

Town of The Blue Mountains

Key Map Schedule 'A1'

By-law No. _____



AREA HOLDING '-h' SYMBOL TO BE REMOVED

