

This document can be made available in other accessible formats as soon as practicable and upon request

STAFF REPORT: Planning & Building Services Department



REPORT TO: Council
MEETING DATE: June 02, 2014
REPORT NO.: PL.14.58
SUBJECT: Application for Removal of the Holding -h Symbol – Thornbury Square (Sobeys) Lot 35, 36, 37, 38 and 39 Southwest of Arthur Street West; Lots 36, 37, 38 and 39 Northeast of Louisa Street West; Town Plot of Thornbury; 105 Arthur Street West; Town of The Blue Mountains
PREPARED BY: Bryan Pearce, HBA, CPT, MCIP, RPP Planner

A. Recommendations

THAT Council receive Planning Staff Report PL.14.58 respecting “Application for Removal of Holding -h Symbol – Thornbury Square (Sobeys); Lots 35, 36, 37, 38 and 39 Southwest of Arthur Street West; and Lots 36, 37, 38 and 39 Northeast of Louisa Street West; Town Plot of Thornbury; 105 Arthur Street West; Town of The Blue Mountains”;

AND THAT Council enact an amending By-law to remove the Holding -h Symbol for the development of the lands known as Thornbury Square, described as Lots 35, 36, 37, 38 and 39 Southwest of Arthur Street West; and Lots 36, 37, 38 and 39 Northeast of Louisa Street West; Town Plot of Thornbury; Town of The Blue Mountains.

B. Background

The purpose of this Report is to provide Council with recommendations related to a request by Sobeys Capital Incorporated (Sobeys) to remove the Holding -h Symbol pursuant to Section 36 of the *Planning Act*, to facilitate the development of a local retail centre known as Thornbury Square.

The Owner, Sobeys Capital Incorporated (Sobeys), made applications to the Town on May 26, 2014 for an amending by-law to remove the Holding -h Symbol from their lands.

A Zoning By-law Amendment, being By-law 2014-09, was enacted by Council on March 3, 2014, that rezoned the lands to General Commercial Exception 47 Holding C2-47-h Zone. The conditions to remove the Holding -h Symbol requires the granting of site plan approval under Section 41 of the *Planning Act*; and execution of a financing and cost sharing agreement for the required road improvements.

It is noted that both conditions have been met, as conditional site plan approval was issued on May 28, 2014; and since Sobeys is front ending the off-site/external works (ie “road improvements” as contemplated under the zoning by-law condition), a cost sharing agreement is no longer required.

Notice of the removal of the Holding -h’ Symbol has been provided in accordance with Section 36 of the *Planning Act* to the owner of the lands and the Agent. Given that the conditions to remove the Holding -h Symbol have been completed, it is appropriate that Council remove the Holding -h Symbol for these lands.

Summary

Based on the foregoing, it is the opinion of Planning Staff would have no objection to the removal of the Holding -h Symbol. Therefore, Planning Staff recommends that Council enact the necessary amending by-law in accordance with Section 36 of the *Planning Act*.

C. The Blue Mountains’ Strategic Plan

The recommendation in this Planning Staff Report PL.14.58 is consistent and supports the following Strategic Plans Goals:

Strategic Plan goal #1:

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

D. Environmental Impacts

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

E. Financial Impact

It is noted that Planning Fees have been received in May 2014.

F. In Consultation With

Nil

G. Attached

1. Draft By-law, Removal of the Holding -h Symbol

Respectfully submitted by,

Bryan Pearce, HBA, CPT, MCIP, RPP
Planner, Planning & Building Services Department

For more information, please contact:

Bryan Pearce, HBA, CPT, MCIP, RPP
Planner
Planning and Building Services Department
32 Mill Street, PO Box 310
Thornbury, Ontario
N0H 2P0
Phone: 888-258-6867 OR 519-599-3131 extension 269
Fax: 519-599-7723
Email: bpearce@thebluemountains.ca

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. 2014 - _____

Being a By-law to amend Zoning By-law No. 10-77
which may be cited as "The Town of Thornbury
Zoning By-law".

WHEREAS the Council of the Corporation of the Town of The Blue Mountains deems it necessary and in the public interest to pass a by-law to amend By-law No. 10-77;

AND WHEREAS pursuant to the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

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

1. Schedule 'A' to the Zoning By-law of the Town of Thornbury, being By-law No. 10-77, is hereby amended by removing the Holding (-h) symbol from the lands lying and being in the Town of The Blue Mountains comprised of Lots 35, 36, 37, 38 and 39 Southwest of Arthur Street West; and Lots 36, 37, 38 and 39 Northeast of Louisa Street West; Town Plot of Thornbury; Town of The Blue Mountains; 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 2nd day of June, 2014.

Ellen Anderson, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2014 - _____ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the 2nd day of June, 2014.

DATED at the Town of The Blue Mountains

this 2nd day of June, 2014.

Signed: _____
Corrina Giles, Clerk

Town of The Blue Mountains

Key Map Schedule A-1

By-Law No. 2014 - _____



Subject Lands Of This Amendment

