

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Town Council
MEETING DATE: April 28, 2008
REPORT NO.: PL.08.41
**SUBJECT: Application for Site Plan Approval
Dr.Sausage-Clarksburg Chip Truck
Part Lots 34, 35, Plan 562 and
Part 2 16R-3199
Town of The Blue Mountains**

**PREPARED BY: Shawn Postma,
- Planner II
Rob Armstrong,
- Manager of Development Planning and IS**

A. Recommendations

THAT Council does receive Planning Staff Report PL.08.41, “Application for Site Plan Approval Dr. Sausage – Clarksburg Chip Truck Part Lots 34, 35, Plan 562 and Part 2 16R-3199, Town of The Blue Mountains”;

AND THAT Council does hereby grant Site Plan Approval for a temporary food services trailer and further authorize the Mayor and Clerk to execute a Site Plan Agreement.

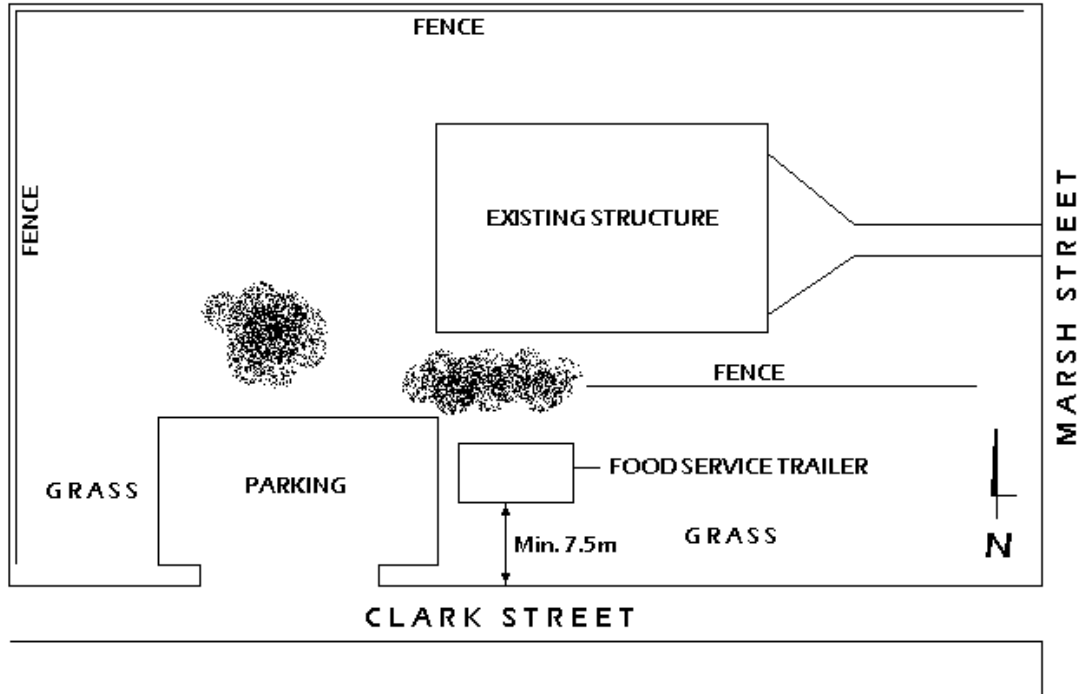
B. Background

The applicant has requested approval to operate a temporary food services trailer (chip truck) on the subject property located on the northwest corner of Marsh Street and Clark Street in Clarksburg. The trailer serves “take out” only with no seating capacity other than a picnic table.

The subject lands consist of a 1590 sq m (0.4 ac) lot, and the site has been used as a take out chip truck for a number of years. This particular owner operated the chip truck for the past 2 years in the same location subject to an agreement. The owner intends to operate this years’ food trailer in the same fashion as previous years.

A new Site Plan Agreement is required as the property ownership has changed from the previous year.

The Town of The Blue Mountains Official Plan designates the property as Village Commercial, which identifies those lands where commercial and other compatible uses serving the needs of local residents and the traveling/tourist public may locate. A chip truck would appear to conform to the intent and direction of the Official Plan.



The lands are zoned General Commercial C1 which permits a wide range of commercial uses including eating establishments. The property is further subject to Site Plan Control, and a chip truck may be permitted through an Agreement to ensure that the use remains temporary and maintains the intent and direction of the Zoning By-law.

The Site Plan appears to comply with the intent and direction of both the Official Plan and Zoning By-law.

The final site plan has been reviewed and accepted by the Town. An Agreement has been signed by the Owner of the lands and the Operator of the chip truck, and includes provisions to ensure that the chip truck remains temporary and that it will be removed upon expiry of the Agreement (May to November). An additional clause states that in lieu of additional property value, a \$40.00 charge will be paid to the Town monthly.

Based on the foregoing, it is the opinion of Planning Staff that the proposed chip truck use and Site Plan is appropriate for the lands. We therefore recommend that Council grant Site Plan Approval, and authorize the execution of a new Site Plan Agreement.

C. The Blue Mountains' Strategic Plan

N/A

D. Budget Impact

1. \$40.00 per month to be paid to the Town in lieu of increased property value.

E. Attached

NIL

Respectfully submitted,

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Planner II

Robert Armstrong, MCIP, RPP, CPT
Manager of Development Planning & IS