

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Members of Council
MEETING DATE: April-28-08
REPORT NO.: PL.08.43
**SUBJECT: Application for Zoning By-law
Amendment to remove Holding ‘-h’
Symbol and Site Plan Approval for two
Villa Blocks - Lora Bay Corporation –
Phase 3 Blocks 66 and 67, Registered
Plan 16M-17
Town of The Blue Mountains**

**PREPARED BY: Robert Armstrong,
Manager of Development Planning & IS**

A. Recommendations

THAT Council does receive Planning Staff Report PL.08.43, “Application for Zoning By-law Amendment to remove Holding ‘-h’ Symbol and Site Plan Approval for two Villa Blocks - Lora Bay Corporation – Phase 3 Blocks 66 and 67, Registered Plan 16M-17, Town of The Blue Mountains”;

AND THAT Planning Staff supports Site Plan Approval for the four horizontally attached dwelling units on each of Blocks 66 and 67, Registered Plan 16M-17, conditional upon the execution of a Site Plan Agreement with the Town.

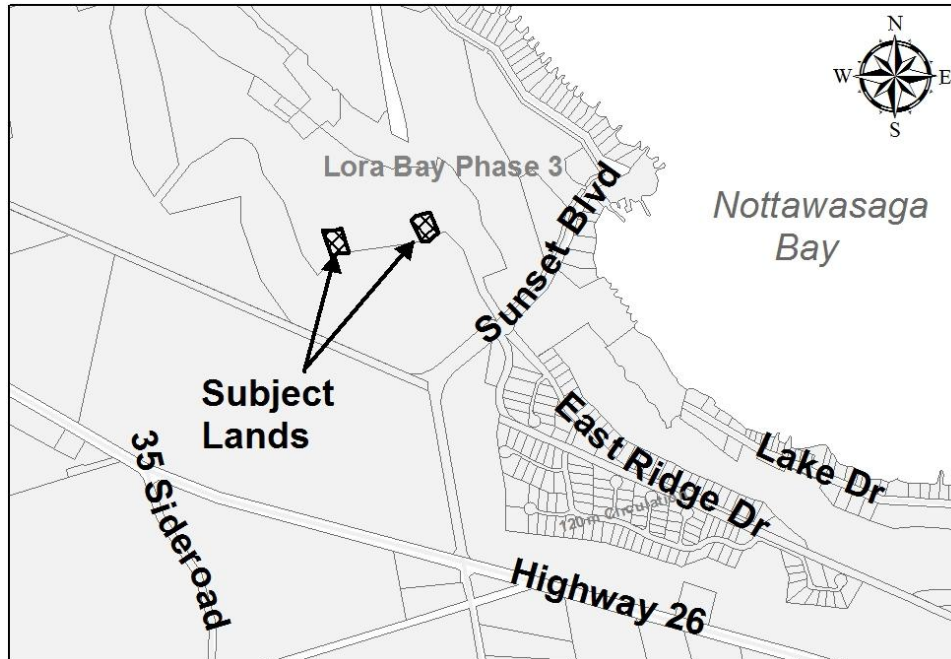
AND THAT Planning Staff support the passing of a By-law Amendment to remove the Holding –h symbol from the two Villa Blocks.

AND THAT Planning Staff recommend that Council authorize the Mayor and Clerk to execute a Site Plan Agreement for the development of the Villa Blocks conditional upon the approval by Town Staff.

B. Background

The Town has received a Site Plan application for the development of the two multi blocks within the recently Registered Plan of Subdivision for Lora Bay, as well as an application to consider the removal of the Holding –h symbol. Each block will consist of 4 horizontally attached dwellings. The proponent intends to establish as a standard plan of condominium for the two blocks.

The subject blocks were registered under a plan of subdivision (Registered Plan 16M-17) and a Common Elements Plan of Condominium is also in the process of being created for the maintenance of the road providing access to the lands.



The lands are currently zoned Residential R6-214-h under By-law Number 2007-26. Exception 214 notes that the Holding –h symbol shall not be removed from the lands until a Subdivision Agreement has been executed with the Town and Site Plan Approval has been granted. The Town executed the Subdivision Agreement with the Developer prior to the Registration of the Plan.

C. Comments

The proposed site layout would appear to be appropriate for the subject lands and would appear to comply with the zoning provisions in place on the lands. In particular, each unit will contain two parking spaces in a garage, plus two spaces in front of each unit. There would also appear to be ample space for snow storage on the lands.

Engineering has reviewed the site plan with regard to servicing and grading. Subject to some minor revisions being made to the drawings, they should be stamped accepted for construction. Waste Management for the Villa blocks will be collected at the curb in the same manner as single detached dwelling. Provisions are contained in the agreement to acknowledge this provision.

The drawings have been reviewed in accordance with the Tree Preservation Plan contained with the Subdivision Agreement. Block 67 appears to be consistent with the

Tree Preservation Plan; however, it would appear that the Tree Preservation area within the 9 metre setback on Block 67 does not exist. The proponent has indicated that this area was utilized as a construction staging area and should not have been identified as an area of tree preservation. From the site plan it would appear that, given the shape of the lot, it would have been difficult to retain some of the trees. We do however feel that some preservation could have occurred in the south west corner. In this regard, we would recommend some significant replanting in this area and appropriate provisions have been contained in the Site Plan Agreement to ensure this planting. It should also be noted that the lands will be also be cosmetically landscaped in a similar fashion to the Villas in Phase 1.

Based on the aforementioned, we are of the opinion that the proposed site plan is appropriate for the lands and would support Council granting Site Plan Approval for development conditional upon the execution of a Site Plan Agreement. Further, we would recommend that Council authorize the execution of the Site Plan Agreement for the proposed development and pass a By-law to remove the holding –h symbol.

C. The Blue Mountains' Strategic Plan

Strategic Plan Goal #1:

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

D. Budget Impact

NIL

E. Attached

1. Site Plans

Respectfully submitted,

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