

STAFF REPORT:

Planning & Building Services Department



REPORT TO: Planning & Building Committee
DATE: September 9, 2009
REPORT NO.: PL.09.101
SUBJECT: Application for:
Zoning By-law Amendment and
Site Plan Approval –
Sheffield Park Museum
Part Lot 31, Concession 9
Town of The Blue Mountains
PREPARED BY: Shawn Postma, Planner II

A. Recommendations

THAT the Planning & Building Committee receive Staff Report PL.09.101, “Application for Zoning By-law Amendment and Site Plan Approval – Sheffield Park Museum, Part Lot 31, Concession 9, Town of The Blue Mountains”; and

THAT Council enact a Zoning By-law Amendment to rezone the subject lands from the Recreational Commercial ‘C4-10’ zone to the Institutional ‘I-h’ zone.

B. Background

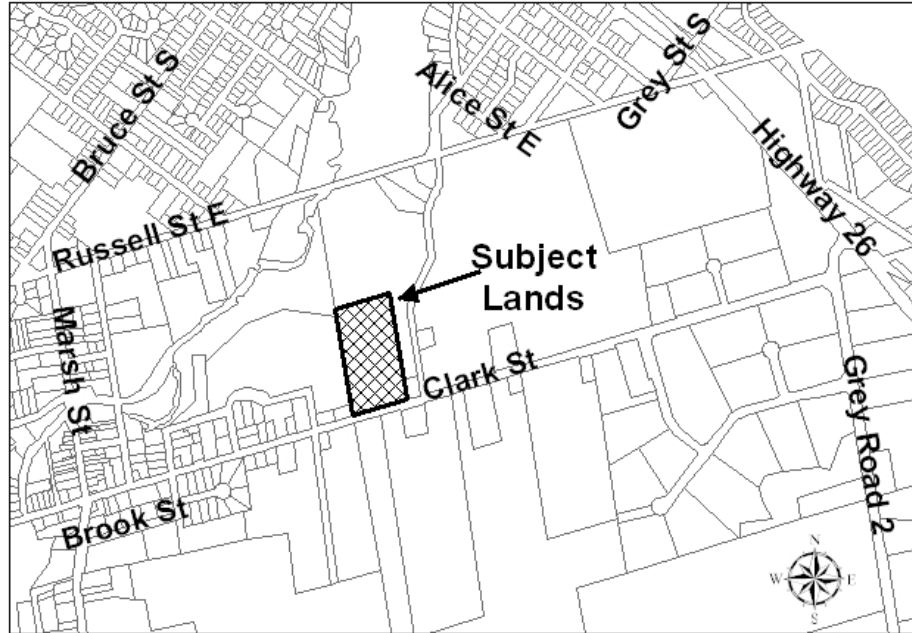
The Planning Services Division has received an application for a Zoning By-law Amendment and Site Plan Approval from Sheffield Park Museum that proposes a new museum facility for the subject lands. The proposal includes a new museum building, and to utilize the existing buildings and structures on the property for display and exhibition purposes, storage and washrooms. The museum seeks to educate school groups, students, tourists and local residents about the history of the early Black Pioneers to the area.

The property is located on the north side of Clark Street approximately mid way between the Village of Clarksburg and Grey Road 2. The lands are approximately 4.5 hectares in size with 154 metres of road frontage. Private well and septic sewage services exist on the property. Full municipal services are unavailable.

The subject lands were previously used for a recreational camp and related uses by the Church of Nazarene. The existing buildings were used for a tabernacle, mess hall, washrooms, as well as cabin and tent camp sites.

The surrounding lands include active agricultural fields, low density residential uses and the Hazard lands surrounding the Beaver River.

Location



Provincial Policy Statement

The Provincial Policy Statement (PPS) identifies that settlement areas shall be the focus of growth and new development. Servicing is encouraged on full municipal water and sewer services, and on a limited basis, development may occur on private servicing. The proposed Museum intends to utilize the existing private services on the property, ultimately connecting to full municipal services when they become available.

The proposed Museum development appears consistent with the Provincial Policy Statement.

County of Grey Official Plan

The subject lands are designated Urban in the County of Grey Official Plan. Section 2.6 of the County Plan identifies settlement areas (including those lands designated Urban) as lands slated for development. A full range of residential, commercial, industrial, recreational and institutional lands uses are promoted so long as land use compatibility is maintained; and natural resources and the environment are protected. Section 2.6.3 states that land use policies and development standards in areas designated urban will be in accordance with local Official Plans.

It is our opinion that the proposed Museum development will comply with the County of Grey Official Plan. Comments from the Grey County Planning Department are summarized later in this report.

The Blue Mountains Official Plan

The subject lands are designated Village Residential in the Town of The Blue Mountains

Official Plan. The purpose of the Village Residential designation is to identify lands within the Village of Clarksburg intended to be used for low density residential purposes. Permitted uses include single detached dwellings, parks, and other outdoor recreational uses and institutional uses.

The Servicing policies under the plan require new development in the Clarksburg service area to connect to full municipal water and sewer services. Section 5.6 of the Plan removes this requirement for single detached dwellings and other limited non-residential purposes where services are not available, and are further subject to additional criteria such as requiring connections when services become available and suitable provisions are covered under agreement including financial contributions. In this case the proposed museum use will utilize the existing private water and septic systems that were in place for the campground. It is anticipated that the museum will create less of a water and sewer demand, and that the Site Plan Agreement required for the development can include provisions for the future connection requirements.

It is therefore our opinion that the proposed Museum development will comply with The Blue Mountains Official Plan provided the above comments are included in the Site Plan Agreement.

Zoning

The subject lands are zoned Recreational Commercial C4-10 through the Township of Collingwood Zoning By-law 83-40. Exception 10 permits the lands to only be used for a recreational camp and uses, buildings and structures accessory thereto.

A Zoning By-law amendment has been submitted to rezone the entire property to the Institutional 'I' zone which permits a wide range of institutional type uses including schools, community centres, churches, libraries, municipal/government offices, hospitals and other institutional uses which includes a museum use. In addition, a request has been made to also permit an accessory museum building (storage building) to be located closer to the street than the main building. The storage building is an existing structure located within a number of mature trees, setback 52 metres from the road and completely visually screened from the road.

The proposed rezoning, and location of an existing accessory building located closer to the street than the main building does not appear to generate any impacts on surrounding uses, would appear to maintain the intent and direction of the Official Plan and would appear to be appropriate for the subject lands.

Public Meeting

Comments were also received during the July 6, 2009 Public Meeting in support of the application. Clarification was also provided regarding the former use of the campground and that the proposed zoning By-law amendment would not permit any overnight camping.

Additional Comments

Comments were received from the County of Grey Planning and Development Department, the Grey Bruce Health Unit and the Grey Sauble Conservation Authority each indicating that they have no objection to the proposed By-law Amendment and Site Plan. Additional comments from the Health Unit indicates that a permit is required from their office with regard to the Building Alteration/Change of Use proposed, and the Conservation Authority has indicated that if any drainage changes or paved parking areas are proposed that a drainage plan would be required by their office.

The application was also circulated through the Towns Development Review Committee. A 3.0 metre road widening has been requested along the Clark Street frontage, an east/west trail easement along the rear property line as part of the proposed Beaver River Trail, a north/south trail easement along the easterly property line to provide a link trail between the Beaver River Trail and Clark Street. Additional minor comments have been provided and will be addressed by the applicant prior to the execution of the Site Plan Agreement.

At this time, the detailed requirements for the north/south trail easement, parking and landscaping remain outstanding. Planning Staff are satisfied that these requirements can be addressed and will be finalized through the Site Plan Approval process. Once these items are finalized a subsequent staff report and recommendation will come back to committee and council for consideration. Staff have no objections to the granting of the Zoning By-law Amendment conditional upon the holding 'h' symbol being added with the requirement for Site Plan Approval and a Site Plan Agreement being in place before being lifted.

Based on the foregoing, it is the opinion of Planning Staff that the proposed Zoning By-Law amendment conforms to the intent and direction of the The Blue Mountains Official Plan and represents good planning. Therefore, Planning Staff does support the application for Zoning By-law Amendment conditional upon the recommendation contained in this report.

C. The Blue Mountains' Strategic Plan

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

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

D. Budget Impact

NIL

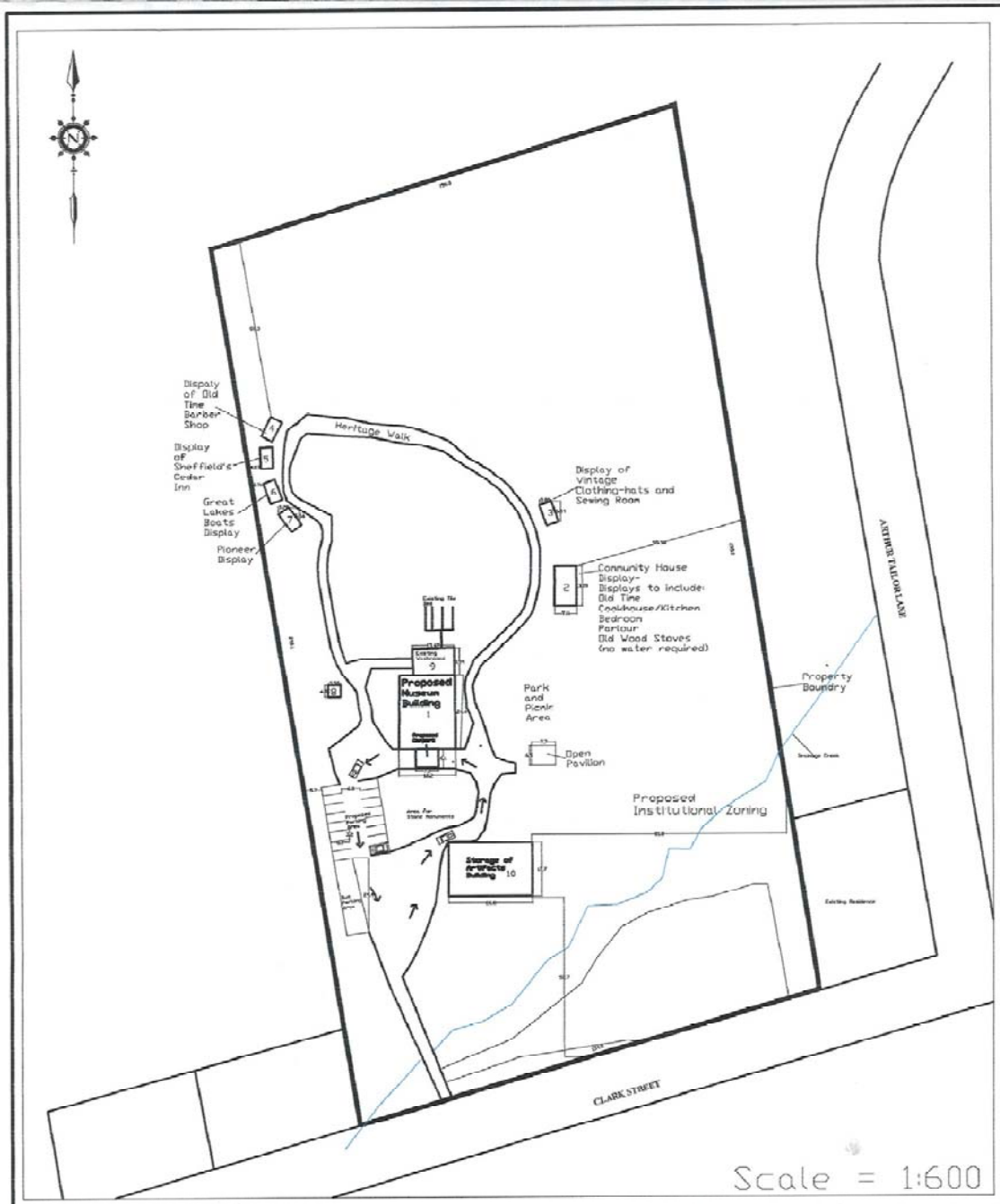
E. Attached

1. Site Plan – DC Slade Consultants Inc.
2. Draft Zoning By-law Amendment

Respectfully submitted,

Shawn Postma, Planner II
26 Bridge Street – Box 310
Thornbury, ON NOH 2PO
519-599-3131 ext.248
1-888-258-6867
F: 519-599-3018
spostma@thebluemountains.ca

David Finbow, Director, Planning & Building Services
26 Bridge Street – Box 310
Thornbury, ON NOH 2PO
519-599-3131 ext.246
1-888-258-6867
F: 519-599-3018
dfinbow@thebluemountains.ca



Site Plan

Lot Area = 4.5130 ha
Lot Coverage = 2.9%

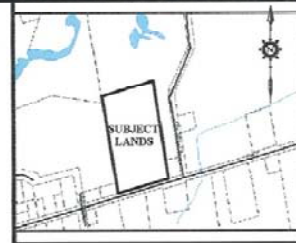
Building #	Existing(E) or Proposed(P)	Area	Function
1	P	523.8m ²	Museum
2	E	91.0m ²	Community Display
3	E	24.7m ²	Clothing Display
4	E	18.0m ²	Barber Shop Display
5	E	18.0m ²	Cedar Inn Display
6	E	18.0m ²	Boat Display
7	E	18.0m ²	Pioneer Display
8	F	16.0m ²	Shed
9	E	120.0m ²	Washrooms
10	E	474.4m ²	Artifact Storage

Parking Spaces Required = 16
Bus Parking Provided = 2

Hours of Operation

Open Year Round
Tues. to Sat. 10:00 am to 4:00 pm
Sun. 1:00 pm to 4:00 pm
Closed Mon.

of Employees
-3 to 4 on site during hours of operation.
-1 maintenance staff after hours.



Distances shown on this plan are in meters and can be converted to feet by multiplying by 3.28.

DWG: 675-08-SP6

DCS D.C. Stone Consultants Inc.
Planning & Development
11111 111th Street SE, Suite 11111

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 34 of the Planning Act, 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. Map 10 to Schedule "A" of the Township of Collingwood Zoning By-law, being By-law 83-40 is hereby amended by rezoning the subject lands from the Recreational Commercial 'C4-10' zone to the Institutional 'I-h' Zone for those lands lying and being in the Town of The Blue Mountains, comprised of West Part Lot 31, Concession 9 as indicated on the attached key map Schedule "A-1".
 - a. The removal of the Holding '-h' symbol on all, or a portion of the subject lands in accordance with Section 36 of the Planning Act shall be conditional upon the execution of a Site Plan Agreement.
2. Notwithstanding the General Provisions of Section 5.3(ii)(b) a maximum 480 square metre artefact storage building may be located a minimum distance of 50 metres from the front lot line for those lands identified in Section 1 above.
3. 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 _____, 2009.

Ellen Anderson, Mayor

Stephen Keast,
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 _____, 2009.

DATED at _____

this _____ day of _____, 2009.

Signed: _____
Stephen Keast, Clerk

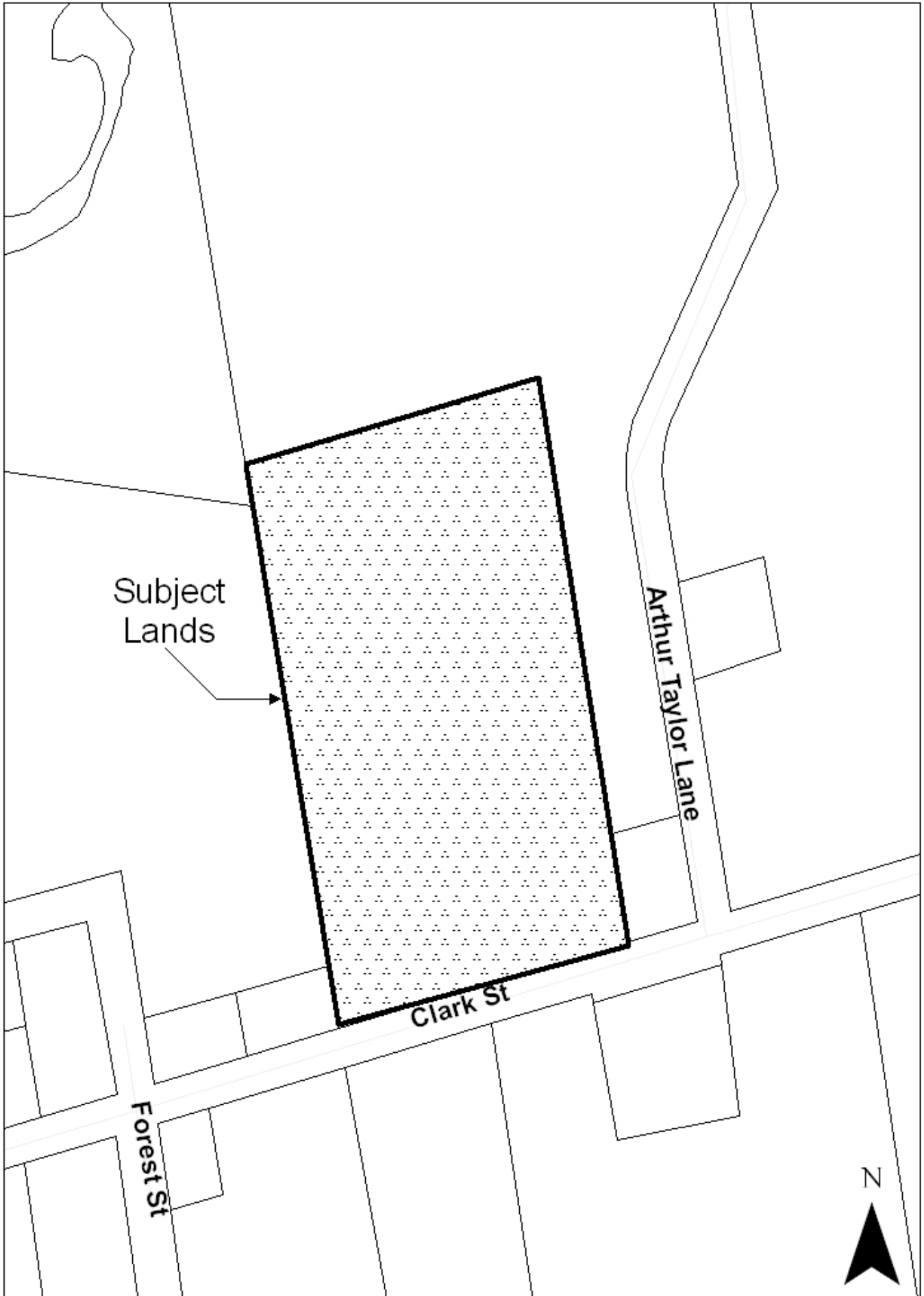
Town of The Blue Mountains

Key Map Schedule A-1

By-Law No. _____



AREA AFFECTED BY THIS AMENDMENT



NOTICE OF THE PASSING OF A ZONING BY-LAW

TOWN OF THE BLUE MOUNTAINS

TAKE NOTICE THAT the Council of the Town of the Blue Mountains passed By-law No. _____ on the _____ day of _____, 2009 under Section 34 of the Planning Act, R.S.O. 1990, c. P.13.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the by-law by first obtaining a prescribed Appellant Form and filing same with the Clerk of the Town of the Blue Mountains not later than the _____ day of _____, 2009 and completing said Form setting out the objection of the By-law and the reasons in support of the objection, together with the required \$125 fee made payable to the Minister of Finance.

AND TAKE NOTICE that only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies (or, alternatively, an explanation as to why a key map is not provided) are attached. The complete by-law is enclosed for inspection.

DATED at the Town of The Blue Mountains, this _____ day of _____, 2009.

Stephen Keast
Clerk
Town of The Blue Mountains
P.O. Box 310
26 Bridge Street
THORNBURY, Ontario
NOH 2P0 (519) 599-3131

PURPOSE AND EFFECT OF THIS BY-LAW

The purpose of this By-law is to consider a request by the Sheffield Park Museum to establish museum facilities on the subject lands including the construction of a new museum building. The museum seeks to educate school groups, students, tourists and local residents about the history of the Early Black Pioneers to the area. The lands include a number of existing buildings and structures which will all be converted into display and exhibition uses related to the museum. The lands are to be serviced by the existing well water and septic sewage systems.

The effect of this By-law is to rezone the subject lands from the Recreational Commercial 'C4-10' zone which permits the lands to only be used for a recreational camp and uses, buildings and structures accessory thereto, to the Institutional 'I-h' zone. The Holding '-h' symbol shall not be removed until a Site Plan Agreement is registered on the lands. In addition, this By-law proposes that the existing storage building can be permitted closer to the street than the main (museum) building

The subject lands of this By-law are legally described as West Part Lot 31, Concession 9 and are locally described as 241 Clark Street; Town of The Blue Mountains, as shown on the attached sketch.