

STAFF REPORT: Planning & Building Services Department



REPORT TO: Planning & Building Committee

MEETING DATE: Monday October 5, 2009

REPORT NO.: PL.09.109

SUBJECT: Application for Consent
File No. B20-2009
Rainmaker Estates Inc.
Part Lot 15, Concession 8
Town of The Blue Mountains

PREPARED BY: Shawn Postma, Planner II

A. Recommendations

THAT Council does receive Planning Staff Report PL.09.109, “Application for Consent File No. B20-2009; Rainmaker Estates Inc.; Part Lot 15, Concession 8; Town of The Blue Mountains”; and

THAT Planning Staff support Application for Consent File No. B20-2009, subject to the following conditions:

- 1. That the severed parcel be deeded as a lot addition to the property to the west in accordance with Section 50 (3) of the Planning Act, R.S.O. 1990;**
- 2. That any existing mortgage commitment on the severed parcel be extended to cover the whole, newly created parcel;**

B. Background

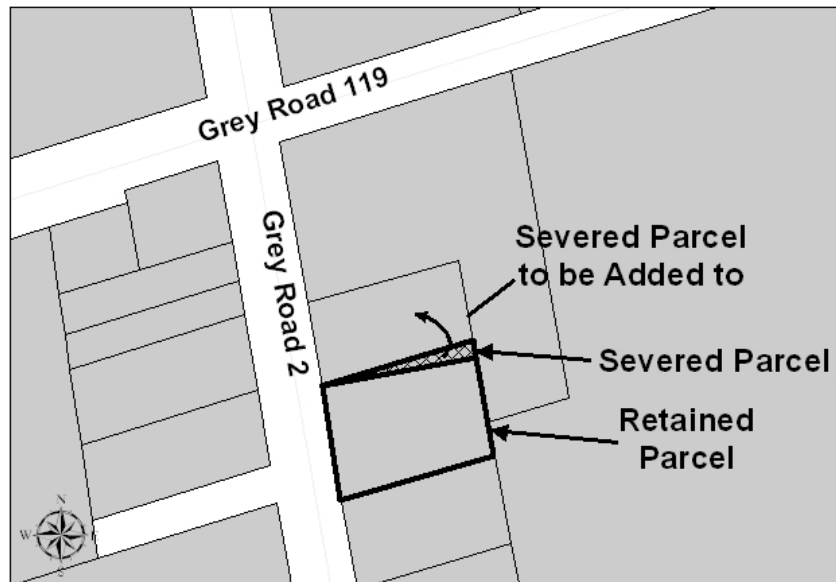
The purpose of this consent application is to consider a request to sever a 245 sq m portion of the subject lands and deed it as a lot addition to the adjacent property to the north. The parcel measures 7.62 metres wide at the rear lot line, tapering to 0 metres in the front. The intent of this lot addition is to provide additional space on the adjacent property for the construction of a proposed garage.

No new building lot is being proposed.

The subject lands are described as Part Lot 15, Concession 8 located off of Grey Road 2 in Ravenna. The lands are serviced by private well and a private septic system.

Surrounding land uses include mostly low density single detached residential dwellings on existing lots.

Location



Official Plan

The subject lands are designated Village Centre 'VCTR' in the Town of The Blue Mountains Official Plan. The purpose of the Village Centre 'VCTR' designation is to identify the principle hamlet settlements intended to provide secondary retail/commercial function as well as residential uses. Policies state that new residential development should complement the existing character of the Village Centre. This may be accomplished by retaining similar design and form of surrounding buildings and similar setback and landscaping standards. New lots shall generally be of a similar size and shape in keeping with the character of the area. The minimum lot size shall generally be 5,000 square metres with a minimum lot frontage of 35 metres.

The consent policies of Section 9.3(7) states that "Consents may be granted for boundary adjustments, correction of title, leases, easements, rights-of-way, and other purposes which do not create separate lots. Such consents shall be evaluated on their own merit..."

The proposed boundaries of the triangular lot addition will keep an existing mature tree within the retained parcel, and the boundary adjustment then generally follows an existing row of trees/shrubs between the two properties. This minor change in the resulting lot dimensions of both the enlarged parcel and retained parcel does not appear to impact the character of the area and will remain similar in size and shape with surrounding parcels. The proposed lot addition would therefore appear to maintain the intent and direction of the Official Plan.

Zoning By-law

The lands are zoned Village Residential 'VR' in the Township of Collingwood Zoning By-law, being By-law 83-40. Permitted uses include a single detached dwelling, home

occupation), and uses, buildings and structures accessory to the dwelling. Minimum lot area and lot frontage requirements are 1390 sq m and 24 metres respectively.

The proposed lot addition would appear to meet the requirements of the Township of Collingwood Zoning By-law 83-40.

Additional Comments

The Public Meeting was held on September 9, 2009. Comments were received from the County of Grey Planning and Development Department, the County of Grey Transportation and Public Safety Department and the Grey Sauble Conservation Authority. Each agency indicated that they had no objections to the proposed lot addition.

No other comments have been received.

Based on the foregoing, it is the opinion of Planning Staff that the proposed lot addition conforms to the intent and direction of the Town of The Blue Mountains Official Plan, Zoning By-law and represents good planning. Therefore Planning Staff support this application for consent subject to the conditions noted in this report.

C. The Blue Mountains' Strategic Plan

These changes continue to be consistent with Strategic Plan goal #1:

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

D. Budget Impact

NIL

E. Attached

NIL

Respectfully submitted,

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