

STAFF REPORT: The Blue Mountains Planning Department



REPORT TO: Mayor and Members of Council
MEETING DATE: Monday, May 4, 2009
REPORT NO.: PL.09.46
SUBJECT: Application for
Zoning By-law Amendment -
Removal of Holding ‘-h’ Symbol
Georgian Ridge – Phase 1
The Ridge Estates Land Corporation
Lots 1 to 36 of Registered Plan 16M-24,
and Lots 1 to 7 of Grey Vacant Land
Condominium Plan 81
Part Lot 25, Concession 7;
The Blue Mountains

PREPARED BY: Shawn Postma, Planner II

A. Recommendations

THAT Council does receive Planning Staff Report PL.09.46, “Application for Zoning By-law Amendment - Removal of Holding ‘-h’ Symbol; The Ridge Estates; Lots 1 to 36 of Registered Plan 16M-24, and Lots 1 to 7 of Grey Vacant Land Condominium Plan 81; Part Lot 25, Concession 7; The Blue Mountains”; and

THAT Planning Staff supports a Zoning By-law Amendment to remove the Holding ‘-h’ symbol for the Phase 1 lands comprised of Lots 1 to 36 of Registered Plan 16M-24 and Lots 1 to 7 of Grey Vacant Land Condominium Plan 81.

B. Background

The purpose of this Zoning By-law Amendment application is to consider a request by the applicant to remove the Holding ‘-h’ symbol from a portion of the subject lands in recognition of fulfilling the conditions for removal. The Holding –h symbol is proposed to be removed from the Phase 1 lands comprised of Lots 1 to 36 of Registered Plan 16M-24 and Lots 1 to 7 of Grey Vacant Land Condominium Plan 81. Three remaining blocks (Blocks 37, 38 and 39) are part of subsequent phases and will maintain the Holding ‘-h’ symbol until such time as servicing allocation is available, all required plans have been accepted for construction, and the execution of supplementary Development Agreements have been completed.

In accordance with Town of The Blue Mountains Zoning By-law No. 2006-39 (as per Ontario Municipal Board (OMB) Order), the condition to the removal of the Holding (–h)

symbol for the residential lots is the Registration of a Plan of Subdivision and the Registration of a Plan of Condominium.

The Land Registry Office has registered the Plan of Subdivision as 16M-24 on the 18th day of December, 2008 and the Plan of Condominium as GC-81 on the 29th of September, 2008 and therefore the conditions for the removal of the Holding ‘-h’ symbol have been met.

Planning Staff would therefore have no objection to Council granting a Zoning By-law Amendment to remove the Holding ‘-h’ Symbol for the Phase 1 lands comprised of Lots 1 to 36 of Registered Plan 16M-24 and Lots 1 to 7 of Grey Vacant Land Condominium Plan 81.

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. Environmental Impacts

The removal of the holding symbol would not result in any environmental impacts.

F. Attached

1. Draft Zoning By-law

Respectfully submitted,

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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 36 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. The Zoning By-law of the Township of Collingwood being By-law No. 83-40, is hereby amended by removing the Holding (-h) symbol from the lands lying and being in The Blue Mountains comprised of Lots 1 to 36 of Registered Plan 16M-24 and Lots 1 to 7 of Grey Vacant Land Condominium Plan 81, 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 11th day of May, 2009.

Ellen Anderson, Mayor

Stephen Keast, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2009- _____ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the 11th day of May, 2009.


DATED at _____ this _____ day of _____, 2009.

Signed: _____
Stephen Keast, Clerk

Town of The Blue Mountains

Key Map Schedule A-1

By-Law No. 2009-_____

 Area Affected By This Amendment

