

STAFF REPORT: Planning & Building Services Department



REPORT TO: Council
MEETING DATE: Monday September 13, 2010
REPORT NO.: PL.10.87
SUBJECT: Application for Site Plan Approval – Thornbury Medical Clinic, North East Grey Health Clinic Inc., 78 King Street East (Parts 11, 12, 13 and 14, Plan 16R-9726), Town of The Blue Mountains Planning File No. P-392
PREPARED BY: David Finbow, Director, Planning & Building Services

A. Recommendations

THAT Council receive Planning Staff Report PL.10.87, “Application for Site Plan Approval – Thornbury Medical Clinic, North East Grey Health Clinic Inc., 78 King Street East (Parts 11, 12, 13 and 14, Plan 16R-9726), Town of The Blue Mountains”;

THAT Council grant site plan approval pursuant to Section 41 of the *Planning Act* conditional upon the Owner obtaining “Accepted For Construction” Drawings related to site servicing and grading and drainage from the Town’s Department of Engineering & Public Works and the Owner entering into a Site Plan Agreement with the Town related to securing the works and facilities; and,

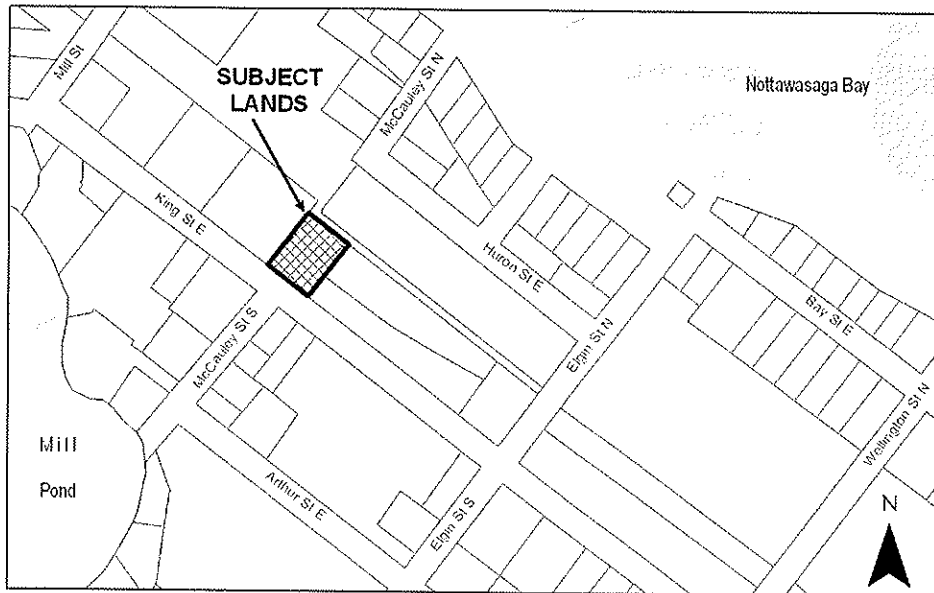
THAT Council authorize the Mayor and Clerk to execute the Site Plan Agreement with North East Grey Health Clinic Inc. in a form approved by the Director, Planning & Building Services and the Town’s solicitor.

B. Background

The Planning Services Division received an application for Site Plan Approval on July 27, 2010 in order to permit the construction of a 601 square metres (6,469 square feet), one-storey medical clinic on the subject lands (Parts 11, 12, 13 and 14, Plan 16R-9726). These lands are currently owned by the Town of The Blue Mountains and are located on the north side of King Street East between Mill Street and Elgin Street North. The property is currently vacant and fronts municipal water and sewer.

In support of these applications are a Planning Justification Report, Stormwater Management Implementation Report, Servicing Brief, Architectural Drawings, Site Servicing Drawings, Stormwater Management Drawings and Grading & Drainage Plans. All required processing fees have been received with respect to this application.

Location



Provincial Policy Statement

The Provincial Policy Statement (PPS) provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. The proposed development is located within the existing serviced urban area of Thornbury and the PPS identifies that settlement areas shall be the focus of growth and their vitality and regeneration should be promoted. Land shall be efficiently used, with consideration for intensification, redevelopment, mix of uses and densities that ensure appropriate development will take place. It is our opinion that the proposed redevelopment is consistent with the Provincial Policy Statement.

County of Grey Official Plan

The subject lands are designated Urban in the County of Grey Official Plan. The Goals and Objectives of the County Plan seek to enhance economic opportunities and to strengthen the role of the County as a desirable place to work, live and visit. Section 2.6.3(2) of the County Plan states that land use policies and development standards in areas designated Urban will be in accordance with local Official Plans and/or Secondary Plans. It is our opinion that this application complies with the County of Grey Official Plan.

Town of The Blue Mountains Official Plan

The subject lands are designated Commercial 'COM-10' within the Thornbury Urban Community of the Town of The Blue Mountains Official Plan. The predominant use of land in the Commercial designation shall be for all forms of retail and service commercial uses, office, restaurant and other uses that would not interfere with the primary purpose of the areas as a place of commerce.

Exception 10 to the Official Plan requires that a concept plan be prepared and submitted for approval by the municipality prior to any development on the lands. This concept plan as it relates to the location and related amenities for this building has been previously approved by Council.

The Official Plan recognizes the subject property as part of the Arthur Street/King Street Corridor (otherwise known as Highway 26). This area is recognized as an evolving highway commercial strip with motels and gas stations to a more traditional commercial street with a wide variety of uses. The types of uses directed to this corridor are typically those uses which demand larger lot sizes for space, parking and other on-site requirements which would otherwise not suit the Bruce Street area.

The Thornbury Commercial designation represents the primary local retail and service centre for the Municipality, as well as some small scale shops, boutiques and other uses related to the traveling public. General development policies encourage those commercial uses that enhance the small town commercial function.

In considering an application for a proposed commercial development, the Town must take into account the following:

1. The adequacy of on-site parking and loading areas provided,
2. The adequacy of access points, including vehicular and pedestrian safety
3. The design, layout and massing of development so as to blend in with adjacent uses, the character of the area and the natural environment,
4. The adequacy of buffer plantings between commercial and residential areas
5. The availability of municipal services.

The proposal has been reviewed by Town Staff with regard to the matters noted above and it is our opinion that the proposal is in compliance with the relevant provisions of the Town's Official Plan.

Town of Thornbury Zoning By-law 10-77

The lands are currently zoned General Commercial C2-h within the Town of Thornbury Zoning By-law 10-77. The General Commercial "C2" Zone permits business and professional offices and medical centres. The proposed medical clinic use is in compliance with the terms of the Zoning By-law.

With respect to the Holding “-h” symbol, notice has been provided in accordance with the provisions of the Planning Act for the removal of same. Council will consider the amending by-law to remove the Holding “-h” symbol at its meeting of September 27, 2010.

The Site Plan identifies 55 parking spaces for the proposed use whereas the Zoning By-law requires 30. Further the Zoning By-law requires one loading space and same has been provided. As Council will note, the proponent has designated 8 of the parking spaces for snow storage with it being noted that these spaces are in excess of the Zoning By-law requirement.

The Site Plan further indicates a building that for the most part is located 4.050 from the front property line with the main entrance to the building accessible from both King Street East and the parking area. This direction is consistent with the direction of the Zoning By-law and the Planning & Urban Design Strategy.

It is our opinion that the proposal is in accordance with General Commercial ‘C2’ Zone and related standards.

Additional Comments

The proposal has been reviewed by way of the Town’s Development Review Committee. Comments from the Committee were circulated to the proponent who has now addressed these concerns by way of revisions to the drawings and/or the provision of additional information. Matters that were identified included snow storage, turning radii for fire department vehicles, loading space orientation, additional landscaping within the parking area, stormwater and, sidewalk alignment. The proponent’s engineering consultant is in the process of updating the engineering drawings. Upon these drawings being updated to the satisfaction of the Town’s Engineering & Public Works Department, the Director will sign the drawings “Accepted For Construction”. Included as a condition to Site Plan Approval by Council is that this be completed prior to Site Plan Approval coming into force.

With respect to the design of the building, it is our opinion that same is consistent with the direction of the Planning & Urban Design Strategy and is consistent with the built fabric found within the Town of Thornbury.

Based on the foregoing, it is recommended that Council grant Site Plan Approval for the subject proposal conditional upon the Owner obtaining “Accepted For Construction” Drawings related to site servicing and grading and drainage from the Town’s Department of Engineering & Public Works and that the Owner enter into a Site Plan Agreement with the Town related to securing the works and facilities associated with the development.

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

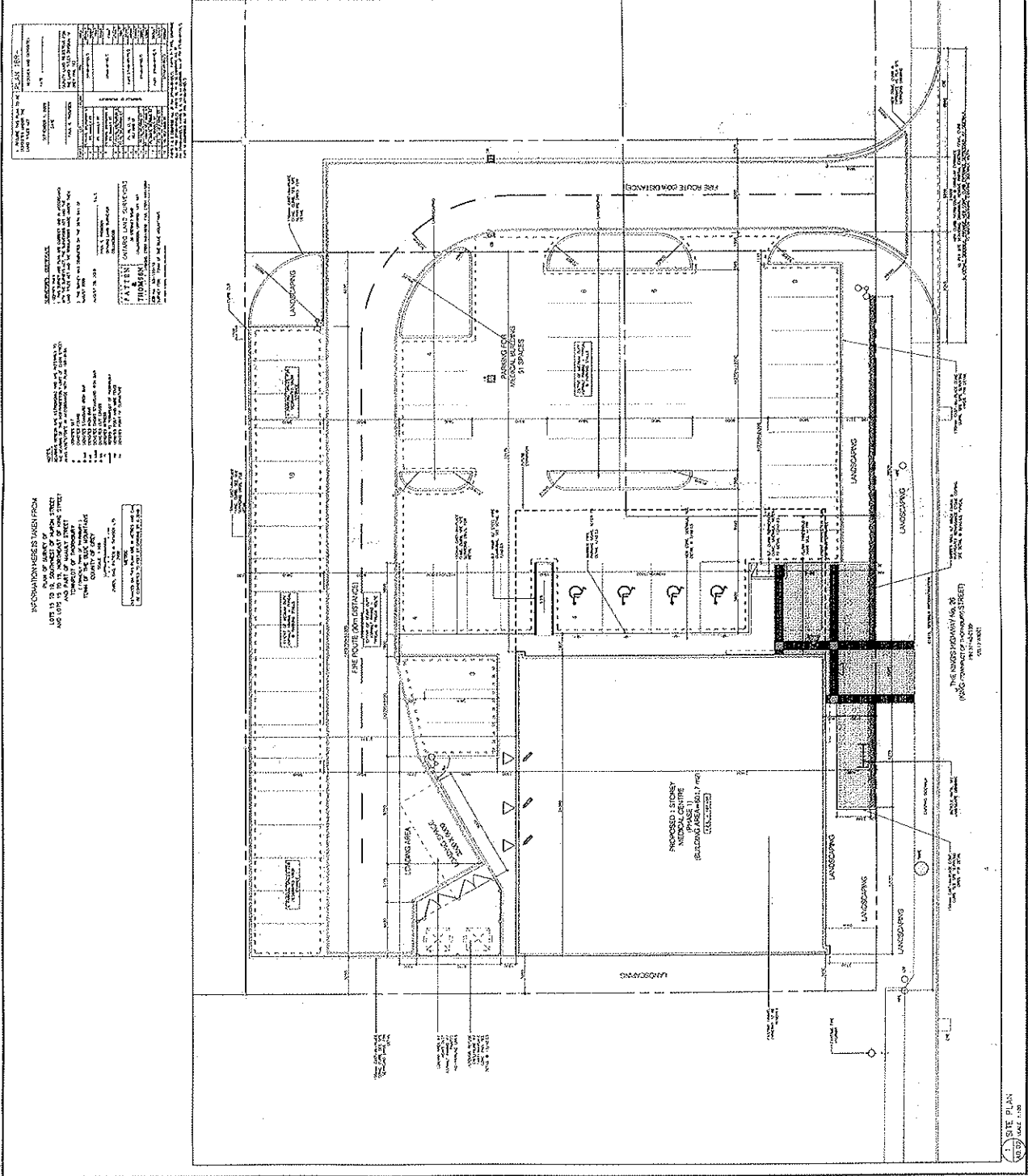
E. Attached

1. Site Plan
2. Rendering

Respectfully submitted,

David Finbow, Director, Planning & Building Services
26 Bridge Street – Box 310
Thornbury, ON NOH 2P0
519-599-3131 ext.246
1-888-258-6867
F: 519-599-3018
dfinbow@thebluemountains.ca

GENERAL NOTES:
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 2. THE PROPOSED LIONS MEDICAL CENTRE IS TO BE BUILT ON THE SITE SHOWN ON THE ATTACHED SITE PLAN.
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