

STAFF REPORT:**Planning & Building Services Department**

REPORT TO: Planning & Building Committee
DATE: October 4, 2010
REPORT NO.: PL.10.93
SUBJECT: Application for Consent: B10-2010
Barrie and Nancy Gordon
Part Lot 19, Concession 2
RP 16R-9884 Part 2 and Part 4
Town of The Blue Mountains

PREPARED BY: Shawn Postma, Planner II

A. Recommendations

THAT the Planning & Building Committee receive Staff Report PL.10.93 “Application for Consent: B10-2010, Barrie and Nancy Gordon, Part Lot 19 Concession 2, RP 16R-9884 Part 2 and Part 4, Town of The Blue Mountains”; and

THAT Council grant Application for Consent File Number B10-2010 subject to the following conditions:

- 1. That the Union Gas provides confirmation that they are satisfied with the installation of gas service lines on the subject lands.**
- 2. That the severed parcel be deeded as a lot addition to the property to the north in accordance with Section 50 (3) of the Planning Act, R.S.O. 1990.**
- 3. That any existing mortgage commitment on the severed parcel to be added to be extended to cover the whole, newly created parcel.**

B. Background

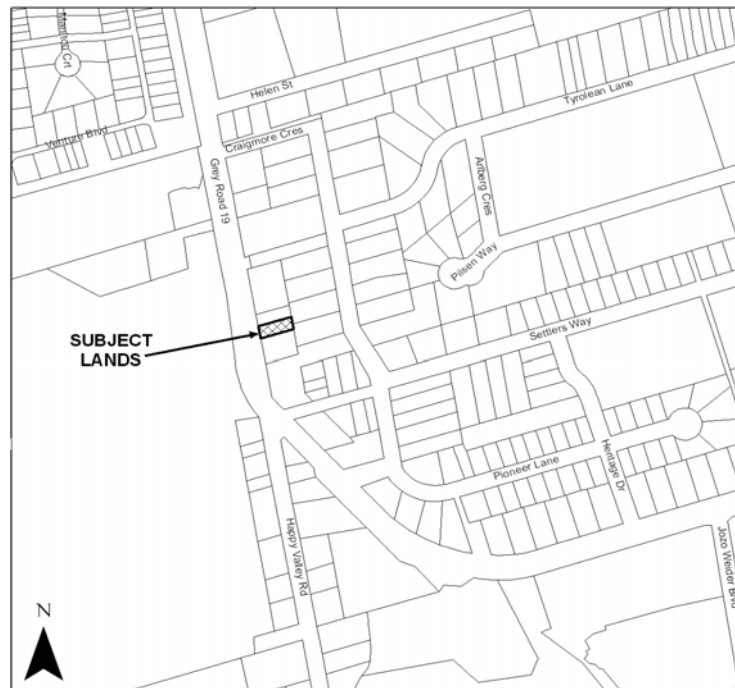
The purpose of this report is to consider an application for consent that proposes to sever an 85 square metre parcel of land and deed it as a lot addition to the existing 697 square metre residential parcel to the north. A 721 square metre vacant residential parcel will be retained. The intent of this lot addition is to remove the encroachment of an existing single detached dwelling from the adjacent parcel that is located on the subject lands.

The subject lands are located on the east side of Grey Road 19 opposite the North End Parking Area at Blue Mountain Resorts. The subject lands contain an existing single detached dwelling and frame shed. Municipal water and private septic tank sewage disposal service the lands

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides direction on appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. There does not appear to be any concerns of Provincial interest.

Location



County of Grey Official Plan

The County of Grey Official Plan designates the lands as 'Escarpment Recreation Area'. Land use policies and development standards shall be in accordance with local Official Plans. Provided that these applications are permitted under the local Official Plan, there does not appear to be any concerns of County interest.

Town of The Blue Mountains Official Plan

The Town of The Blue Mountains Official Plan designates the subject lands as Residential Infilling 'RI'. The Residential Infilling designation recognizes existing residential plans of subdivision which have been registered and other existing residential areas which have been substantially developed. Permitted uses include single detached dwellings, parks and open space.

Consent policies of Section 9(7) permit consents for boundary adjustments and other purposes which do not create separate lots. Such consents are evaluated on their own merit.

It would appear that the proposed consent complies with the direction of the Town of The Blue Mountains Official Plan. The proposed lot addition is relatively minor in size, while not adversely impact the character or compatibility with the area, and will not create a separate lot.

Additional Comments

The statutory Public Meeting as required under the *Planning Act* was held on September 8, 2010. Comments were received from the following agencies: County of Grey Planning and Development Department, County of Grey Transportation and Public Safety Department, and Union Gas. Each agency indicating no objection except for Union Gas who has requested additional information to ensure that the existing service lines going into the subject lands will not be impacted by the proposed consent. Based on the shape and location of the proposed severed parcel, it would not appear that the service lines will be impacted, but confirmation from Union Gas will be required. This confirmation has been identified as a condition of consent.

The adjacent property owner to the south of the subject lands noted two concerns over the proposed severance. #1 – insufficient notice to review the application. #2 – the survey submitted with the application is not consistent with the OLS survey registered on their lands. Town Staff has reviewed these items noting that notice was provided in accordance with the provisions of the *Planning Act* and that the submitted survey did contain an error which has now been corrected (corrected to match the existing OLS survey registered on the adjacent property owner's lands). The revised survey is on file with the Planning Division and has been sent to the adjacent property owner.

Based on the foregoing, it is the opinion of Planning Staff that the proposed consent for lot addition conforms to the intent and direction of the Town of The Blue Mountains Official Plan, the County of Grey Official Plan, is consistent with the Provincial Policy Statement and represents good planning. Therefore Planning Staff supports this application subject to the conditions as noted 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

Nil

Respectfully submitted,

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