

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Council
MEETING DATE: September 17, 2007
REPORT NO.: PL.07.104
SUBJECT: Bruce and Emily Burgetz
Lot 26, 27, 28 and Part Lot 25, Plan 515
175 and 177 Sunset Boulevard
Town of The Blue Mountains
PREPARED BY: Shawn Postma,
Planner II
Robert Armstrong,
Manager of Development Planning & IS

A. Recommendations

That Planning Staff support a Deeming By-law to designate Lot 26, 27, and 28 of Registered Plan 515 to be deemed not to be part of a Registered Plan of Subdivision in accordance with Section 50 (4) of the Planning Act R.S.O. 1990, c.P.13.

B. Background

The purpose of this By-law is to consider a request to merge three existing lots within a registered plan of subdivision into one lot. The owners wish to establish a building envelope for the future development of a single detached dwelling and associated septic bed over Part Lot 25 and Lots 26, 27, 28.

Part Lot 25 and Lot 26 have already merged through two separate lot additions splitting the original Lot 25 in half with half being added to Lot 24 to the west and the other half being added to Lot 26 to the east. The proposed new dwelling will be located on Lots 26 and 27 with the septic bed being located on Lot 28. At such time as municipal sewers become available, the owners intend to remove the septic bed and recreate Lot 28 along its original boundaries and into a separate lot. This will require a future application for consent.

The lots measure wider along the road frontage and narrow towards the rear due to the shape of the shoreline. The Frontage and Depth measurements for the existing lots include:

	<u>Frontage</u>	<u>Depth</u>
• Part Lot 25 and Lot 26	27.4 metres	92.9 metres
• Lot 27	28.0 metres	70.1 metres
• Lot 28	33.6 metres	65.5 metres

The resulting size of the merged lots creates a new lot with 89 m of frontage with an irregular depth averaging approximately 70 m. (290 ft x 230 ft). Once the property is connected to municipal sewers and Lot 28 is recreated, the resulting size of the merged

lots would measure 55.4 m x 70 m (180 ft x 230 ft) with an area of 3,875 sq m (41,700 sq ft).

The Town of The Blue Mountains Official Plan designates the subject lands as Residential Infilling and Hazard. These designations recognize the existing built up areas within the Municipality and permits single detached dwellings, parks, open space, as well as accessory uses. The Hazard designation recognizes areas with natural constraints where development is generally prohibited.

Policies within the Residential Infilling designation generally prohibit the creation of new lots within a registered plan of subdivision in order to maintain the intended density and character of the development. The merger would appear to create a lot that is similar in size and shape as those in the surrounding area. Although, the proposed lot would represent the largest lot in the area, Sunset Boulevard is comprised of irregular shaped lots with frontages and areas ranging from 16.7m – 35.1m and 1430 sq m – 2479 sq m.

The Township of Collingwood Zoning By-law, being By-law 83-40 zones the property Residential R3. Minimum lot requirements include 24 metres of frontage and 1390 sq m of area (where no municipal water or sewer services exist). The proposed merge of the above noted lots would appear to meet the minimum Residential R3 requirements of the By-law.

This application has not been circulated to the Grey Sauble Conservation Authority or the Grey Bruce Health Unit for comment. Permits will be required from both agencies prior to the issuance of a building permit.

Based on the foregoing, it is the opinion of Planning Staff that the proposed Deeming By-law to merge Lot 26, 27, and 28 of Registered Plan 515 is appropriate for the lands, and would therefore recommend that Council grant a Deeming By-law.

C. The Blue Mountains' Strategic Plan

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. Draft By-law

Respectfully submitted,

Shawn Postma, BES

Robert Armstrong, MCIP, RPP, CPT

Site Plan:



