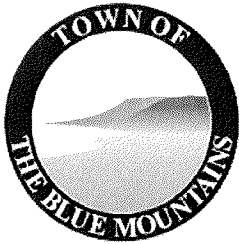


C.3

STAFF REPORT: Planning



REPORT TO: Mayor & Members of Council
MEETING DATE: September 5, 2007
REPORT NO.: PL.07.106
SUBJECT: Revision to Draft Plan of Subdivision File No. 42T-94004; Westbrook Development Corp. Pt Lots 17 & 18, Concession 1; Town of The Blue Mountains
PREPARED BY: Robert Armstrong
Manager of Development Planning

A. Recommendations

THAT Planning Staff support the minor revisions to Draft Plan Approval by the County of Grey of Subdivision File No. 42T-94004, "Westbrook Development Corporation", subject to modification to the respective Lot and Block numbers being made to the Draft Plan conditions and Blocks 169 and 170 being retained by the Developer for open space and public trails.

B. Background

On April 16, 2007, Council adopted a Staff report which supported Draft Plan Approval and Zoning By-law Amendment with regard to revisions to the Westbrook Draft Plan of Subdivision. Subsequent, the County of Grey approved these revisions.

Westbrook Development Corporation has now requested some further minor revisions which can be summarized as follows:

1. The enlargement of lots which results in the removal of three units along Street "B". This involves Lots 20 to 26 on the current Draft Plan Approval.
2. The retention of Blocks 169 and 170 on the revised Draft Plan by Westbrook for amenities instead of being deeded to the Town. These lands were to be maintained by the Resident's Association in accordance with the provisions of the Master Development Agreement. An easement for trail purposes would still be provided to the Town.

Planning Staff have no objection to the reduced lots in that the proposed revised lots are still consistent in area with the remaining lots in the area. In fact, by widening the lots, it would make them more consistent in area as they had less depth than the others. The Zoning By-law zones these lots as Residential R3-126-h and no amendment is required to facilitate these changes.

With regard to the proposed change in ownership in Blocks, the intent of these Blocks were to provide public trail linkages and amenities (entry features, landscaping and potentially small recreational equipment). In accordance, with the provisions of the Master Development Agreement, these lands would have been maintained by the Residential Association even if they were owned by the Town. Our only interest was that there are public trail linkages. With this change, there does not appear to be any change in the original intent and therefore we would support this change as well. By the Town retaining easements for trails, the public interest in these blocks is maintained.

These Blocks are currently zoned as Public Open Space OS1. In that the primary purpose will still be trails, the zoning could be considered appropriate and therefore, does not need to change.

C. 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.*

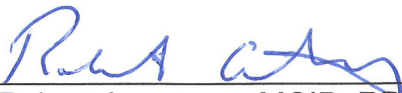
D. Budget Impact

Nil

E. Attachment

1. Revised Draft Plan excerpt

Respectfully submitted,



Robert Armstrong MCIP, RPP
Manager of Development Planning

