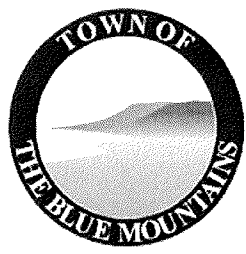


C.4

STAFF REPORT: **Planning**



REPORT TO: **Mayor & Members of Council**

MEETING DATE: **September 5, 2007**

REPORT NO.: **PL.07.107**

SUBJECT: **Revision to Draft Plan of
Subdivision File No. 42T-89021
and Zoning By-law Amendment
William Allen Holdings Ltd.
(Georgian Ridge Estates)
Part Lots 25, Concession 7;
Town of The Blue Mountains**

PREPARED BY: **Robert Armstrong
Manager of Development
Planning**

A. Recommendations

THAT Planning Staff support the proposed revisions to Draft Plan Approval and the related Zoning By-law by the Ontario Municipal Board of Subdivision File No. 42T-89021, "William Allen Holding Ltd" (Georgian Ridge Estates), Part Lots 25, Concession 7.

B. Background

The proponent has approached the Town to consider a modification to the Draft Plan that was approved by the Ontario Municipal Board under Minutes of Settlement. These proposed changes can be summarized as follows:

1. Joining Lots 9 and 10 into one lot (now Lot 9) and widening Lot 8.
2. Conversion of original Block 39 into 3 single detached lots. This block was originally approved for 15 units.
3. Enlargement of Lots 22 to 26 on the proposed plan (Lots 20 to 26 current approved Plan) which results in the removal of two lots.
4. Any increase in units on proposed Block 39 to account for the reduction in units.

Planning Staff generally have no objection to the proposed revisions, however are of the opinion that restrictions on lot coverage should be placed on the larger lots to ensure that development is compatible with surrounding development. On the basis, that Lots 8 through 16 and 21 through 26 are approximately double the minimum standards for an R3 lot, then the lot coverage should be reduced to

ensure compatibility. In this regard, we would recommend that the maximum lot coverage be 15% for these lots. We note that this is similar to an approach taken in another subdivision when there was a request to combine two lots.

Special attention would also needed to be given to the development of Lot 16. We would recommend that Lot 16 contain a building envelope to ensure compatibility with Lots 14 and 15. In particular, increased setbacks from the rear of Lots 14 and 15, as well as limitations on height and provisions to ensure that the dwelling is situated in the centre of the property. It is also noted, that an exemption to the minimum frontage requirement of 18 metres for an R3 lot is also required.

There has been no consideration to the design of Block 39. However, if you use the maximum density of the residential R5 zone (1 per 250 square metres), this Block would yield 93 units. Therefore, an increase in density of this Block does not appear to be an issue.

Based on the foregoing, we would support the revisions proposed subject to the provisions mentioned in this report being included in the Zoning By-law.

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.*

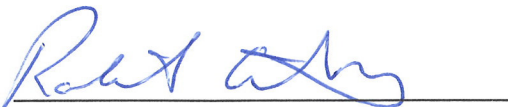
D. Budget Impact

Nil

E. Attachment

1. Revised Draft Plan.

Respectfully submitted,



Robert Armstrong MCIP, RPP
Manager of Development Planning

Revised Draft Plan of Subdivision 42T-89021

Part of Lot 25, Concession 7
Town of The Blue Mountains
County of Grey

Schedule of Land Use

Lot/Block	Land Use	Units	Area (ha)	Density (uph)
1-36	Single Family min. 24.3m (80ft)	16	7.26	7.2 uph
37-39	Single Family min. 30.5m (100ft)	20	4.13	16.6 uph
40	Condominium Blocks	4	0.48	
41-44	Future Development	4	6.21	
45	Open Space		0.07	
46-48	6.0m Walkway		0.01	
Street A, B	0.3m Reserve		2.09	
Total	Roads	112	20.25	

Owner's Authorization

I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the Town of The Blue Mountains

SEE ORIGINAL SUBMISSION

Date:

Surveyor's Certificate

I hereby certify that the boundaries of the land to be subdivided and their relationship to the adjoining properties are correctly shown on this plan.

SEE ORIGINAL SUBMISSION

Date:

Additional Information

As required under section 51(17) of the Planning Act R.S.O. 1990.

- (a)(b)(e)(f)(g)(i)-(l)-As shown on this Plan.
- (c)-As shown on this Draft and Key Plan.
- (d)-Land to be used in accordance with the Schedule of Land Use.
- (f)-Soil is Clay Loam.
- (h)(k) Municipal services to be provided.

Note: Contours relate to Canadian Geodetic Datum.

Prepared by:

**MALONE GIVEN
PARSONS LTD.**

140 Renfrew Drive, Suite 201
Markham, Ontario, L3R 6B3
Tel. (905) 513-0170
Fax. (905) 513-0177

Date: May 27, 2004
Revised: Nov 30, 2005
Mar 19, 2007
July 17, 2007

Project No. 02-1231

