

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Members of Council
MEETING DATE: Monday, September 17, 2007
REPORT NO.: PL.07.109
SUBJECT: Application for Zoning By-law Amendment – Cameron McCron Part Lot 13, Plan 355; 114 Church Street (Heathcote); Town of The Blue Mountains
PREPARED BY: Shawn Postma, Planner II
Robert Armstrong, Manager of Development Planning & IS

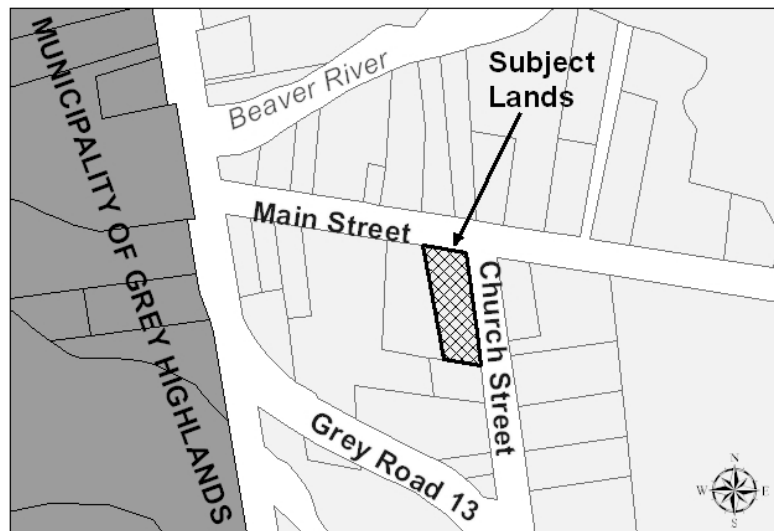
A. Recommendations

THAT Planning Staff support the Application for Zoning By-law Amendment to rezone the subject lands from the Institutional (I) Zone to the Village Residential (VR) Zone.

B. Background

The purpose of this By-law is to consider a request by the Applicant to convert the existing church into a single detached dwelling which requires a residential zoning. The subject lands were two former lots that have now merged into one lot. The subject lands currently have two zonings with the northern portion being residential and the southern portion being institutional.

The subject lands comprise of 1,714 square metres in area, containing an existing church that is connected to well water and private septic (see map to the right). A single detached dwelling was demolished on the former northern corner lot.



The surrounding uses include residential type uses, save and except for the automotive body/repair shop to the northeast and the vacant residential lot to the east.

The Town of The Blue Mountains Official Plan designates the subject lands as Village Centre (VCTR). The purpose of the Village Centre designation is to identify the principle hamlet settlements intended to provide secondary retail/commercial functions as well as residential uses. Policies state that new residential development should complement the existing character of the Village Centre. The proposed conversion of the church to a single detached dwelling is in character with the mixed uses that are prevalent in the Community of Heathcote and appears to be compatible with the surrounding uses.

The subject lands are zoned Institutional (I) within the Township of Collingwood Zoning By-law 83-40. A rezoning to the Village Residential (VR) Zone is required to permit the conversion of the existing building from a church use to the use of the single detached dwelling. To recognize the existing structure on the subject property that fronts onto Main Street, relief is required to the minimum side yard setback from the 2 metres to 1.5 metres; and the minimum rear yard setback from the 9 metres to 4.3 metres (see attached Item #1).

Comments were received from the County of Grey - Planning and Development Department; Grey Sauble Conservation Authority; and Grey Bruce Health Unit. These comments are summarized below.

The Grey Sauble Conservation Authority states that the subject property is entirely within the regulated area due the close proximity of the Beaver River; and requires a permit be obtained prior to any construction or placement of fill. The proponent does not intend to do any construction or grading on the subject property at this time, but will be addressed when the proponent files a permit with the Town's Building and By-law Department.

The County of Grey Planning and Development Department and the Grey Bruce Health Unit have no objections to the proposed Zoning By-law Amendment.

The public meeting was held on the 5th day of September, 2007, as required under the Planning Act. No issues of concern were raised.

Of note, the existing entrance off of Church Street will be used to facilitate access to the subject property and an appropriate permit from the Building and By-law Department is required to convert the existing church use into a residential use.

Based on the foregoing, it is the opinion of Planning Staff that the proposed Zoning By-law amendment conforms to the direction of the Official Plan; and recommends that Council grant Application for Zoning By-law Amendment.

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
– D.C. Slade Consultants Inc.; dated June 26, 2007
2. Draft Zoning By-law Amendment

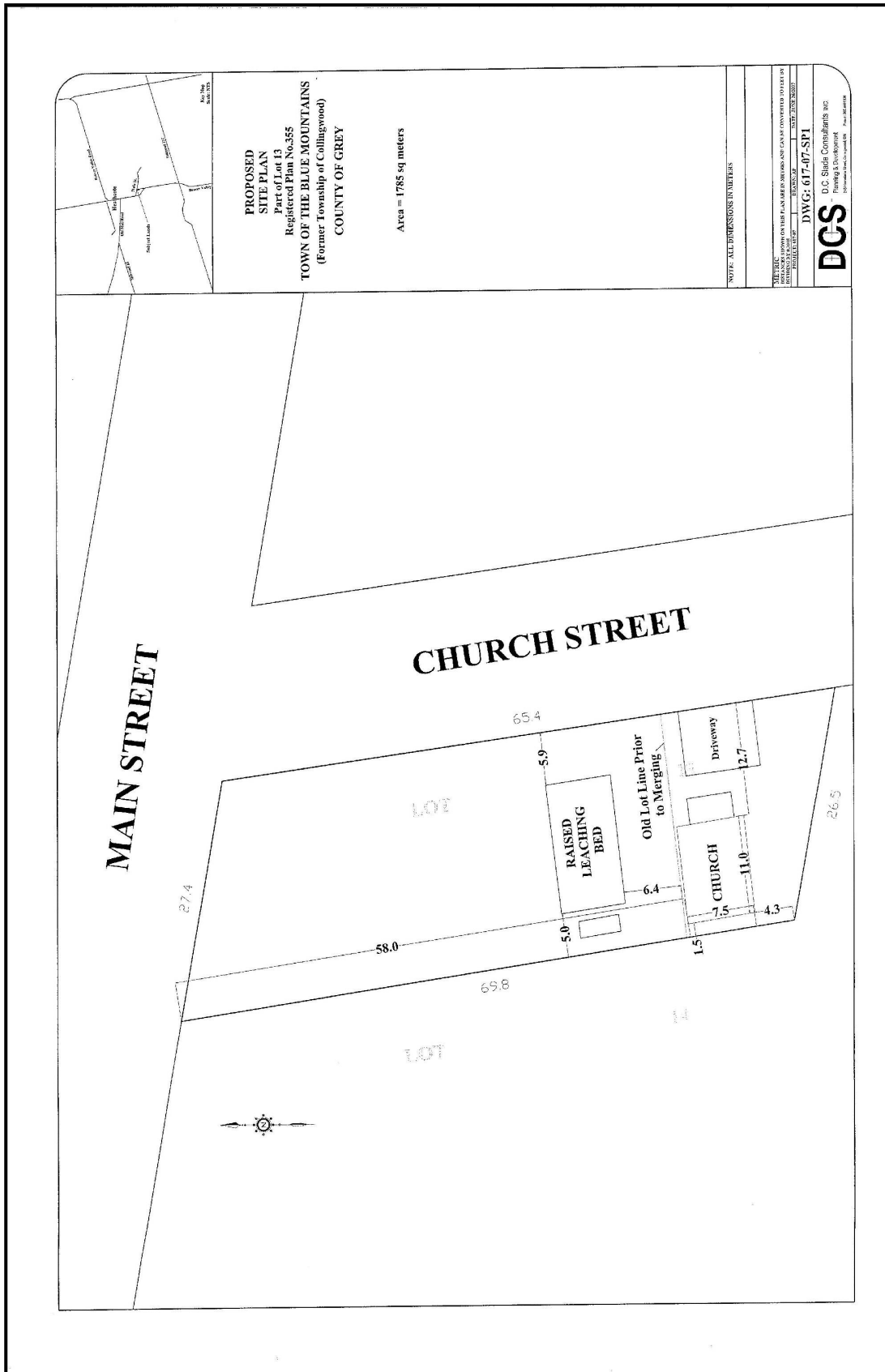
Respectfully submitted,

Shawn Postma, BES
Planner II

Robert Armstrong, MCIP, RPP, CPT
Manager of Development Planning & IS

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Attached Item #1: Site Plan



Attached Item #2:

Draft Zoning By-law Amendment