

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Members of Council

MEETING DATE: November 05, 2007

REPORT NO.: PL.07.131

SUBJECT: Application for Consent
File No. B14-2007
Ralph and Erin Nella
Lot 16, Concession 3
Town of The Blue Mountains

PREPARED BY: Shawn Postma,
Planner II
Robert Armstrong,
Manager of Development Planning & IS

A. Recommendations

THAT Council receive Planning Staff Report #PL.07.131, "Application for Consent, File No. B14-2007, Ralph and Erin Nella, Lot 16, Concession 3;

AND THAT Planning Staff supports Application for Consent File No. B14-2007, subject to the following conditions:

- 1. That the severed parcel be deeded as a lot addition to the property to the west in accordance with Section 50 (3) of the Planning Act, R.S.O. 1990.**
- 2. That any existing mortgage commitment on the severed parcel to be added to be extended to cover the whole, newly created parcel.**
- 3. That the owner of the newly enlarged parcel enter into a Development Agreement with the Town to provide for a road widening along Scenic Caves Road and to permit the relocation of the driveway entrance from Scenic Caves Road to 15th Sideroad 'A'.**

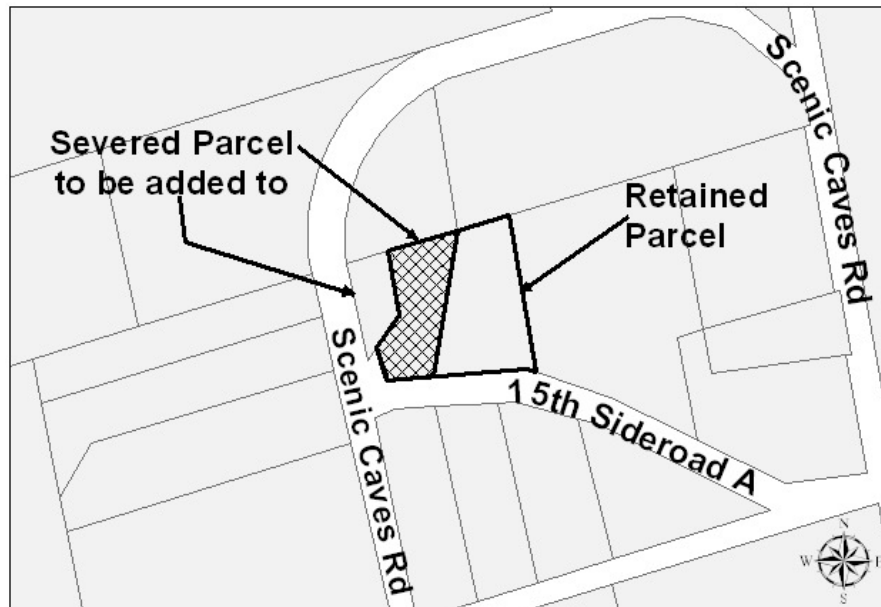
B. Background

The purpose of this consent application is to consider a request to sever a 5,002 square metre vacant parcel and deed it as a lot addition to the existing 2,380 square metre residential parcel to the west. A 9,005 square metre residential parcel containing an existing dwelling with the shed being retained.

The subject lands are located at the end of 15th Sideroad 'A, an opened and maintained municipal road off of Scenic Caves Road. The unopened portion of 15th Sideroad 'A' continues west from the retained parcel up to where Scenic Caves Road bends back towards the south. Both the severed and retained parcels are on well water and septic

services and are located outside of the Swiss Meadows Service Area. Surrounding land uses include mostly single detached residential on existing lots.

Location



Official Plan

The Town of The Blue Mountains Official Plan designates the lands as Estate Residential ER-49. The purpose of the Estate Residential designation is to recognize resort areas for existing and potential low density, large lot, single detached residential development. Exception 49 states that notwithstanding the density provisions of the Estate Residential designation the minimum lot size shall be 4 hectares, intending that further lot fragmentation shall not be permitted.

Section 9.2 consent policies state that consents may be granted for boundary adjustments which do not create separate lots and shall be evaluated on their own merit. The extent to which any consent may affect existing mortgages, especially with regard to lot additions, may be addressed as a condition of consent.

Future municipal water and sewer are intended to service the Swiss Meadows Subdivision. The intent of Exception 29 is to maintain the area for low density residential, and to prevent any further lot creation even if municipal services become available. In that no new lots are being proposed through this consent application, and that the density provisions of the Estate Residential designation applies to the creation of new lots only, it would appear that the proposed lot addition maintains the intent and direction of the Official Plan.

Zoning By-law

The lands are zoned Rural Estate Residential 'RERb' by the Township of Collingwood Zoning By-law, being By-law 83-40. Permitted uses include a single detached dwelling, home occupation, home industry, agricultural uses (excluding buildings/structures), plus uses, buildings and structures accessory to the dwelling.

The retained parcel and newly enlarged parcel will provide larger setbacks than existing as a result of the proposed lot additions. It would appear that a Zoning By-law Amendment is not required at this time.

Additional Comments

The Public Meeting was held on October 01, 2007. Comments were received from the Niagara Escarpment Commission, Grey Bruce Health Unit, Grey Sauble Conservation Authority, and the County of Grey Planning and Development Department. Each agency indicating that they have no objection to the proposed lot addition. There was an indication that Scenic Caves Road may require upgrading in the future. Anticipating that a future road widening may be required, the Town requested a review through the Town Engineer. In consultation with the County of Grey, a road widening is required, and typically 5.2 metres provides the necessary width on one side for any future road upgrades.

The Applicant who owns the lot to be enlarged has also requested that her driveway access (currently off Scenic Caves Road) be relocated to 15th Sideroad 'A' (an unopened road allowance). The property will continue to have frontage onto an opened and maintained street (Scenic Caves Road) but could enter into a Development Agreement with the Town where the Town could permit the relocation of the driveway over the Town road allowance in exchange for the closing of the Scenic Caves Road driveway and the required road widening. This can be done as a condition of consent. Details on the amount of land required for the road widening, relocation of the driveway, and zoning compliance issues can be negotiated at the time they are required, and should not impede this application for consent.

No other comments have been received.

Based on the foregoing, it is the opinion of Planning Staff that the proposed consent conforms to the intent and direction of the Town of The Blue Mountains Official Plan, Zoning By-law and represents good planning. Therefore Planning Staff support this application for consent subject to the conditions noted in this report.

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

NIL

Respectfully submitted,

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