

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Town Council
MEETING DATE: November 19, 2007
REPORT NO.: PL.07.139
SUBJECT: Conditions of Consent B05/2006
Dr. Joan Hibberd
Part Lot 20, Concession 5
Town of The Blue Mountains
PREPARED BY: Robert Armstrong, Manager of
Development Planning and IT

A. Recommendations

THAT Planning Staff support the condition of consent No. B05/2006 requiring payment of cash-in-lieu of parkland being deleted. It being understood and agreed that this is based on surplus land being available, after the re-alignment of the road, for a parking lot related to trails.

B. Background

B1. Location



B2. Comments

Council granted conditional approval to a proposed consent for Dr. Joan Hibbard under application No B05/2006. Amongst the conditions was a requirement for the applicant to deed a 90 metre x 90 metre triangle of land in the north east corner of the subject lands so that the Town could construct a new road where the 4th Line meets the 21st Sideroad. In addition, other common conditions included payment of Development Charges and cash-in-lieu of parkland.

Since the approval of the conditions, the proponent has expressed concern with regard to the amount of land being requested by the Town and has contemplated not proceeding with the consents. Prior to the consent lapsing, the proponent has been discussing options with staff so that the consent can be finalized and the requirements of the Town can be achieved. This included having the Town conduct an engineering assessment to determine if the amount of land requested is reasonable. Another option that has been discussed is having the Town take the land as part of the parkland dedication instead of requiring the cash-in-lieu which is approximately \$450 for rural lots. The basis for taking the land would be that when the road is relocated, a parking lot could be created for access to the Bruce Trail.

In discussion with the proponent, they are amenable to the parkland option. This was also discussed with the Director of Recreation who supports the proposal in that this is a prime location for a parking lot in close proximity to the Bruce Trail. Based on the foregoing, we would support that the condition of Consent No. B05/2006 requiring the payment of cash-in-lieu of parkland be waived in lieu of the lands being dedicated for road widening with it being acknowledged that when the road is relocated, there would be sufficient land to create a parking lot for trail access purposes.

C. Budget Impact

NIL

D. Attachment

1. Survey Plan

Respectfully submitted,

Robert Armstrong MCIP RPP CPT
Manager of Development Services & IS Systems