

**STAFF REPORT:** Town of The Blue Mountains Planning Department



**REPORT TO:** Mayor and Members of Council  
**MEETING DATE:** December 03, 2007  
**REPORT NO.:** PL.07.145  
**SUBJECT:** Application for Zoning By-law Amendment to remove Holding '-h' Symbol - Mill Pond Homes Lots 118 and 120 and Part Lots 122, 123, 124 and 153, Plan 1023 53 and 63 King Street East Town of The Blue Mountains

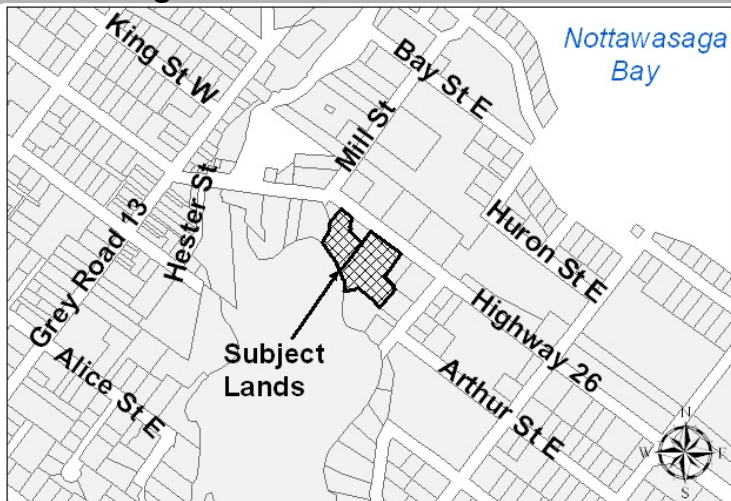
**PREPARED BY:** Robert Armstrong,  
Manager of Development Planning & IS

## A. Recommendations

THAT Council does receive Planning Staff Report PL.07.144, "Application for Zoning By-law Amendment to remove Holding '-h' Symbol - Mill Pond Homes, Lots 118 and 120 and Part Lots 122, 123, 124 and 153, Plan 1023, 53 and 63 King Street East, Town of The Blue Mountains";

AND THAT Planning Staff supports a Zoning By-law Amendment to remove the Holding '-h' symbol for Phase 1 (10 units) from the RM1-40-h lands as established through By-law No. 2005-62.

## B. Background



The purpose of this Zoning By-law Amendment application is to consider a request by the applicant to remove the Holding '-h' symbol and permit the first phase (10 units) of a 27 unit townhouse development on the lands. Three of the 10 units are currently being constructed as model homes. The property is located on King Street (Highway 26) on the Mill Pond.

The subject lands were formerly known as the Thornbury Co-op and Bell cabins.

### **Official Plan**

Official Plan Amendment No. 6 to The Town of The Blue Mountains Official Plan redesignated the lands to 'Residential' in the Thornbury Community Area. The predominant use of land within this designation shall be for a wide range of residential uses at a density of 25-40 units per hectare for townhouse dwellings. The proposed density provides for a density of 31 units per hectare.

### **Zoning By-law**

Zoning By-law 2005-62, as amended by Ontario Municipal Board Order 0392 of February 13, 2007, zoned the property Residential Multiple RM1-40-h and Hazard H. A maximum of 30 townhouse dwelling units may be permitted on the lands together with other special provisions.

With regard to parking, the proposal provides for 2.2 spaces per unit, wherein the By-law requires 1.75 spaces per unit. The proposal would appear to comply with all other provisions of the By-law.

The Holding '-h' symbol is in place on the lands and removal is conditional upon the Municipality executing a Condominium Agreement and approval from the Grey Sauble Conservation Authority.

### **Additional Comments**

The Site Plan and related drawings have been circulated through the Towns Development Review Committee and are now being stamped 'Accepted for Construction' by the Director of Engineering and Public Works. A Development Agreement has subsequently been prepared and it is anticipated that this Agreement will be fully executed in advance of the Council meeting.

Although the entire Site Plan is being approved, the Condominium Agreement will include phasing provisions. Therefore, the Holding symbol should only be removed for the Phase 1. This is primarily related to servicing allocation and the payment of Development Charges.

Fees being collected include Development Charges and Cash-in-lieu Parkland. It is also noted that there is a credit being applied to the Development Charges for the existing development.

The Grey Sauble Conservation Authority has accepted the Storm Water Management and therefore the holding symbol can be removed. The Developer will still require a permit from the Conservation Authority in that the property is regulated.

In that the Development Agreement will be completed to the satisfaction of the Town, Planning Staff would have no objection to Council granting a Zoning By-law Amendment to remove the Holding '-h' Symbol for Phase 1 of the subject lands. The removal of the Holding '-h' Symbol conforms to the direction of the Official Plan, the Town of Thornbury Zoning By-law and further represents good planning.

### **C. The Blue Mountains' Strategic Plan**

Strategic Plan Goal #1:

*"Managing growth to ensure the ongoing health and prosperity of the community."*

### **D. Budget Impact**

NIL

### **E. Attached**

1. Draft Agreement Schedules
2. Site Plan

Respectfully submitted,

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