

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Members of Council

MEETING DATE: March 5, 2007

REPORT NO.: PL.07.27

**SUBJECT: Application for Consent
File No. B28-2006
Erik & Ingrid Morris
Part Lot 6, Plan 111;
Part Lot 3, Plan 562;
212 Russell Street East
Town of The Blue Mountains**

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

A. Recommendations

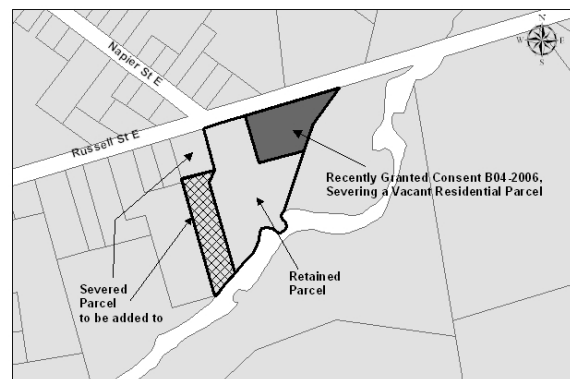
THAT Council does receive Planning Staff Report PL.07.27, "Application for Consent File No. B28-2006, Erik and Ingrid Morris"; Part Lot 6, Plan 111; Part Lot 3, Plan 562; 212 Russell Street East; and

THAT Council does hereby grant approval to Application for Consent File No. B28-2006, subject to the following conditions:

- 1. That the severed parcel be deeded as a lot addition to the property to the north 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.**

B. Background

The purpose of this consent is to consider a request to sever a 4,050 square metre vacant parcel on the south-western portion of the property, and deeding it as a lot addition to the existing 2,239 square metre residential property to the north. A 12,265 square metre residential parcel will be retained, containing a single detached dwelling, detached garage and shed.



It should be noted that this is a second application for consent on the subject property. Recently Granted Consent Application No. B04-2006 created a new vacant residential parcel.

The surrounding uses include residential lands to the north, east, south and west; with the Beaver River abutting to the south; and agricultural lands further towards the southeast.

Official Plan

The Town of The Blue Mountains Official Plan designates the retained and newly enlarged parcels as Village Residential (VR) and Hazard (H). The Village Residential designation identifies lands within Clarksburg intended to be used primarily for low density residential purposes. The Hazard designation is intended to direct development away from significant environmental constraints. The Hazard designation, in this case, recognizes the bank, floodplain and related areas associated with the Beaver River.

Zoning By-law

The subject lands are zoned Village Residential (VR) and Hazard (H), within the Township of Collingwood Zoning By-law 83-40, as amended through By-law 2006-118.

The proposed lot addition appears to comply with the minimum requirements of the Village Residential (VR) and Hazard (H) Zone regulations.

Additional Comments

Comments received from the County of Grey Planning and Development Department; and the Grey Sauble Conservation Authority indicated that a 30 metre setback is required from the top of the upper bank.

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

Based on the foregoing, it is the opinion of Planning Staff that the proposed consent conforms to the direction of the Official Plan and is appropriate for the lands. Planning Staff recommends that Council grant Application for Consent File No. B28-2006, conditional upon the Planning Act and mortgage requirements.

C. The Blue Mountains' Strategic Plan

N/A

D. Budget Impact

NIL

E. Attached

NIL

Respectfully submitted,

Shawn Postma, BES
Planner II

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

/bp

K:\ARCHIVE_Consents\2006 Consents\Consent Reports\B28-2006 Morris.doc