

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



**REPORT TO:** Mayor and Members of Council  
**MEETING DATE:** April 2, 2007  
**REPORT NO.:** PL.07.37  
**SUBJECT:** Application for Site Plan Approval and Zoning By-law Amendment to remove Holding '-h' Symbol  
Rick and Dennis Hindle  
Part Lot 27, Concession 11  
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.07.37, "Application for Site Plan Approval and Zoning By-law Amendment to remove Holding '-h' Symbol, Rick and Dennis Hindle, Part Lot 27, Concession 11, Town of The Blue Mountains";**

**AND THAT Council does hereby grant a Zoning By-law Amendment to remove the Holding '-h' symbol from the M3-156-h lands established through By-law No. 2002-21.**

**AND THAT Council does hereby grant Site Plan Approval for a new 375 square metre workshop and office building, including access and parking improvements on the above noted lands conditional upon the execution of a Site Plan Agreement.**

#### **B. Background**

The purpose of this application is to consider a request by the applicants to establish a workshop and garage plus a driveway and parking area on the subject lands. The proposed building is approximately 372 sq m (4000 sq ft) in size, and is proposed to be used by A1 Sanitation Inc. which rents and maintains portable toilets. The local business already exists and has been operating for approximately 18 years within the Skippen Transport Building located on the corner of Bayview Avenue and Lakeshore Road, just east of Thornbury.

The subject lands are currently vacant, with some existing trees and landscaped berming along Grey Road 40 and the easterly side lot line. Surrounding land uses include the County of Grey Works Yard and apple storage to the north, residential to the east, Rural Industrial uses to the west, and a mix of some agricultural and some residential uses to the south.

The Town of The Blue Mountains Official Plan designates the lands as 'Rural Employment Lands'. This designation identifies those lands currently used for industrial/commercial purposes and locations where compatible new development shall be encouraged within the rural area of the Municipality. The intent of the Plan is to direct those uses which are related to and supportive of agricultural operations, certain space extensive industrial uses, plus commercial and industrial uses which may conflict with residential or other uses in an urban centre or require their location to be in a rural area.

Section 4.32.3 establishes policies for the Rural Employment Lands and strictly regulates all permitted uses so as not to cause an obnoxious use, detract from the visual landscape, and to provide adequate buffering, barriers, or other separation measures to ensure the compatible transition between adjacent uses.

The proposed A1 Sanitation use appears to comply with the intent and purpose of the Town of The Blue Mountains Official Plan. Odour control is alleviated through the normal operation of the business which includes the pump out of the rental units prior to returning them to the subject property. Outdoor storage of the units is minimal most of the year, as the units are constantly circulated on-site elsewhere throughout the area. Any units stored on site will be restricted to the rear of the building only, and will include a 2.5 metre high fence to screen the units outside of the sightlines from Grey Road 40, Grey Road 13 and adjacent properties. The existing berm, recent tree plantings and the substantial setback from the easterly property line, will further increase the buffer from the residential properties to the east.

The subject lands are zoned Rural Industrial M3-156-h through Zoning By-law Amendment 2002-21. Exception 156 limited the uses permitted on the subject lands, established a maximum gross floor area for all buildings and structures to 1500 sq m, and established a new minimum side yard setback of 70 m from the easterly side lot line. The holding '-h' symbol is in place to ensure that the property is subject to site plan approval prior to the development of the site.

The proposed A1 Sanitation use appears to comply with the requirements of the Rural Industrial M3-156-h zone. A Zoning By-law Amendment is required to remove the holding '-h' symbol prior to the development of these lands.

An application for Site Plan Approval has been made at the same time as the request to remove the Holding '-h' symbol. The Site Plan has been circulated for comment, and the final Site Plan has been accepted. The owners will be required to enter into a Site Plan Agreement with the Town to be registered on title to ensure the property operates and develops in accordance with the agreed Site Plan. Any further intensification of the use of the property, or any new buildings or structures will be subject to a new Agreement.

Notice for this application, including a copy of this report and date to be heard at Council, has been circulated to the adjacent property owners for their information.

Based on the foregoing, it is the opinion of Planning Staff that the proposed Zoning By-law Amendment and request for Site Plan Approval conforms to the direction of the Official Plan, is appropriate for the lands and recommends that Council grant the Zoning By-law Amendment and authorize the Mayor and Clerk to execute a Development Agreement.

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

N/A

#### **D. Budget Impact**

NIL

#### **E. Attached**

1. Final Site Plan dated March 09, 2007
2. Draft Zoning By-law Amendment

Respectfully submitted,

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Shawn Postma, BES  
Planner II

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Manager of Development Planning & IS

