

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



**REPORT TO:** Mayor and Members of Council  
**MEETING DATE:** Monday, April 16, 2007  
**REPORT NO.:** PL.07.48  
**SUBJECT:** Application for Zoning By-law Amendment - Joan Hibberd Part Lot 20, Concession 5; Town of The Blue Mountains  
**PREPARED BY:** Shawn Postma, Planner II  
Robert Armstrong, Manager of Development Planning & IS

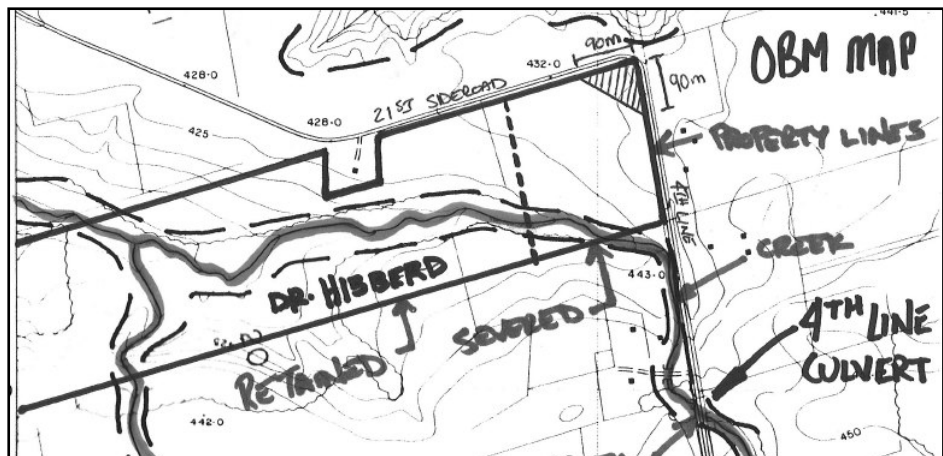
**A. Recommendations**

**THAT Council does receive Planning Staff Report PL.07.48, "Application for Zoning By-law Amendment, Joan Hibberd"; Part Lot 20, Concession 5;**

**AND THAT Council does hereby grant a Zoning By-law Amendment to rezone the subject lands from the General Rural (A1) and Hazard (H) Zone to the General Rural (A1-h) and Hazard (H) Zone, as well as establish specific exceptions applicable to the property.**

**B. Background**

The purpose of this By-law is to address a condition of Consent, for Application No. B05-2006, that severed a new 10 hectare rural parcel while retaining a 27.9 hectare rural parcel. No development is proposed on either property at this time. The property has access to the 21<sup>st</sup> Sideroad along the north and the 4<sup>th</sup> Line to the east.



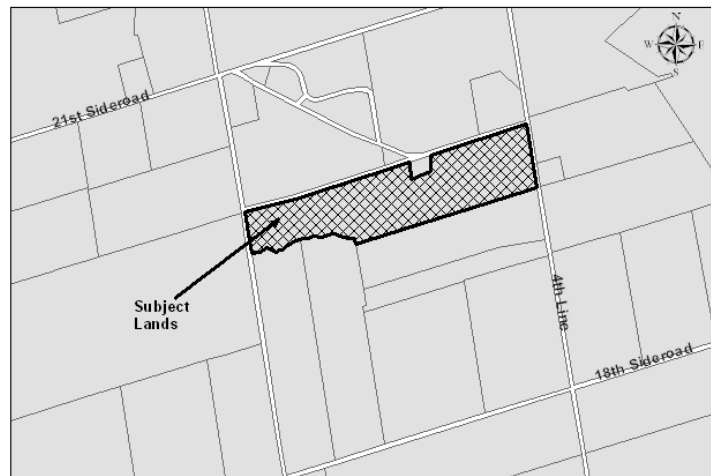
The lands are currently vacant, formerly used for farming, but now long abandoned and left to natural succession. There is a steep slope at the rear of the property with several watercourses traversing the property.

Planning Report PL.06.155 went before Council on the 18<sup>th</sup> day of December, 2006 with regards to the Application for Consent, recommending approval with five conditions, one being a Zoning By-law Amendment. Approval was granted by Council Resolution.

The proposed use of both the severed and retained parcels is for rural residential purposes, with no new buildings or structures being proposed at this time. Access to both parcels will be from an open and maintained municipal road (the 21<sup>st</sup> Sideroad). Private well water supply and septic systems will service both parcels.

The subject lands comprise of 38 hectares in area.

The surrounding uses include agricultural lands to the north, east, south and west; with a few rural residential retirement lots.



The Town of The Blue Mountains Official Plan designates the subject lands as Rural (R) and Hazard (H). The purpose of the Rural (R) designation is to provide for the continuation of agricultural production in areas of generally lower capability soils while permitting other uses considered compatible with the rural environment. The Hazard (H) designation recognizes areas of environmental constraint in which development is not permitted. In this case, there are several watercourses and that traverse the property.

The subject lands are zoned General Rural (A1) within the Township of Collingwood Zoning By-law 83-40. Permitted uses within the General Rural (A1) Zone include agricultural uses, a single detached dwelling on one lot, forestry and conservation, as well as uses, buildings and structures accessory to those uses. Minimum lot frontage and area requirements of the A1 Zone are 150 metres and 20 hectares respectively. The proposed parcels do not meet the requirements of the Township of Collingwood Zoning By-law. A Zoning By-law Amendment is necessary to recognize the deficient lot size of the severed parcel, as well as the deficient lot frontage that will result on the retained portion. Due to the large extent of the Hazard area on the property, the locations for potential building envelopes will be limited. Examining the visual impact, and the maintenance of the rural landscape, the new lot is treed toward the rear, with open abandoned field on the front portion of the lot. Careful consideration should be

given when locating any new buildings or structures in order to reduce the visual impact they may create. To ensure that any new development will not adversely impact the visual rural landscape, the Holding '-h' symbol should be placed on the property. The Holding '-h' symbol will require both properties to receive Site Plan Approval prior to a building permit being issued for any new development. The Site Plan Approval will ensure that an appropriate building site is found, with provisions for additional landscaping where required.

Comments were received from the County of Grey Planning and Development Department; Grey Sauble Conservation Authority; Grey Bruce Health Unit; and Niagara Escarpment Commission. These comments are summarized below.

The County of Grey Planning and Development Department states that a portion of the proposed severed parcel has been identified as karst. This requires that an investigation be completed or is required within the site plan approval of the holding '-h' symbol.

The Grey Sauble Conservation Authority states that there are regulated areas associated with the slopes and watercourses on the subject lands. Under Ontario Regulation 151/06: Development, Interference with Wetlands & Alteration to Shorelines & Watercourses; it requires a permit from the GSCA prior to initiating any works within the affected areas. Also, they require that a 30 metre setback be maintained from the banks of the coldwater stream; and is contained in the existing Hazard (H) Zone.

The Grey Bruce Health Unit states that they generally have no objections, but at the time of sewage system permit application review, if karst is present, an Environmental Impact Study (EIS) may be required to assess the development areas suitability to support a Class 4 sewage system installation.

The Niagara Escarpment Commission has no objections to the proposed application for a Zoning By-law Amendment.

The public meeting was held on the 19<sup>th</sup> day of March, 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 zoning by-law amendment conforms to the direction of the Official Plan; and recommends that Council grant Application for Zoning By-law Amendment.

### **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**

1. Draft Zoning By-law Amendment

Respectfully submitted,

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