

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Members of Council
MEETING DATE: May 5, 2008
REPORT NO.: PL.08.47
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

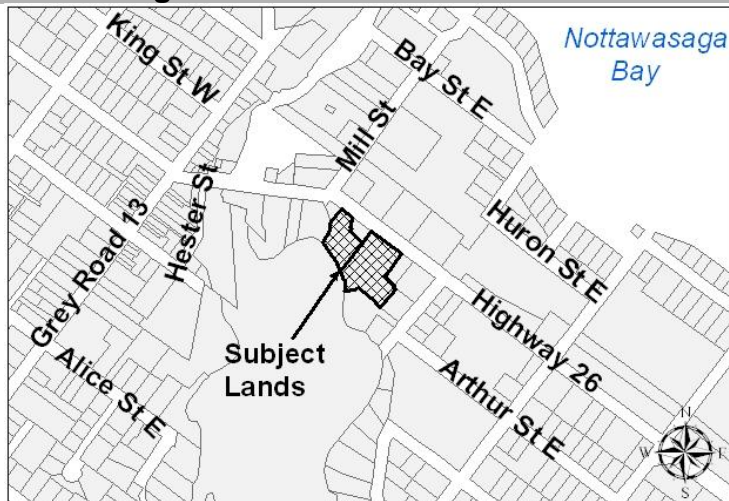
PREPARED BY: Robert Armstrong,
Manager of Development Planning & IS

A. Recommendations

THAT Council does receive Planning Staff Report PL.08.47, "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 the three existing model homes within Phase 1 from the RM1-40-h lands.

B. Background



The purpose of this Amendment is to consider the removal of the Holding ‘-h’ symbol from the remainder of the Phase 1 lands that comprises the three model homes. The initial By-law to remove the Holding –h symbol did not include the area of the model homes because of a potential zoning issue related to the side yard setback. Planning Staff Report PL.07.145 noted a concern with the side yard setback.

Comments

Since the original By-law was approved to remove the holding symbol from the Phase 1 lands, the Town has determined that the OMB order related to the development specifically provides for the Model Home Block as currently situated.

In addition is noted the Minutes of Settlement executed between the Developer, the Town, the County and Mr. Bochna clearly noted on the Condominium Plan that the setback was to be 3 metres.

On the basis of the foregoing, we would recommend that the holding –h symbol be removed on the three model homes.

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. Planning Staff Report PL.07.145
2. Site Plan

Respectfully submitted,

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