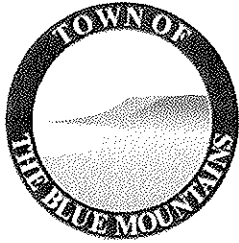


STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Planning Committee
MEETING DATE: Monday, February 2, 2009
REPORT NO.: PL.09.10
SUBJECT: Application for Zoning By-law Amendment
The Village of Keepers Cove Holdings Inc.
Lot 1 and Part Lot 3 Plan 1023
Town of The Blue Mountains
PREPARED BY: Shawn Postma,
Planner II

A. Recommendations

THAT Council does receive Planning Staff Report PL.09.10, "Application for Zoning By-law Amendment, The Village of Keepers Cove Holdings Inc., Lot 1 and Part Lot 3, Plan 1023, Town of The Blue Mountains"; and

THAT Planning Staff support a Zoning By-law Amendment to rezone a portion of the subject lands from the Residential (R6-6-h) Zone to the Residential (R1-6-h) Zone.

B. Background

The purpose of this By-law is to address a red-line revision to Draft Plan of Subdivision 42-CDM-2006-11 that was draft approved in October 2006. The primary purpose of the revision is to remove the townhouse units and convert them to single detached units. The change was a result of inadequate water pressure being available for the townhouse units. This change has also reduced the total number of units within the Keepers Cove development from 212 to 198.

The above noted red-line revision was supported by Council in April 2008, and the County approved the revision in May 2008.

The effect of this By-law amendment is to recognize the red-line revision. The portion of the subject lands to be rezoned is currently zoned Residential R6-6-h which permits horizontally attached dwellings, multi- attached dwellings, and uses, buildings and structures accessory thereto. Exception 6 establishes a maximum unit yield of 212 units for the entire subject lands, as well as establishing new site performance provisions (minimum setbacks, maximum height, etc). The proposed amendment would rezone a portion of the subject lands to the Residential R1-6-h zone which permits single detached dwellings, which is also consistent with the zoning for the surrounding single detached dwellings.

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 red-line revision of Draft Plan Approval; and would therefore have no objections to the granting of a 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. Environmental Impact

The proposed red-line revision and Zoning By-law Amendment does not appear to generate any significant environmental impacts that can be regulated by the Town.

F. Attachments

1. Draft Zoning By-law Amendment

Respectfully submitted,

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THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. _____

Being a By-law to amend Zoning By-law No. 83-40
which may be cited as "The Township of Collingwood
Zoning By-law".

WHEREAS the Council of the Corporation of the Town of The Blue Mountains deems it
necessary in the public interest to pass a by-law to amend By-law No. 83-40;

AND WHEREAS pursuant to the provisions of Section 34 and 36 of the Planning Act, the
By-law may be amended by Council of the Municipality;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF THE
BLUE MOUNTAINS ENACTS AS FOLLOWS:

1. Map 1 to Schedule 'A', of the Township of Collingwood Zoning By-law, being By-law
83-40 as amended is hereby further amended by rezoning the lands from the
Residential (R6-6-h) Zone to the Residential (R1-6-h) Zone for those lands lying and
being in the Town of The Blue Mountains, comprised of Lot 1 and Part of Lot 3,
Plan 1032; as indicated on the attached key map Schedule "A-1".
2. Schedule "A-1" is hereby declared to form part of this By-law.

AND FURTHER that this By-law shall come into force and take effect upon the enactment
thereof.

Enacted and passed this _____ day of _____, 2009.

Ellen Anderson, Mayor

Stephen Keast, Clerk

I hereby certify that the foregoing is a true copy of By-law No. _____ as
enacted by the Council of the Corporation of the Town of The Blue Mountains on the
_____ day of _____, 2009.

DATED at _____

this _____ day of _____, 2009.

Signed: _____
Stephen Keast, Clerk

NOTICE OF THE PASSING OF A ZONING BY-LAW

TOWN OF THE BLUE MOUNTAINS

TAKE NOTICE THAT the Council of the Town of the Blue Mountains passed By-law No. _____ on the _____ day of _____, 2009 under Section 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the by-law by first obtaining a prescribed Appellant Form and filing same with the Clerk of the Town of the Blue Mountains not later than the _____ day of _____, 2009 and completing said Form setting out the objection of the By-law and the reasons in support of the objection, together with the required \$125 fee made payable to the Minister of Finance.

AND TAKE NOTICE that only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies (or, alternatively, an explanation as to why a key map is not provided) are attached. The complete by-law is enclosed for inspection.

DATED at the Town of The Blue Mountains, this _____ day of _____, 2009.

Stephen Keast
Clerk
Town of The Blue Mountains
P.O. Box 310
26 Bridge Street
THORNBURY, Ontario
NOH 2P0 (519) 599-3131

PURPOSE AND EFFECT OF THIS BY-LAW

The purpose of this By-law is to consider a request to reduce the number of residential units on the south side of the residential development from 48 multi-attached (townhouse) units to 29 single detached units.

The effect of this By-law is to rezone the subject lands from the Residential (R6-6-h) Zone to the Residential (R1-6-h) Zone. The Holding -h symbol will remain to address the phasing of the residential development of Keeper's Cove.

The subject lands of this By-law are comprised of Lot 1 and Part of Lot 3, Plan 1032.