



Staff Report

Planning and Development Services

Report To: Committee of The Whole
Meeting Date: June 26, 2017
Report Number: PDS.17.60
Subject: Application for Removal of Holding '-h' Symbol
Trailwoods Phase 3
Prepared by: Michael Benner, Director of Planning and Development Services

A. Recommendations

THAT Council receive Staff Report PDS.17.60 "Application for Removal of Holding '-h' Symbol, Trailwoods Phase 3" and;

THAT Council enact a By-law so as to remove the Holding '-h' symbol from those lands described as Part of Lots 35 and 36, Concession 10, former Township of Collingwood, Town of The Blue Mountains.

B. Overview

The purpose of this report is to provide a summary of the development requirements under the existing zoning for the Trailwoods Phase 3 lands, and to provide a recommendation that the Holding '-h' symbol now be removed from those lands.

C. Background

The Trailwoods Plan of Subdivision received draft plan approval from the Ontario Municipal Board in 2006. At that time, Zoning By-law 2006-35 was enacted for the entire subdivision with the Holding '-h' symbol added to all of the Residential R3 lands proposed in Phase 3 of the development.

Zoning By-law 2006-35, provided a condition on the removal of the holding '-h' symbol stating that the '-h' provision could not be removed until a subdivision agreement for the lands have been executed, and building permits have been issued for a minimum of 29 lots for the lands south of the Hazard H zone, being those development lands located along High Bluff Lane under Phases 1 and 2 of the plan.

To date, 44 building permits have been issued for new dwelling starts on High Bluff Lane, and an amending subdivision agreement between the developer and the Town for the Phase 3 lands was executed on June 15, 2017.

D. Analysis

Planning Staff are satisfied that the requirements to remove the Holding '-h' symbol for the residential lands in Phase 3 have now been met. Servicing allocation is available, the original subdivision accepted for construction drawings remain in effect, and the requirement for a supplemental development agreement has been satisfied through the payment of applicable development charges and by the June 15th amending subdivision agreement. The development group for Trailwoods, has also advised that, at the current pace of construction, the roadworks, stormwater management systems, including the swale, and water and sewer infrastructure will be in place and functional in August.

Given the above, Planning Staff recommend that Council enact a By-law to remove the Holding '-h' symbol from the Residential R3-h lands.

E. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

F. Environmental Impacts

Environmental impacts have been addressed through the approved engineering drawings, and are being monitored and addressed as needed through the construction phase by the Town and other approval agencies.

G. Financial Impact

The June 15th amending subdivision agreement contains provisions respecting financial securities and other charges relating to the Trailwoods development.

H. In Consultation with

Development Engineering staff

Town's Solicitor

I. Attached

1. Draft Holding '-h' removal by-law.

Respectfully Submitted,

Michael Benner, MCIP RPP
Director of Planning and Development Services

For more information, please contact:
Michael Benner, Director of Planning and Development Services
mbenner@thebluemountain.ca
519-599-3131 extension 246

The Corporation of the Town of The Blue Mountains

By-Law Number 2017 –

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 Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. The Zoning By-law of the Township of Collingwood being By-law No. 83-40, is hereby amended by removing the Holding ‘-h’ symbol from the lands lying and being in The Blue Mountains known as Trailwoods Phase 3 comprised of part of Lots 35 and 36, Concession 10, former Township of Collingwood, as indicated on the attached key map Schedule 'A-1'.
3. Schedule “A-1” is hereby declared to form part of this By-law

Enacted and passed this 10th day of July, 2017

John McKean, Mayor

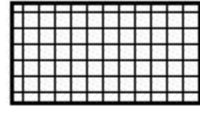
Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2017 - _____ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the 10th day of July, 2017.

DATED at the Town of The Blue Mountains this 10th day of July, 2017.

Signed: _____
Corrina Giles, Clerk

KEY MAP SCHEDULE 'A1'
BY-LAW No. _____
TOWN OF THE BLUE MOUNTAINS



AREA AFFECTED BY THIS AMENDMENT

