



Staff Report

Planning and Development Services

Report To: Committee of the Whole
Meeting Date: August 26, 2019
Report Number: PDS.19.96
Subject: Second Nature – Block 153 - Holding ‘h’ Removal
Prepared by: Travis Sandberg, Planner I

A. Recommendations

THAT Council receive Staff Report PDS.19.96, entitled “Second Nature – Block 153 - Holding ‘h’ Removal”; and

THAT Council enact a By-law to remove the Holding ‘h7’ symbol from those lands described as Part of Lot 17, Concession 1, described as Part 1, Plan 16R-11030, Town of The Blue Mountains.

B. Overview

The purpose of this report is to update Council on the status of Block 153 of the Second Nature development and to request authorization to proceed to remove the Holding ‘h7’ symbol from the lands. Site Plan Approval has been granted for the development of the lands and a Site Plan Agreement has been executed by the Owner and the Town. In removing the Holding ‘h7’ symbol from the lands, building permits may be applied for and issued to commence construction of the approved development.

No changes to the approved site plan will result from the removal of the Holding ‘h7’ symbol.

C. Background

Planning Services has received an application to remove the Holding ‘h7’ symbol from Block 153 of the Second Nature development. Block 153 consists of eighteen (18) townhouse units. Engineering approval has been granted for the lands and a Site Plan Agreement has been executed by the Owner and the Town.

R2-52-h7 zoning is in place for the lands, with the Holding ‘h7’ symbol still being applicable. The conditions for the removal of the Holding ‘h7’ symbol, as required by Zoning By-law 2018-65, include:

- i) Execution of a Development Agreement;
- ii) Granting of Site Plan Approval or the Registration of a Plan of Condominium.

D. Analysis

Planning Staff are satisfied that the conditions for removing the Holding 'h' symbol for Block 153 have been satisfied. Site Plan Approval was granted on May 25, 2018, and a Site Plan Agreement was executed on June 24, 2019, for the development of the lands.

Planning Staff recommend that Council enact a By-law to remove the Holding 'h' symbol from Block 153, with no additional conditions.

E. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

Objective #2 Increase the Range of Housing Choices and Promote Housing Affordability

F. Environmental Impacts

No adverse environmental impacts are anticipated as a result of this application.

G. Financial Impact

No adverse financial impacts are anticipated as a result of this application.

H. In consultation with

Nil.

I. Public Engagement

The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. Comments regarding this report should be submitted to Travis Sandberg, Planner I, at planning@thebluemountains.ca.

J. Attached

1. Attachment 1 – Draft Holding 'h' Removal By-law

Respectfully submitted,

Travis Sandberg

Travis Sandberg

Nathan Westendorp

Nathan Westendorp
Director of Planning and Development Services

For more information, please contact:
Travis Sandberg
planning@thebluemountains.ca
519-599-3131 extension 283

The Corporation of the Town of The Blue Mountains

By-Law Number 2019 –

Being a By-law to amend Zoning By-law No. 2018-65 which may be cited as "The Blue Mountains 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. 2018-65;

And Whereas pursuant to the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P.13, 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. That Zoning By-law 2018-65, is hereby amended by removing the Holding '-h7' symbol from the lands lying and being in The Town of The Blue Mountains comprised of Part of Lot 17, Concession 1, described as Part 1, Plan 16R-11030, Town of the Blue Mountains, 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 enactment thereof.

Enacted and passed this ____ day of _____, 2019.

Alar Soever, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2019-__ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the __ day of _____, 2019.

Dated at the Town of The Blue Mountains, this ____ day of _____, 2019.

Corrina Giles, Clerk

Town of The Blue Mountains

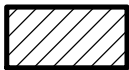
Schedule 'A-1'

By-Law No. _____

Legend



Subject Lands of this Amendment



Area to be rezoned from R2-52-h7 to R2-52

