



Staff Report

Planning and Development Services – Planning

Report To: Committee of The Whole
Meeting Date: April 23, 2018
Report Number: PDS.18.47
Subject: Removal of Holding Symbol (Tyrolean Properties Inc.)
Prepared by: Denise Whaley, Planner II

A. Recommendations

THAT Council receive Staff Report PDS.18.47 “Removal of Holding Symbol (Tyrolean Properties Inc.)”; and

THAT Council enact a By-law to remove the Holding (-h) symbol for the those lands described as or the lands known as Part 4 and Part 5 of 16R-10861, Lot 19, Concession 2, Town of The Blue Mountains.

B. Overview

The purpose of this report is to provide information to Council on an application for removal of the Holding Symbol for the vacant property at Arlberg Cres. The applicant has applied to remove the Holding Symbol to allow them to build on these lots.

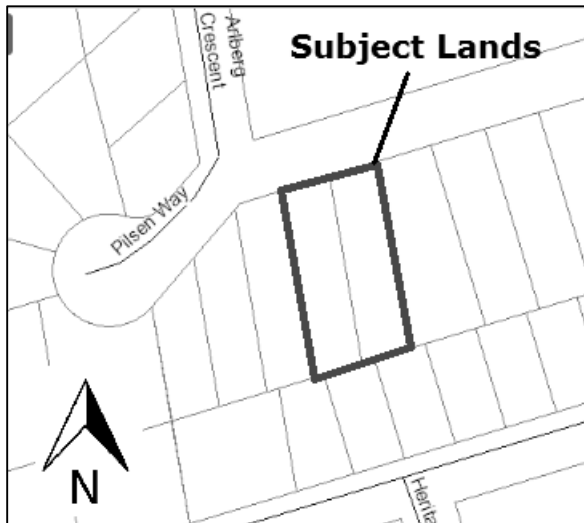
C. Background

This property was subject to severance applications in 2009 (lapsed) and in 2016 through files #B03, B04, B09 and B10-2016 (Tyrolean Properties Inc). At the original severance, the lands were rezoned from Development (D) to Residential (R3) permit detached residential units and the lands fall within the Short Term Accommodation Exception Area. The Holding Symbol was applied to the property through to ensure that a development agreement was executed on the lands dealing the extension of Arlberg Cres and servicing.

Location

The properties are located in the Tyrolean Village area of Arlberg Cres, as seen on the Key Map in Figure 1. The two lots – Part 4 and Part 5 are part of the five newly severed lots noted in the above file numbers. Part 4 and Part 5 are currently vacant. The other three related lots front on Pilsen Way and not subject to this application.

Figure 1: Key Map



D. Analysis

The requirement for removal of the Holding Symbol has been satisfied and a development agreement was signed June 19, 2017.

Staff support this application and recommend approval. The draft by-law is attached to this report as Attachment 1. The final by-law may be included in the May 7, 2018 Council package.

E. The Blue Mountains Strategic Plan

The recommendations in this report support the following Goal and Objective:

Goal #3 - Support healthy lifestyles, Objective #3 Manage Growth and Promote Smart Growth.

F. Environmental Impacts

None.

G. Financial Impact

None.

H. In consultation with

Deanna Vickery, Development Engineering Technologist

I. Attached

1. Draft By-law

Respectfully Submitted,

Denise Whaley, MSc MCIP RPP
Planner II

Michael Benner, MCIP RPP
Director of Planning and Development Services

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DRAFT

The Corporation of the Town of The Blue Mountains

By-Law Number 2018 –

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, 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. 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 known as Part 4 and Part 5 of 16R-10861, Lot 19, Concession 2, Town of The Blue Mountains, as indicated on the attached key map Schedule 'A-1'.
2. That Schedule 'A1' is 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 _____ of _____, 2018

John McKean, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2018-___ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the _____ day of _____, 2018.

Dated at the Town of The Blue Mountains, this _____ day of _____, 2018.



Corrina Giles, Clerk

Town of The Blue Mountains

Schedule A-1, 2018

By-Law No. 2018- _____

Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from R3h to R3

