



Staff Report

Planning and Development Services – Planning Division

Report To: Committee of the Whole
Meeting Date: August 27, 2018
Report Number: PDS.18.85
Subject: Removal of Holding (-h) Symbol (Tyrolean Properties Inc.)
Prepared by: Denise Whaley, Planner II

A. Recommendations

THAT Council receive Staff Report PDS.18.85, Removal of Holding (-h) Symbol (Tyrolean Properties Inc.); and

THAT Council enact a By-law to remove the Holding (-h) symbol for the those lands known as Plan 1107, Lots 9-12 and, Reference Plan 16R-10015 Parts 4-7, of Lot 19, Concession 2, Town of The Blue Mountains.

B. Overview

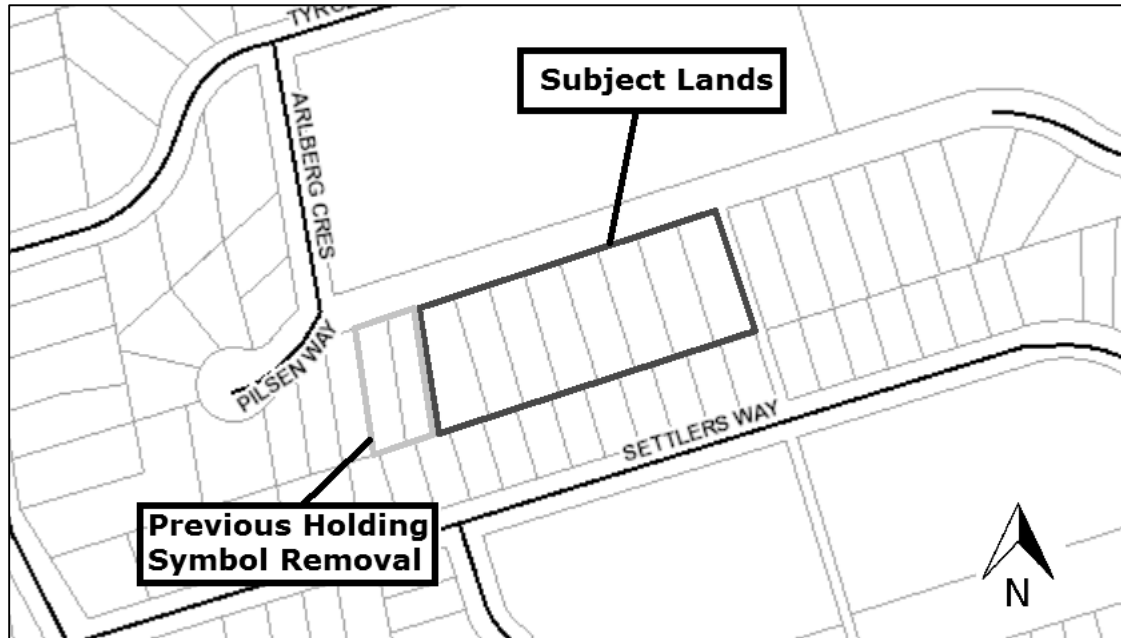
This purpose of this report is to provide information to Council on an application for removal of the Holding Symbol for eight (8) vacant lots on Arlberg Cres. The applicant has applied to remove the Holding Symbol to allow the lots to be developed.

C. Background

A portion of this property was subject to a Plan of Subdivision (previously known as St. Anton's Resort) and the remainder was divided through the severance process. The adjacent two lots, also owned by the applicant, were subject to a Holding Symbol Removal in May 2018 (By-law 2018-24). A previous Ontario Municipal Board (OMB) decision granted a zoning amendment to allow for Short Term Accommodation (STA) uses, through a site specific zoning category - Residential Third Density Exception 253 (R3-253). At the time of the OMB hearing, the property did not front on an opened and maintained road and was not yet serviced by municipal water and sewer. Because of this, the Holding Symbol was applied to the property to require an executed Subdivision Agreement, and Site Plan Approval.

Location

The Subject Lands are located in the Tyrolean Village area of Arlberg, as seen on the Key Map in Figure 1. The lands are made up of 8 separate lots which are visible in the Key Map.



The adjacent two lots, subject to Holding Symbol removal in May, are seen to the left of the subject lands. The area of Arlberg Cres in front of these lots has generally been completed and municipal services have been installed.

D. Analysis

The required subdivision agreement was signed June 19, 2017. Site Plan Approval for a proposed Short Term Accommodation Use for a portion of the lands, was also completed.

Staff support this application to remove the Holding Symbol and recommend approval. The draft by-law is attached to this report as Attachment 1. The final by-law may be included in the September 5, 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

Brian Worsley, Manager of Development Engineering and John Metras, Town Solicitor.

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 Denise Whaley at planning@thebluemountains.ca.

J. Attached

1. Draft By-law

Respectfully submitted,

Denise Whaley, MSc. MCIP RPP
Planner II

John Metras, Town Solicitor

For more information, please contact:
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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 Plan 1107, Lots 9-12 and, Reference Plan 16R-10015 Parts 4-7, of Lot 19, Concession 2, Town of The Blue Mountains, as shown 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

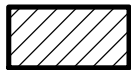
Schedule A-1

By-Law No. _____

Legend



Subject Lands of this Amendment



Area to be rezoned from R3-253-h to R3-253

