



# Staff Report

## Planning and Development Services – Planning

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**Report To:** Committee of The Whole  
**Meeting Date:** October 23, 2017  
**Report Number:** PDS.17.96  
**Subject:** Artisan at Lora Bay - Redline Revisions Information Report (Adams)  
**Prepared by:** Denise Whaley, Planner II

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### A. Recommendations

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THAT Council receive Staff Report PDS.17.96, “Artisan at Lora Bay - Redline Revisions Information Report (Adams)”; for information purposes.

### B. Overview

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The purpose of this report is to provide information to Council on a proposed minor redline revision of a draft plan of subdivision for five (5) lots at the end of Lake Dr.

### C. Background

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The proposal is for a five (5) lot Plan of Subdivision previously draft approved in 1993. Note that this is a non-expiring draft plan approval. Some may remember this proposal by a previous name, the “Branch Subdivision”. The proposal is to create five waterfront lots on one side of a road. The lands were rezoned to Residential Third Density (R3) and Hazard (H) in 1991.

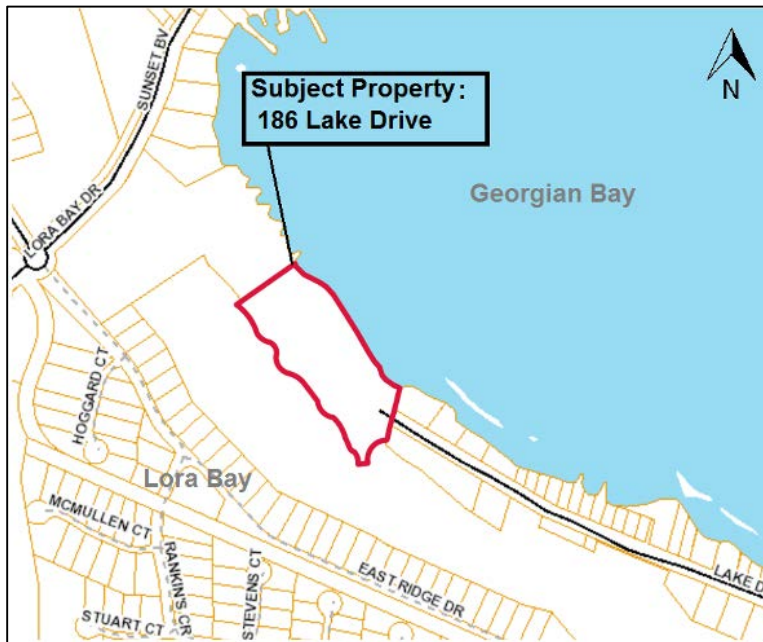
The applicant has applied to the County for a minor redline revision to the draft plan to convert the proposed public road and open space block to a common element condominium block and to connect to municipal water and sewers rather than private well and septic systems. The number and shape of building lots are not proposed to change. A copy of the proposed draft plan revisions is attached as Attachment #1.

The Committee of Adjustment also approved a minor variance application to reduce required front yard and the centreline of road setback for these lots, through application A04-2017.

#### Location

The property is located at 189 Lake Drive, known legally as Lot 45, Judge’s Plan 931 (formerly the Township of Collingwood). There is an existing waterfront dwelling on this property and the lands are approximately 2.2 hectares. The road and new building envelopes are proposed at a higher elevation from the existing dwelling.

Figure 1: Location Map



### Current Planning Status

Town Planning and Development Services staff have been working with County Planning, Grey Sauble Conservation Authority on review of the redline proposal. Town staff are in the process of finalizing the new recommended draft plan conditions in light of the proposed changes to forward to the County. No public meeting for this proposal is required.

The applicant has also submitted their engineering review which is being completed concurrently.

### D. The Blue Mountains Strategic Plan

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

### E. Environmental Impacts

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Nil.

### F. Financial Impact

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Nil.

### G. In consultation with

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Development Engineering staff regarding servicing and design.

## **H. Attached**

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1. Excerpt of the Revised Draft Plan

Respectfully Submitted,

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Planner II

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Michael Benner, MCIP RPP  
Director of Planning and Development Services

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Excerpt of Proposed Draft Plan Revision

