



# Staff Report

## Planning and Development Services

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**Report To:** Committee of the Whole  
**Meeting Date:** September 16, 2019  
**Report Number:** PDS.19.116  
**Subject:** Removal of Holding '-h' Symbol, Second Nature Phase 3  
**Prepared by:** Shawn Postma, BES, MCIP, RPP, Senior Policy Planner

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### A. Recommendations

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THAT Council receive Staff Report PDS.19.116, entitled "Removal of Holding '-h' Symbol, Second Nature Phase 3";

AND THAT Council enact a Zoning By-law Amendment to remove the Holding '-h' Symbol in its entirety from those lands described as Part Lots 17 and 18 Concession 1 Parts 3, 4, 10 and Part of Part 1 16R10982 also known as Second Nature Phase 3.

### B. Overview

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The purpose of this report is to provide a recommendation on a Holding '-h' lifting By-law for the development of the Second Nature Phase 3 lands.

### C. Executive Summary

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Application File # P2731

Application Received Date: March 28, 2019

Official Plan Designation: Residential Recreational Area 'RRA'

Zoning Bylaw Designation: Residential 'R1-1-112-h6' and Residential 'R1-1'32-h6'

Location: Part Lots 17 and 18 Concession 1

Planning Services received an application for Subdivision Approval including detailed engineering submission, agreement preparation fees and removal of Holding '-h' By-law. Engineering approvals through the issuance of Accepted for Construction Drawings are complete. A Subdivision Agreement has been prepared and is in process of final execution. A Plan of Subdivision has been prepared and will be registered shortly by the County of Grey. Based on the current stage of the approvals process, it is now appropriate to lift the Holding '-h' Symbol by By-law that comes into effect after execution of the Subdivision Agreement and the

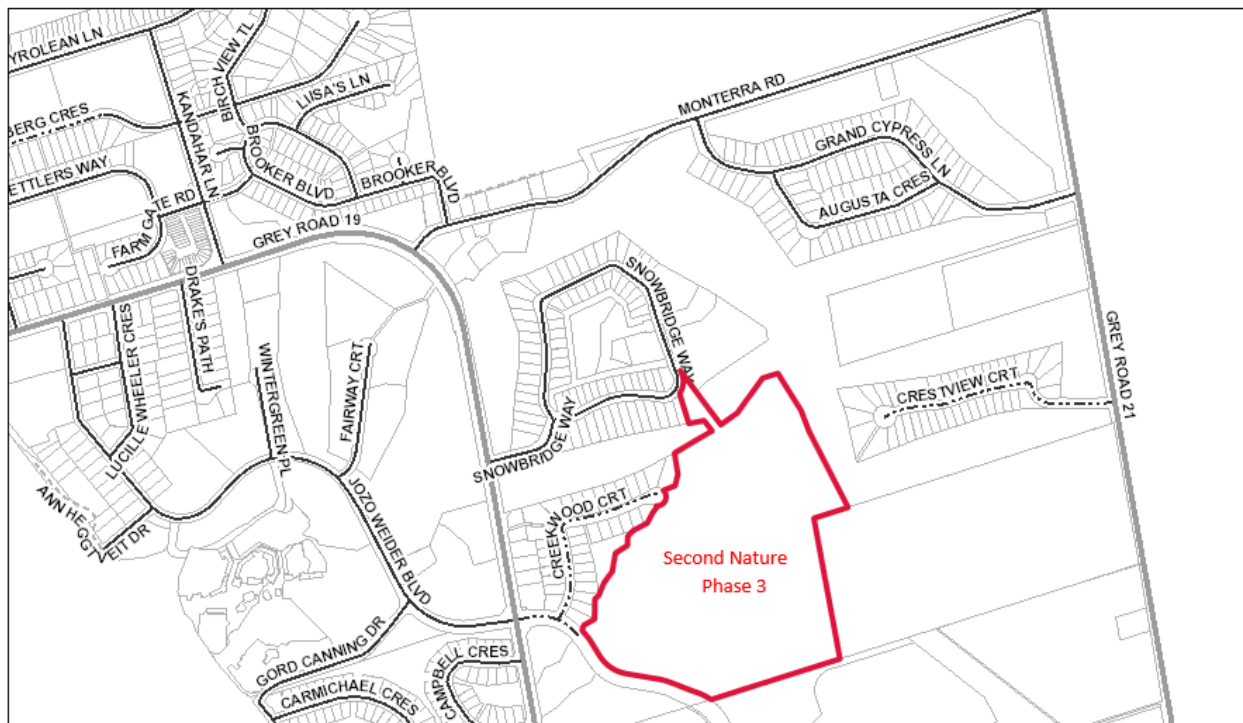
Registration of the Plan of Subdivision. Upon the completion of the agreement and registration Building Permits will be immediately available for new construction.

## D. Background

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Second Nature is part of the Master Planned Westbrook development that includes the already constructed Monterra Golf Course, Monterra Estates, Historic Snowbridge, Plateau East and Monterra Ridge projects. One additional Westbrook phase not yet built include the Monterra Phase 2 lands at the corner of Grey Road 21 and Monterra Road. The Second Nature lands are developing out consistent with the original intended design and layout consisting of 261 residential units (179 single detached plus 82 townhouse dwellings). Phase 1 consists of 36 units on Creekwood Court, Phase 2 provided for the extension of Crosswinds Boulevard from Grey Road 19 to the edge of the Windfall Development lands. Phase 3 consists of 142 single detached dwellings. One townhouse block (Block 152) has received site plan approval with construction underway for 22 townhouse dwellings.

Location (shown in red)



## E. Analysis

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The detailed engineering design for Phase 3 was submitted in 2018 with Preservicing Approval and Preservicing Agreement completed in March 2019 with preservicing works commencing accordingly. Final Accepted for Construction (AFC) approvals were received from the Town Development Engineering Division on August 21, 2019. A Subdivision Agreement has been prepared and is awaiting final execution. All Draft Plan Conditions appear to have been completed with Clearance Letters received by all agencies. The County of Grey is the approval

authority for the Plan of Subdivision and will be prepared to register the Plan upon confirmation by the Town that the Subdivision Agreement has been completed and all Draft Plan Conditions have been completed to the satisfaction of the Town.

Requirements for the removal of the Holding ‘-h’ symbol is the Execution of the Subdivision Agreement and the Registration of the Plan of Subdivision. It has been noted that the Subdivision Agreement and Registration are now imminent and Planning Staff recommend that the Holding ‘-h’ symbol be lifted and that the By-law not come into full force and effect until such time as the above conditions are met. Enacting the By-law now will allow for construction to begin as soon as the lots have been legally created. Should the Town choose to wait for the conditions to be fully met, the lots will be created and construction will be deferred until Committee of the Whole and Council has considered the ‘-h’ removal By-law adding approximately four to six weeks to the process. Planning Staff are satisfied that the project has reached a stage where development will be proceeding, and that building permits will not be issued until the conditions of the Holding ‘-h’ symbol have been completed.

## **F. The Blue Mountains Strategic Plan**

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Goal #3: Support Healthy Lifestyles  
Objective #3 Manage Growth and Promote Smart Growth

## **G. Environmental Impacts**

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Nil

## **H. Financial Impact**

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Nil

## **I. In consultation with**

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Nathan Westendorp, Director of Planning and Development Services

## **J. Public Engagement**

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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 Shawn Postma at [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

## **K. Attached**

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1. Draft Holding ‘-h’ Removal By-law

Respectfully submitted,

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Shawn Postma, BES, MCIP, RPP  
Senior Policy Planner

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Nathan Westendorp, RPP, MCIP  
Director of Planning and Development Services

For more information, please contact:  
Shawn Postma, BES, MCIP, RPP  
[planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)  
519-599-3131 extension 248