



Staff Report

Planning and Development Services

Report To: Committee of the Whole
Meeting Date: October 28, 2019
Report Number: PDS.19.136
Subject: Cottages at Lora Bay – Holding ‘h’ Removal
Prepared by: Trevor Houghton, Manager of Community Planning

A. Recommendations

THAT Council receive Staff Report PDS.19.136, entitled “Cottages at Lora Bay – Holding ‘h’ Removal”;

AND THAT Council enact a By-law to remove the Holding ‘h7’ symbol from those lands legally described as Part Lot 39, Concession 12, being part of Lots 1 & 3, Registered Plan 1032 (Phase 4, Draft Plan of Condominium 42-CDM-2006-11).

B. Overview

The purpose of this report is to update Council on the status of the Cottages at Lora Bay (Phase 4) development and to request authorization to proceed with the removal of the Holding ‘h7’ symbol from the lands. Site Plan Approval and the execution of a Development Agreement for the lands is imminent. The removal of the Holding ‘h7’ at this time will allow for building permits to be issued without delay once the Development Agreement has been executed.

C. Background

Draft Plan of Condominium 42-CDM-2006-11, known as the Cottages at Lora Bay, received redline approval by the County of Grey on August 24, 2017 and has a lapse date of October 21, 2021. The condominium plan is draft approved for a total of 194 units. The associated Subdivision Agreement was revised to reflect previously approved redline revisions and was executed by the applicant and The Town of The Blue Mountains on July 23, 2018. This amending Subdivision Agreement was registered on title of the lands on October 25th, 2018.

Zoning is in place for the entire subdivision and construction is underway within Phase 1, Phase 1b and Phase 3. Presently the Holding ‘h’ symbol remains in place for Phase 4. Phase 4 will represent the development of another 34 units (single detached dwellings). The following conditions need to be satisfied prior to the Holding ‘h’ symbol being removed from the lands:

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

A detailed engineering submission for Phase 4 has been received by the Town and the technical review of the 2nd submission “approved for construction” drawings is nearing completion. It is anticipated that this technical review will be soon finalized, and as such, the subsequent granting of the Site Plan Approval is imminent.

D. Analysis

Planning Staff are satisfied that the requirements to remove the Holding ‘h’ symbol for Phase 4 of draft approved plan of condominium 42CDM-2006-11 have been or very soon will be met. Previous redline revisions to the draft plan were approved by the County of Grey on August 24, 2017, and the registration of the Subdivision Agreement is on title. Furthermore, it is anticipated in the near future that the Town’s technical review of Phase 4 will be completed, and Site Plan Approval will be granted.

Planning Staff recommend that Council enact a By-law to remove the Holding ‘h’ symbol from Phase 4 of the plan, conditional on the By-law not coming into force and effect until such a time that the revised draft plan of condominium is registered on title of the lands. In taking this approach, building permits may be applied for and issued without the need for further planning review of applications following final approval and registration of the plan of condominium.

The recommendations provided in this report pertain to the removal of the Holding ‘h’ symbol for the Phase 4 lands only. Approval of the request will not result in any changes to the existing draft plan approvals, nor do they affect or impact any of the future development phases or the recreation centre.

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. Pursuant to Subsection 36(4) of the *Planning Act* a public meeting is not required prior to Council passing a by-law to remove a holding “h” zone. Comments regarding this report should be submitted to Trevor Houghton, Manager of Community Planning, at managerplanning@thebluemountains.ca

J. Attached

1. Attachment 1 – Draft Holding ‘h’ Removal By-law

Respectfully submitted,

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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 Town of 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 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 Town of the Blue Mountains being By-law No. 2018-65, is hereby amended by removing the Holding '-h' symbol from the lands lying and being in The Town of The Blue Mountains comprised of Part Lot 39, Concession 12, being part of Lots 1 & 3, Registers Compiled Plan 1032 (Phase 4, Draft Plan of Condominium 42-CDM-2006-11), 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 the Registration of a Vacant Land Condominium (being Units 129-136, 139-145 & 176-194, inclusive, of Draft Plan 42-CDM-2006-11).

Enacted and passed this 18th day of November, 2019.

Alvar Soever, Mayor


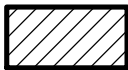
Corrina Giles, Clerk

Town of The Blue Mountains

Schedule 'A-1'

By-Law No. _____

Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from R1-3-60-h7 to R1-3-60

