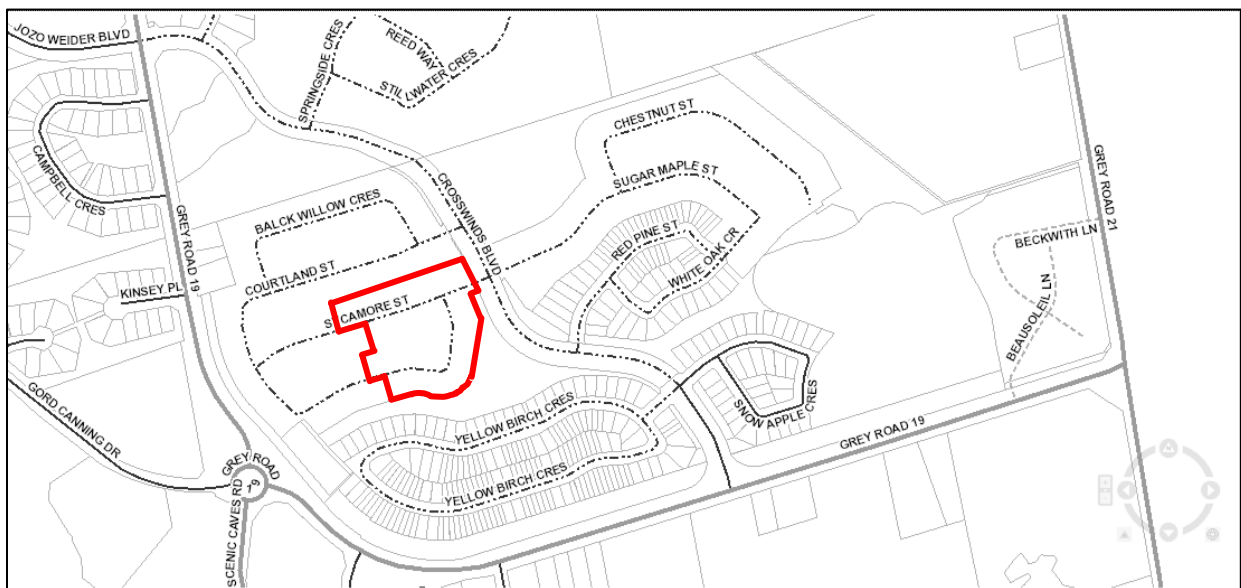


complete and stamped "AFC" on October 30, 2019. A Subdivision Agreement has been prepared and is in process of final execution. A Plan of Subdivision has been prepared and will be registered shortly by the County of Grey. Based on the current stage of the approvals process, it is now appropriate to lift 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

Windfall Phase 4A is part of the Master Planned community known as Windfall. Phases 1 and 2 are now built out. Phase 3 is nearing completion. Phase 4 is proposed to be constructed over two sub-phases known as Phase 4A and 4B. 4A is comprised of the easterly half of Sycamore Street and Courtland Street. Phase 4B consists of the remaining westerly section. To be completed are Phases 5 and 6 being the remainder of Blocks 38 and 40 of the Registered Plan 16M-42.

Location (shown in red)



E. Analysis

The detailed engineering design for Phase 4 was submitted in December 2018. Final Accepted for Construction (AFC) approvals were received from the Town Development Engineering Division on October 30, 2019. A Subdivision Agreement has been prepared and is awaiting final execution. All Draft Plan Conditions related to Phase 4A are nearing completion with Clearance Letters to be completed by the Town and outside 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.

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 "Blue Mountains Zoning By-law 2018-65 "

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 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 Blue Mountains being By-law 2018-65, is hereby amended by removing the Holding '-h19' symbol from the lands lying and being in the Town of The Blue Mountains comprised of Part of Block 38 Registered Plan 16M-42 as indicated on the attached key map Schedule 'A-1'.
2. That Schedule 'A-1' is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect until upon the Registration of Plan of Subdivision and a Subdivision Agreement for Windfall Phase 4A being Part of Block 38, Plan 16M-42.

Enacted and passed this 2nd day of December, 2019.

Alar Soever, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2019-___ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 2nd day of December, 2019.


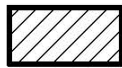
Dated at the Town of The Blue Mountains, this 2nd day of December, 2019.

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 R1-3-62-h19 to R1-3-62

