



Staff Report

Planning and Development Services – Planning Division

Report To: Committee of the Whole
Meeting Date: August 27, 2018
Report Number: PDS.18.88
Subject: Villages at Peaks Bay – Holding ‘h’ Removal and Redline Revision
Prepared by: Travis Sandberg, Planner I

A. Recommendations

THAT Council receive Staff Report PDS.18.88, entitled “Villages at Peaks Bay – Holding ‘h’ Removal and Redline Revision”; and

THAT Council enact a By-law to remove the Holding ‘h’ symbol from those lands described as Blocks 4 and 7, Registered Plan 16M-37, and Part Lot 26, Concession 5, Town of The Blue Mountains.

B. Overview

The purpose of this report is to update Council on the status of Blocks 4 and 7, Registered Plan 16M-37, and Part Lot 26, Concession 5, to provide a summary of the development requirements under the existing zoning and to provide a recommendation that the Holding ‘h’ symbol now be removed from the lands.

C. Background

The Villages at Peak’s Bay subdivision (Plan 16M-37) was registered in 2012 and created four development blocks within the plan of subdivision. Site plan approval was granted for Block 5 and Block 6 in 2013 for the development of a total of 22 attached residential units. The Holding ‘h’ symbol was subsequently lifted for Block 5 and Block 6 by By-law 2013-24.

Development Block 4, including Parts 5-10 inclusive on registered plan 16R-4532, and Development Block 7 have received draft approval for plans of vacant land condominium, file numbers 42CDM-2013-01 and 42CDM-2007-15, respectively. These lands are currently subject to a redline revision application at the County of Grey in order to merge the two plans into one consistent plan of condominium. No other changes to the draft approved plans are proposed.

Zoning is in place for the entire subdivision, with the Holding ‘h’ symbol still in place for the vacant land condominiums described above. Amending By-law 2009-33, as applies to draft plan of condominium 42CDM-2007-15, permits the development of a maximum of 164 residential dwelling units. The holding provision may be lifted at such a time that:

- i) A plan of subdivision and a vacant land condominium have been registered for the lands;
- ii) Site plan control has been granted, where applicable; and
- iii) Servicing allocation has been confirmed and a development agreement has been entered into in order to appropriately allocate the necessary servicing capacity.

Amending By-law 2013-41, as applies to draft plan of condominium 42CDM-2013-15, permits the development of a maximum of eleven residential dwelling units. The holding provision may be lifted at such a time that:

- i) A plan of condominium has been registered for the lands; and
- ii) A development agreement has been executed.

Servicing of the lands is well underway under the provisions of a single pre-servicing agreement applicable to both plans of condominium. A final subdivision development agreement is nearing completion for execution and is expected to be completed imminently.

D. Analysis

Planning Staff are satisfied that the requirements to remove the Holding 'h' symbol for the vacant land condominiums draft approved for Block 4 and Block 7 have been, or are very soon to be, met. A plan of subdivision has been registered for the lands, a pre-servicing agreement has been entered into confirming allocation, and the final condominium plan is soon to be registered following execution of a development agreement.

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

E. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

F. Environmental Impacts

Nil.

G. Financial Impact

Nil.

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. Comments regarding this report should be submitted to Travis Sandberg, planninginfo@thebluemountains.ca.

J. Attached

1. Draft By-law;

Respectfully submitted,

Travis Sandberg
Planner I

John Metras
Municipal Solicitor, Interim Director of Planning and Development Services

For more information, please contact:

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519-599-3131 extension 283

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 lying and being in The Town of The Blue Mountains comprised of Block 4 and Block 7, Plan 16M- 37, Parts 5,6,7,8,9 and 10, Registered Plan 16R-4532, 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 Plan of Vacant Land Condominium for the Villages at Peaks Bay (being Units 1-11, inclusive, of Draft Plan 42CDM-2013-15, and Units 1-137, inclusive, of Draft Plan 42CDM-2007-15).

Enacted and passed this 5th day of September, 2018.


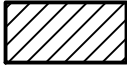
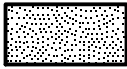

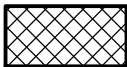
John McKean, Mayor

Corrina Giles, Clerk

Town of The Blue Mountains

Schedule A-1

By-Law No. _____

-  Subject Lands Of This Amendment
-  Area to be rezoned from R1-194-h to R1-194
-  Area to be rezoned from R1-248-h to R1-248
-  Area to be rezoned from R4-249-h to R4-249
-  Area to be rezoned from R7-250-h to R7-250

