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# Staff Report

## Planning & Development Services – Planning

### Division

**Report To:** Committee of the Whole of Council  
**Meeting Date:** September 12, 2016  
**Report Number:** PDS.16.114  
**Subject:** Application to Remove Holding –h Symbol – Private Residences at Georgian Bay Club  
**Prepared by:** Bryan Pearce, HBA, CPT, MCIP, RPP  
Planner II

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#### A. Recommendations

THAT Council receive Staff Report PDS.16.114 respecting “Application to Remove the Holding -h Symbol – Private Residences at Georgian Bay Club;

AND THAT Council enact an amending By-law to remove the Holding –h Symbol for the development of the lands, described as Block 42, Plan 16M-6; Part of Block 1 and Block 2, Plan 1157; Part of Lot 27, Concession 7; Draft Plan of Condominium 42-CDM-2007-07; Town of The Blue Mountains.

#### B. Overview

The purpose of this report is to provide Council with recommendations related to the request by Dunn Capital Corporation to remove the holding –h symbol on Block 42, Plan 16M-6; Part of Block 1 and Block 2, Plan 1157; Part of Lot 27, Concession 7, draft plan of condominium 42-CDM-2007-07, known as the Private Residences at Georgian Bay Club, as depicted in Figure One to the right.

#### C. Background

The Applicant Ken Hale of Dunn Capital Corporation, made application to the Town on August 10, 2016 for an amending by-law to remove the Holding –h Symbol from their lands.

A Zoning By-law Amendment was originally done for the development in 2007, through By-law 2007-69, for a five-phase Plan of Condominium consisting of 50 multi-attached dwelling units.

In 2014, the developers modified the draft plan of condominium expanding the lands, run concurrently with applications for Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval, so as to develop 56 multi-attached dwelling units. As such, the County

conditionally approved the draft plan and Official Plan Amendment. Town Council enacted Zoning By-law Amendment 2014-58 for the modified development proposal. As for the site plan approval, the Developer appealed this to the Ontario Municipal Board for a decision on the matter. Minutes of settlement were agreed upon between the parties, wherein the OMB then approved the Site Plan and Agreement, based on the order issued on September 23, 2015.

#### **D. Analysis**

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Through By-law 2014-58, the conditions to remove the Holding –h Symbol requires the registration of a Plan of Subdivision or the granting of Site Plan Approval; and the execution of the Development Agreement. It is noted that the Ontario Municipal Board granted Site Plan Approval on September 23, 2015, as detailed above; and the Site Plan Agreement has been executed on August 08, 2016.

For this application, Notice of Intent for the removal of the Holding –h Symbol has been provided in accordance with the *Planning Act* to the owner of the lands, Applicant and the Agencies involved in the Zoning By-law Amendment. Given that the condition to remove the Holding –h Symbol has been completed, it is appropriate that Council remove the Holding –h Symbol.

Appendix A of this report has a draft by-law to remove the Holding –h Symbol, for Council's information.

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

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The recommendation in this Planning and Development Services Staff Report PDS.16.114 is consistent and supports the following Strategic Plan Goals:

Goal #1: Create Opportunities for Sustainability

#### **F. Environmental Impacts**

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The proposal does not appear to generate any special or significant environmental impacts.

#### **G. Financial Impact**

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It is noted that Planning Fees have been received in August 2016, in accordance with the Town's Tariff of Planning Fees By-law, as amended.

#### **H. In consultation with**

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Nil

## **I. Attached**

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- A. Draft By-law, Remove the Holding –h Symbol

Respectfully submitted,

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Planner II, Planning and Development Services Department

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Michael Benner, MCIP, RPP  
Director of Planning and Development Services

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## The Corporation of the Town of The Blue Mountains

### By-Law Number 2016 –

#### Being a By-law to amend 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 and in the public interest to pass a by-law to amend Zoning By-law No. 83-40;

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 a Council of the Municipality;

Now therefore, the Council of The Corporation of the Town of The Blue Mountains enacts as follows:

1. Map 1 to Schedule ‘A’ to 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 Block 42, Plan 16M-6; Part of Block 1 and Block 2, Plan 1157; Part of Lot 27, Concession 7; Draft Plan of Condominium 42-CDM-2007-07; 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 enactment thereof.

Enacted and passed this XXth day of September, 2016.

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John McKean, Mayor

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Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2016-\_\_\_ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the XXth day of September, 2016.

Dated at the Town of The Blue Mountains this \_\_\_\_ day of \_\_\_\_\_, 2016.

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Corrina Giles, Clerk

# Town of The Blue Mountains

## Schedule A-1

By-Law No. 2016- \_\_\_\_\_

 Subject Lands Of This Amendment

 Area To Be Rezoned From R6-161-h to R6-161

