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**STAFF REPORT: Planning & Development Services – Planning Division**



**REPORT TO:** Committee of the Whole  
**MEETING DATE:** June 27, 2016  
**REPORT NO.:** PDS.16.83  
**SUBJECT:** Plateau East  
 Application for Removal of Holding ‘-h’ Symbol  
 Part Lots 17 & 18 Concession 1  
 Town of The Blue Mountains

**PREPARED BY:** Shawn Postma, Senior Policy Planner

**A. Recommendations**

THAT Council receive Staff Report PDS.16.83, “Application for Removal of Holding ‘-h’ Symbol, Part Lots 17 & 18 Concession 1, Town of The Blue Mountains”; and

THAT Council enact a By-law so as to remove the Holding ‘-h’ symbol from Plateau East located on Part Lots 17 & 18 Concession 1, and further that this By-law shall come into force and take effect upon the date of registration of the Plan of Subdivision and Subdivision Agreement.

**B. Background**

The Planning Services Division received an application for Subdivision Approval and Zoning By-law Amendment to remove the Holding ‘-h’ symbol from Skyline Blue Mountain Development Inc. on lands known as Plateau East. The lands subject to these applications are comprised of Part Lots 17 & 18 Concession 1 with frontage off of Grey Road 21, Town of The Blue Mountains. The lands are currently vacant and are actively being pre-serviced for future development in accordance with approved pre-servicing design and a pre-servicing agreement. Adjacent land uses are entirely comprised of the Monterra golf course.

The applications propose the finalization of the development of 39 single detached residential lots and open space uses.

The lands received Draft Plan Approval in the mid 1990’s as part of a larger project that included the development of the Monterra golf course and surrounding residential blocks including Monterra Estates, Historic Snowbridge, Willow Creek and Second Nature (including Plateau East). These lands have substantially been developed in accordance with those original approvals with some additional development still remaining.

Plateau East in particular recently received approvals for minor revisions including the removal of a redundant open space block, the addition of two residential lots and a Zoning By-law Amendment to recognize those revisions. Since that time Plateau East has completed their pre-servicing design and have received approvals and a pre-

servicing agreement to complete these preliminary works. Plateau East is now nearing completion of the final design and is preparing to enter into a Subdivision Agreement for the development of these lands and also to register the Plan of Subdivision.

The subject lands are zoned Residential 'R3-121-h', Residential 'R3-266-h', Hazard 'H' and Open Space 'OS1' through By-law 2016-07. Exception 121 and 266 recognize increased rear yard setbacks from the golf course, and a reduced front yard setback for some of the lots. The Holding '-h' symbol is in place to ensure the lands proceed to register a Plan of Subdivision and execute a Subdivision Agreement prior to construction of the new residential homes.

At this time, Plateau East is nearing completion of the engineering design and execution of a subdivision agreement in accordance with the Holding '-h' provisions. Planning Staff now recommend that Council enact a By-law to remove the Holding '-h' symbol from the lands with a condition that the By-law not come into effect until such time as the Plan of Subdivision has been registered and a Subdivision Agreement has been executed.

### **C. The Blue Mountains' Strategic Plan**

Goal #3 - Support healthy lifestyles

### **D. Environmental Impacts**

Nil

### **E. Financial Impact**

Nil

### **F. In Consultation With**

Nil

### **G. Attached**

1. Draft By-law – Removal of Holding '-h' Symbol

Respectfully submitted,

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Shawn Postma, Senior Policy Planner

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Michael Benner, Director of Planning  
and Development Services

For more information, please contact:

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

Plateau East  
03-003-00 P2338

**THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS**

**BY-LAW NO. 2016 - \_\_\_\_\_**

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, the By-law may be amended by Council of the Municipality;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS 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 Blue Mountains comprised of Part Lots 17 and 18 Concession 1, 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 Subdivision for Plateau East (being Lots 173 to 211 of Draft Plan 42T-94004).

Enacted and passed this 11<sup>th</sup> day of July, 2016.

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John McKean, Mayor

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Corrina Giles, Clerk

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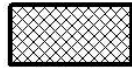
I hereby certify that the foregoing is a true copy of By-law No. 2016 - \_\_\_\_\_ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the 11<sup>th</sup> day of July, 2016.

DATED at the Town of The Blue Mountains this 11<sup>th</sup> day of July, 2016.

Signed: \_\_\_\_\_  
Corrina Giles, Clerk

Plateau East  
03-003-00 P2338

# KEY MAP SCHEDULE 'A1' BY-LAW No. \_\_\_\_\_ TOWN OF THE BLUE MOUNTAINS



AREA AFFECTED BY THIS AMENDMENT

