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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.16.86
SUBJECT: Application to Remove Holding –h Symbol – Cottages at Lora Bay (Keepers Cove) – Phase 1B Lot 1 and Part of Lot 3, Plan 1032; Part 2, RP 16R-9166; Units 44 to 56, Draft Plan of Condominium 42-CDM-2006-11; Town of The Blue Mountains

PREPARED BY: Bryan Pearce, HBA, CPT, MCIP, RPP Planner II

A. Recommendations

THAT Council receive Planning and Development Staff Report PDS.16.86 respecting “Application to Remove the Holding –h Symbol – Cottages at Lora Bay (Keepers Cove) – Phase 1B; Lot 1 and Part of Lot 3, Plan 1032; Part 2, RP 16R-9166; Units 44 to 56, Draft Plan of Condominium 42-CDM-2006-11; Town of The Blue Mountains”;

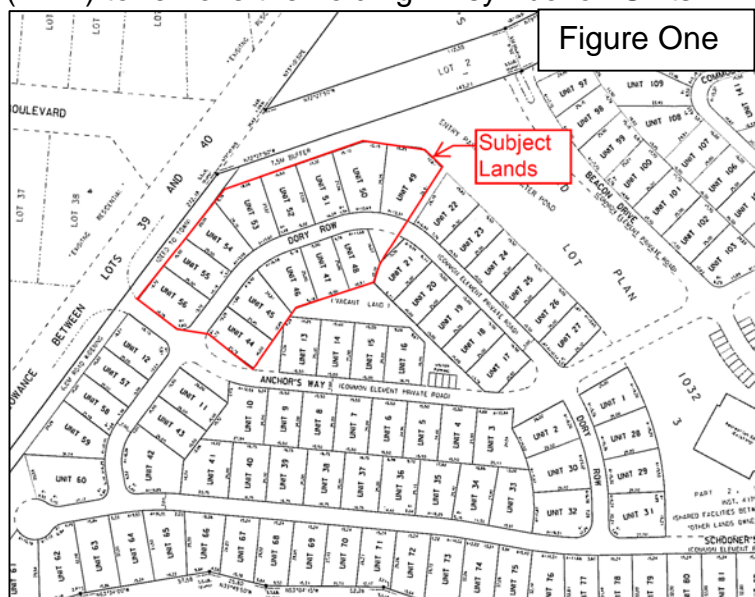
AND THAT Council enact an amending By-law to remove the Holding –h Symbol for the development of the lands, described as Lot 1 and Part of Lot 3, Plan 1032; Part 2, RP 16R-9166; Units 44 to 56, Draft Plan of Condominium 42-CDM-2006-11; Town of The Blue Mountains.

B. Background

The purpose of this Report is to provide Council with recommendations related to request by Reid’s Heritage Homes (RHH) to remove the holding –h symbol on Units 44 to 56, Draft Plan of Condominium 42-CDM-2006-11, known as Phase 1B, as depicted in Figure One to the right.

The Applicant, Jennifer Voss of RHH, made application to the Town on June 06, 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 2006, then had the multiple residential block



revised to single detached dwellings in the draft plan in 2008/2009. In 2010 the zoning for the single detached dwellings lot coverage was revised in order to aid in the marketing of the development with new models proposed, that was enacted through By-law 2010-59.

Through By-law 2010-59, the conditions to remove the Holding –h Symbol requires either the registration of a phase within a Phased Plan of Condominium and the Payment of Development Charges for the applicable Phase. The second condition of site plan approval was removed in 2010, as a housekeeping matter since the multi-blocks were removed from the plan in 2008/2009. It is noted that RHH has executed an amending Condominium Agreement for Phase 1B with the water, wastewater and road and related components of the Town's Development Charges paid. Registration of Phase 1B the Plan of Condominium will proceed once RHH demonstrates that the conditions of the draft plan approval are cleared to the County of Grey and the Town. Town Staff have discussed this with the applicant accordingly and is anticipated to be forthcoming.

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, subject to plan registration, 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. It is noted that the language of the draft by-law contains plan registration for the By-law to be in force and effect which would limit development on the lands until that aspect occurs. Since Council is heading into Summer Vacation and won't meet again until September 2016, it is pertinent that this proceed to Council now to meet the timelines of the development.

C. The Blue Mountains' Strategic Plan

The recommendation in this Planning and Development Services Staff Report PDS.16.86 is consistent and supports the following Strategic Plan Goals:

Strategic Plan goal #1: "*Create opportunities for sustainability.*"

D. Environmental Impacts

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

E. Financial Impact

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

F. In Consultation With

Nil

G. Attached

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

Respectfully submitted,

Bryan Pearce, HBA, CPT, MCIP, RPP
Planner II, Planning and Development Services Department

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

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PDS.16.86
APPENDIX A

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 and in the public interest to pass a by-law to amend 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 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 Lot 1 and Part of Lot 3, Plan 1032; Part 2, RP 16R-9166; specifically Units
44 to 56, Draft Plan of Condominium 42-CDM-2006-11; 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 OR the date of registration of the Plan of Condominium for Phase
1B, being Units 44 to 56, Draft Plan of Condominium 42-CDM-2006-11.

Enacted and passed this ____th day of _____, 2016.

John McKean, Mayor

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
____th day of _____, 2016.


DATED at the Town of The Blue Mountains

this ____th day of _____, 2016.

Signed: _____
Corrina Giles, Clerk

Town of The Blue Mountains Schedule A-1

By-Law No. 2016-

 Subject Lands Of This Amendment and Area for Removal of the Holding - h Symbol

