

**STAFF REPORT: Planning & Building Services Department**



**REPORT TO:** Council  
**MEETING DATE:** August 18, 2014  
**REPORT NO.:** PL.14.52  
**SUBJECT:** Application for Removal of Holding 'h' Symbol – Windfall Phase 1  
**PREPARED BY:** Jim Dymment, Interim Head of Planning

**A. Recommendations**

THAT Council receive Staff Report PL.14.52, "Application for Removal of the Holding 'h' Symbol, Windfall Phase 1"; and

THAT Council enact a By-law so as to remove the Holding 'h-' Symbol from those lands located at Part Lot 16, Concession 1, Plan 16R-10175, being Phase 1 (Lots 1 to 37) of Draft Plan of Subdivision 42T-2010-03.

**B. Background**

On September 26, 2011 Council passed By-law 2011-57 which allowed for 609 single detached residential dwellings and semi-detached residential dwelling units on full municipal services.

By-law 2011-57 outlined 3 conditions that must be completed prior to the lifting of the Holding 'h' symbol as follows:

- (i) Execution of a Master Development Agreement for all of the lands;
- (ii) Execution of a Subdivision Agreement or a Site Plan Agreement, as the case may be, applicable to a Phase of the lands to which the Holding 'h' symbol is to be removed; and
- (iii) Registration of a Plan of Subdivision or Site Plan Agreement, as the case may be, applicable to a Phase of the lands to which the Holding 'h' symbol is to be removed.

A Master Servicing Agreement was completed on February 7, 2014.

A Subdivision Agreement was completed on April 7, 2014.

We have confirmed that the County of Grey, as Approval Authority, has approved the Plan of Subdivision for Phase 1 (Lots 1 to 37) of Draft Plan of Subdivision 42T-2010-03 and delivered the Plan of Subdivision to the Land Registry Office for registration.

It is expected that the Plan of Subdivision will be registered within the next two weeks and the by-law to remove the Holding 'h-' Symbol has been drafted to come into effect upon the date of registration of the Plan of Subdivision.

The municipality is holding a Letter of Credit from Meridian Trust, sufficient to secure the proposed public works.

The conditions of Section 3 of By-law 2011-57 for lifting the Holding 'h' symbol have been fulfilled.

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

*Managing growth to ensure the ongoing health and prosperity of the community.*

**D. Environmental Impacts**

N/A

**E. Financial Impact**

N/A

**F. In Consultation With**

N/A

**G. Attached**

G.1 Zoning By-law to remove the Holding '-h' Symbol.

Respectfully submitted:

Jim Dyment  
Interim Head of Planning

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

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

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

AND WHEREAS a Master Development Agreement and a Subdivision Agreement have been executed and the County of Grey, as Approval Authority, has approved the plan of subdivision for Phase 1 (Lots 1 to 37) of Draft Plan of Subdivision 42T-2010-03 and delivered the plan of subdivision to the land Registry Office for registration.

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 those lands lying and being in The Blue Mountains comprised of Part Lot 16, Concession 1, Plan 16R-10175, being Phase 1 (Lots 1 to 37) of Draft Plan of Subdivision 42T-2010-03 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 date of registration of the Plan of Subdivision for Phase 1 (Lots 1 to 37) of Draft Plan of Subdivision 42T-2010-03.

Enacted and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Ellen Anderson, 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. \_\_\_\_\_ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

DATED at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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

# Town of The Blue Mountains

## Key Map Schedule 'A1'

By-law No. \_\_\_\_\_



AREA HOLDING '-h' SYMBOL TO BE REMOVED

