



**STAFF REPORT:**

**REPORT TO:** Planning and Building Committee

**MEETING DATE** June 6, 2011

**REPORT NO.:** PL.11.52

**SUBJECT:** Application for Consent B08-2010  
6352987 Canada Inc.  
as Le Scandinave Spa  
Part of Lot 16 Concession 1  
Town of The Blue Mountains

**PREPARED BY:** John G. Metras Q.C. – Town Solicitor

**A. Recommendations**

THAT the Planning and Building Committee receive Report PL. 11.52. and recommend to Council that the Mayor and Clerk be authorized to execute a Consent and Amending Site Plan Agreement between 6352987 Canada Inc. as Le Scandinave Spa and the Town in a form approved by the Director of Planning and Building Services and the Town Solicitor.

**B. Background**

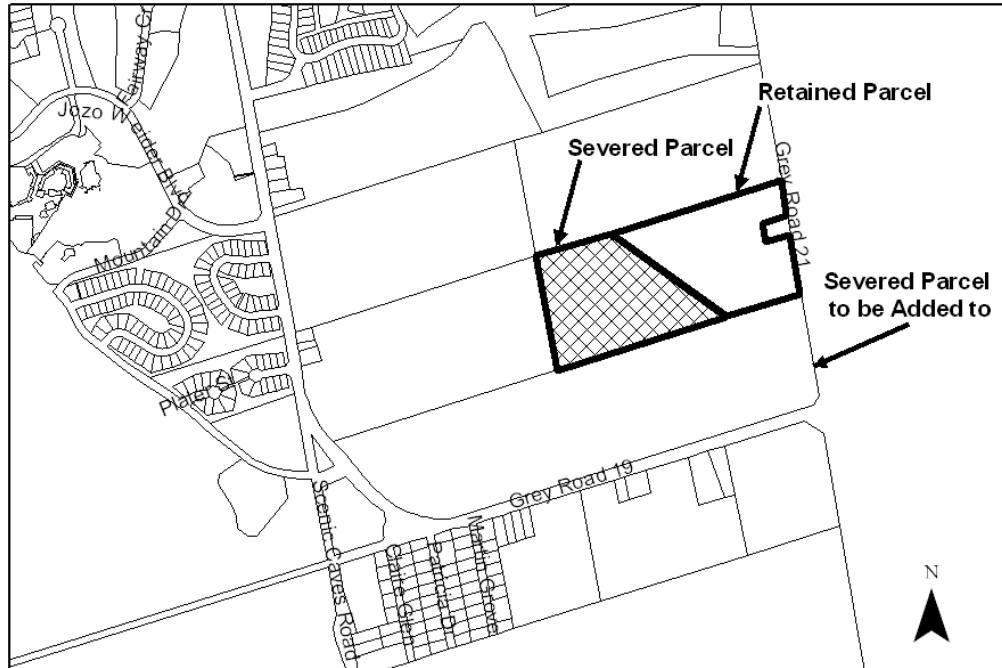
Council, in September of 2011, passed the following resolution granting an Application for Consent made by 6352987 Canada Inc. as Le Scandinave Spa (the “Spa”) subject to the conditions set out therein, one of which required the execution of an agreement to address the matters set out therein.

“THAT Council grant Application for Consent File Number B08-2010 subject to the following conditions:

1. That the severed parcel be deeded as a lot addition to the property to the south in accordance with Section 50 (3) of the Planning Act, R.S.O. 1990.
2. That any existing mortgage commitment on the severed parcel be extended to cover the whole, newly created parcel.
3. Verification that the 5.2 metre road widening to the County of Grey as required under the Site Plan Agreement has been completed.
4. Execution of a Development Agreement to address the following:

- a. Recognition of the Spa as being a portion of the contribution for Growth and Settlement for the enlarged parcel in accordance with the provisions of the Official Plan.
- b. Requirements for trail connections in accordance with the Site Plan Agreement for the Spa.
- c. Future potential access to the Spa lands from the newly enlarged parcel in accordance with the provisions of the Site Plan Agreement.”

The Location of the severed lands is shown on the following plan.



### **The Consent and Amending Site Plan Agreement**

The Consent and Amending Site Plan Agreement between the Spa and the Town is intended to satisfy Condition 4 of the above Conditions of Consent and provides for, among other things:

1. The transfer of the severed lands to Georgian International Land Corp. (“Georgian International”) the owner of the adjoining lands to the south as a lot addition. The severed land will be developed in conjunction with the development of the Georgian International lands
2. The transfer of the Maximum Unit Yield of 82 units for the Spa lands to Georgian International.
3. Acknowledgement that the construction of the existing spa satisfies the bonus density requirements of the Official Plan for the 82 units.
4. The provision of a parkland dedication of .77 hectares related to the severed lands as a condition of Georgian International developing the severed lands.

5. The Spa transferring lands to the Town for trail purposes. Trails will be constructed on these lands when the severed lands are developed by Georgian International.
6. The Spa paying the Town \$19,800. which will be used as a contribution to the cost of constructing trails on the severed lands by Georgian International.

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

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

**D. Budget Impact**

Nil

Respectfully submitted,

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Signature

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