

**STAFF REPORT:**

REPORT TO: Council

MEETING DATE: September 26, 2011

REPORT NO.: PL.11.106

SUBJECT: Craigleith Ski Club (the "Developer") – Subdivision Agreement Re: Draft Plan of Vacant Land Condominium 42-CDM-2002-05 (the "Draft Plan")

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

A. Recommendations

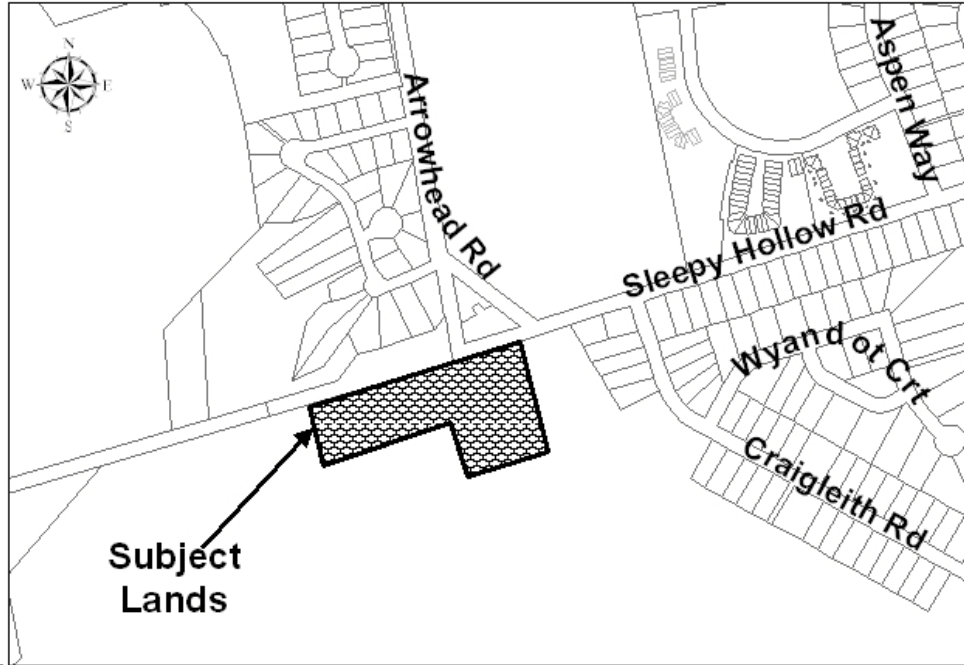
THAT Council receive Report PL. 11.106 "Craigleith Ski Club – Subdivision Agreement Re: Draft Plan of Vacant Land Condominium 42-CDM-2002-05" and authorize the Mayor and Clerk to execute the Subdivision Agreement between the Developer and the Town for the Draft Plan (the "Subdivision Agreement") in a form approved by the Director of Engineering and Public Works, the Director of Planning and Building Services, the Director of Finance and IT Services and the Town Solicitor.

FURTHER THAT the Town Solicitor or his designate is authorized to execute on behalf of the Town all documents necessary to register in the Land Registry Office the Subdivision Agreement and the transfers and other documents referred to in the Subdivision Agreement.

B. Background

The County of Grey by decisions dated February 12, 2004 and January 19, 2010 granted draft plan approval of the Draft Plan subject to Conditions of Draft Approval supported by the Town.

The following map shows the location of the Draft Plan.



The Draft Plan provides for fifteen (15) Vacant Land Condominium Units and a common parking area to accommodate the existing ski cabins on the lands and the relocation of other existing ski cabins on the Developer's lands. These ski cabins are presently situate on land leased by the ski cabin owners from the Craigleith Ski Club. Subsequent to registration of the plan of condominium the vacant land condominium units will be transferred to the owners of the ski cabins.

The Subdivision Agreement, which is in the form of the Town's Standard form of subdivision agreement, provides for, among other things:

1. The implementation of all of the Conditions of Draft Approval for the Draft Plan.
2. The servicing of all fifteen (15) of the condominium units with Town sewer and water services and the decommissioning of the existing wells and septic systems which presently serve the ski cabins. At the present time eight (8) of the existing ski cabins are not served with Town sewer or water service.
3. The unit owners to obtain Development Control Permits from the Niagara Escarpment Commission for the replacement, enlargement, expansion and/or relocation of the existing ski cabins.
4. The payment of the Development Charges for water works system for the eight (8) units receiving Town water service. The Developer has previously paid the Development Charges for the sewer service to these units.

C. The Blue Mountains' Strategic Plan

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

D. Budget Impact

Nil

Respectfully submitted,

Signature

For more information, please contact:

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