



# Staff Report

## Planning & Development Services – Planning

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**Report To:** Council  
**Meeting Date:** November 7, 2016  
**Report Number:** PDS.16.144 (REVISED)  
**Subject:** Application for Removal of Holding ‘-h’ Symbol  
Windfall Phase 2b  
Lots 1 to 37, Blocks 38 & 39 and Yellow Birch Crescent, Plan 16M-XX  
Town of The Blue Mountains  
**Prepared by:** Shawn Postma, Senior Policy Planner

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### A. Recommendations

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THAT Council receive Staff Report PDS.16.144 (REVISED) “Application for Removal of Holding ‘-h’ Symbol, Windfall Phase 2b, Lots 1 to 37, Blocks 38 & 39 and Yellow Birch Crescent, Plan 16M-XX, Town of The Blue Mountains.

AND THAT Council enact a By-law so as to remove the Holding ‘-h’ symbol from those lands described as Windfall 2b being Lots 1 to 37, Blocks 38 & 39 and Yellow Birch Crescent of Plan 16M-XX, Town of The Blue Mountains, and further that this By-law shall come into force and take effect upon the date of registration of the Phase 2b Plan of Subdivision.

### B. Overview

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This report has been revised to apply to the Windfall Phase 2b lands only. The original report referenced both Phase 2a and Phase 2b, however it has since been found that the Holding ‘-h’ Symbol was previously removed by By-law 2015-47.

The purpose of this report is to update Council on the status of the Windfall development and to request authorization to proceed to remove the Holding ‘-h’ symbol for a portion of the lands known as Phase 2b as the detailed design is completed, a subdivision agreement is nearing completion and the Draft Plan Conditions are nearly fulfilled. By removing the Holding ‘-h’ symbol Building Permits and new home construction will be available for these phases.

### C. Background

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The Planning Services Division has received applications for Engineering Review, Subdivision Agreement and Holding ‘-h’ Symbol removal By-law from Windfall in order to develop the next phase of the project.

Phase 2b consists of 37 units with a mix of single detached and semi-detached residential dwellings. Phase 2b has received engineering design approval and the implementing subdivision agreement is awaiting final execution.

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 Subdivision Agreement and Plan of Subdivision has been registered for each respective phase.

#### **D. The Blue Mountains Strategic Plan**

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Goal #3: Support Healthy Lifestyles

#### **E. Environmental Impacts**

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Nil

#### **F. Financial Impact**

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Nil

#### **G. In consultation with**

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Planning Services Division

#### **H. Attached**

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1. Draft Holding ‘-h’ Removal By-law

Respectfully submitted,

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Shawn Postma, BES MCIP RPP  
Senior Policy Planner

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Michael Benner, MCIP RPP  
Director of Planning and Development Services

For more information, please contact:

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# **The Corporation of the Town of The Blue Mountains**

## **By-Law Number 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 Council of The Corporation of the Town of The Blue Mountains hereby 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 known as Windfall Phase 2b comprised of Lots 1 to 37, Blocks 38 & 39 and Yellow Birch Crescent being Part of Block 39 Plan 16M-42, as indicated on the attached key map Schedule 'A-1'.
3. Schedule "A-1" is hereby declared to form part of this By-law

AAND FURTHER that this By-law shall come into force and take effect upon the registration of a Phase 2b Plan of Subdivision for Lots 1 to 37, Blocks 38 & 39 and Yellow Birch Crescent.

Enacted and passed this 7<sup>th</sup> day of November, 2016

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John McKean, Mayor

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Corrina Giles, Clerk

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



AREA AFFECTED BY THIS AMENDMENT

