

**STAFF REPORT: PLANNING & BUILDING SERVICES (PLANNING)**



**REPORT TO:** Planning & Building Committee  
**MEETING DATE:** December 7, 2009  
**REPORT NO.:** PL.09.131  
**SUBJECT:** The Edgewater Development  
(Realty 1 Real Estate Inc.) Phase  
2  
**PREPARED BY:** David Finbow, Director Planning  
& Building Services

**A. Recommendations**

That Council confirm the process of unit by unit payment adopted with respect to Phase 2 of The Edgewater Development (Realty 1 Real Estate Inc.) for shoreline acquisition.

**B. Background**

The Developer of the subject lands has requested municipal clearance for condominium registration. Section 54 of the Site Plan Agreement indicates that "Prior to municipal clearance for condominium registration of any phase, or the sale or transfer of any lot or unit, the Developer must satisfy all applicable provisions of this Agreement, including...". One of these provisions is related to the payment of \$88,000 for shoreline acquisition. This amount is based on 11 of the 16 units being "bonus" units (Official Plan - Growth & Settlement). The agreement further states that "Cash-in-lieu of Shorefront lands will be required as part of Phase Two". Given that Phase Two was broken into sub-phases, Town staff determined that it was consistent with the direction of the Site Plan Agreement to collect the "Cash-in-lieu of Shorefront" on a unit by unit basis. Subsequently the Town received payment related to 7 of the 11 bonus units on December 19, 2007.

The purpose of this Report is to have Council confirm that this approach is satisfactory so that it is not an issue with respect to municipal clearance.

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

*"Providing a strong, well managed municipal government"*  
*"Ensuring long-term financial stability"*

**D. Environmental Impacts**

N/A

**E. Budget Impact**

N/A

**F. Attached**

N/A

Respectfully submitted,

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David Finbow  
Director, Planning & Building Services