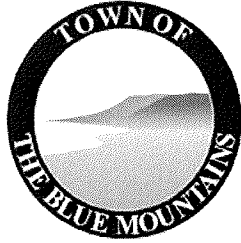


STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Town Council
MEETING DATE: April 14, 2008
REPORT NO.: PL.08.35
SUBJECT: Removal of Part Lot Control
Woodlands by Sierra
Part of Block 10, Plan 1124
Town of The Blue Mountains
PREPARED BY: Robert Armstrong
- Manager of Development Planning and IS

A. Recommendations

THAT Council does receive Planning Staff Report PL.08.35, "Removal of Part Lot Control" – Woodlands by Sierra Part Block 10, Registered Plan 1124 Town of The Blue Mountains";

AND THAT Planning Staff supports a By-law to remove Part Lot Control to facilitate registrations within Phases 2 and 3 of the Common Elements Plan of Condominium.

B. Background

Prior to the creation of the Common Elements Condominium for the subject lands, the Town must pass a By-law to remove the lands from Part Lot Control to enable the registration the Pieces of Tied Land (POTL's). The POTL's will then become part owners of the Common Elements Condominium which consists of their access, parking, landscaping, services and other recreational amenities.

This was contemplated under the Site Plan Approval for the lands and the Draft Plan of Condominium approval by the County of Grey (42-CDM- 2006-03).

The current Part Lot Control By-law (By-law 2006-45) expires on May 2, 2008, however is still required for the outstanding registrations in Phase 2 and Phase 3 which is currently under construction.

C. Comments

In that the Removal of Part Lot Control process was previously endorsed through the Phase 1 and 2 approvals and contemplated under the Draft Plan of Condominium approval for phase 3, we would recommend that Council pass the By-law attached.

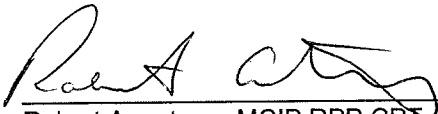
D. Budget Impact

Nil

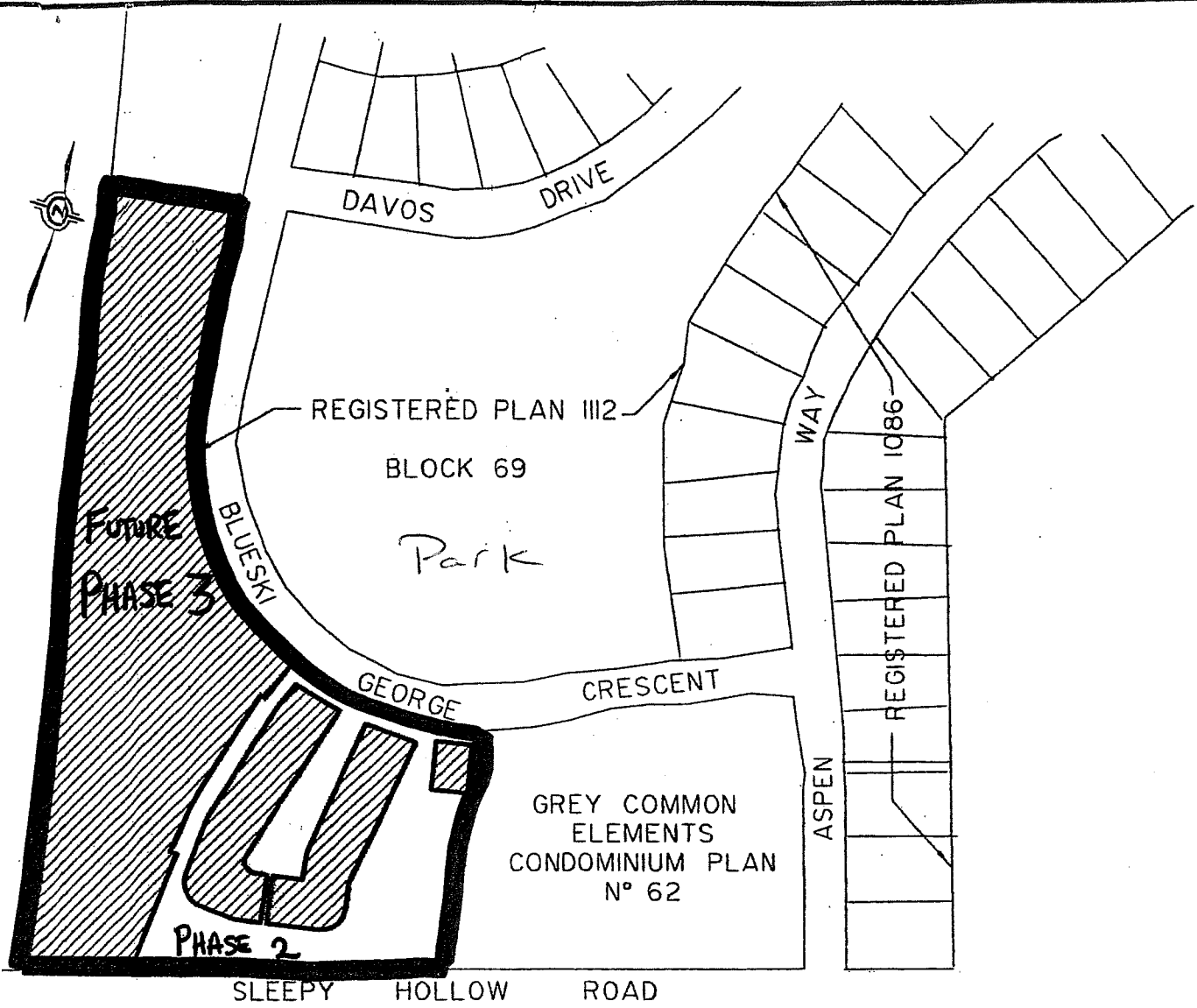
E. Attached

1. Draft Plan
2. Removal of Part Lot Control By-law

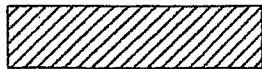
Respectfully submitted,



Robert Armstrong MCIP RPP CPT
Manager of Development Planning and IS
26 Bridge Street, PO Box 310
Thornbury, ON NOH 2P0
Phone: 519-599-3131 ext.242
Fax: 519-599-3018
rarmstrong@thebluemountains.ca



PLAN SCALE 1:3000



DENOTES OWNER'S INTEREST IN THE ADJOINING LANDS

DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM OF
PART OF BLOCK 10
REGISTERED PLAN 1124
 TOWN OF THE BLUE MOUNTAINS
 COUNTY OF GREY

SCALE 1:200



J. D. BARNES LIMITED

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CORPORATION OF THE TOWN OF
THE BLUE MOUNTAINS

F.1

By-law No. 2008 -

DRAFT

**Being a By-law to remove lands bounded in part by Blueski George
Crescent from part-lot control**

WHEREAS pursuant to subsection 50 (7) of the Planning Act, R.S.O. 1990, c. P.13 as amended, a municipality may enact a by-law to remove lands from part-lot control;

AND WHEREAS the nature of the part-lot control exemption request meets the criteria of the Corporation of the Town of The Blue Mountains in that the exemption from part-lot control will facilitate the development of Phase 2 and 3 of the Woodlands By Sierra project;

NOW THEREFORE the Council of the Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. Subsection 50 (5) of the Planning Act, R.S.O. 1990, c. P.13 as amended, does not apply to the following parcels of land:

Part Block 10, Registered Plan 1124;

Save and except:

Parts 1 through 58, inclusive, Plan 16R-8598.

2. Pursuant to subsection 50 (7.3) of the Planning Act, R.S.O. 1990, c. P.13 as amended, this By-law shall expire TWO (2) years from the date of its registration unless it shall have prior to that date been repealed or extended by the Council of the Corporation of the Town of The Blue Mountains.
3. This By-law shall not become effective until a certified copy or duplicate of the By-law has been registered in the property Land Registry Office.

Read a first and second time this _____ day of April, 2008.

Read a third time and passed this _____ day of April, 2008.

.....
Ellen Anderson, Mayor

.....
Stephen Keast, Clerk