

**STAFF REPORT:      Town of The Blue Mountains Planning Department**



**REPORT TO:            Mayor and Members of Council**  
**DATE:                    October 15, 2007**  
**REPORT NO.:          PL.07.122**  
**SUBJECT:                Mosaic Phase 1 Commercial Resort  
Unit Condominium Agreement  
Intrawest Development Corporation  
Part Lots 6 and 10, Plan 1065  
Town of The Blue Mountains**

**PREPARED BY:        Robert Armstrong,  
Manager of Development Planning & IS**

#### **A. Recommendations**

**THAT Council receive Planning Staff Report No. PL.07.122, “Mosaic Phase 1 Commercial Resort Unit Condominium Agreement Intrawest Development Corporation, Part Lots 6 and 10, Plan 1065”;**

**AND THAT Council authorize the Mayor and Clerk to execute the Condominium Agreement for the Phase 1 Commercial Resort Unit Condominium known as Mosaic within the Blue Mountain Village located on Part Lots 6 and 10, Plan 1065.**

#### **B. Background**

As part of the ongoing development of the Blue Mountain Village, the Town requires that the developer enter into a Condominium Agreement, prior to the registration of any Condominium. The purpose of this Agreement is to ensure that future Condominium is bound by the terms of all the applicable agreements, including the Site Plan Agreement that provided for the development of the Condominium, while releasing the future Condominium from future amendments to the Site Plan Agreement that will facilitate further development in the Village.

With regard to this development (Mosaic), it was approved under a Site Plan Agreement executed with the Town on April 8, 2005. The first phase being considered for execution consists of 85 units and 2 lock-off units. The County of Grey granted Draft Plan Approval of the Plan of Condominium on September 19, 2006 with an amendment on January 11, 2007 under file 42-CDM-2006-13

Prior to the execution of the Condominium Agreement, the Town must be satisfied that the development has been constructed in accordance with the accepted plans and Record Drawings have been provided and referenced in the Agreement. Any outstanding works (usually landscaping) has been noted and the Blanket Security can be used to secure any outstanding works.

With regard to this development, it is our understanding that the works required under the Site Plan Agreement are acceptable to the applicable Departments.

Based on the foregoing, Planning Staff would support the execution of the Condominium Agreement.

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

These changes continue to be consistent with Strategic Plan goal #1:

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

### **D. Budget Impact**

NIL

### **E. Attached**

1. Site Plan

Respectfully submitted,

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Robert Armstrong, MCIP, RPP, CPT  
Manager of Development Planning & IS

**Attached Item 1: Site Plan**