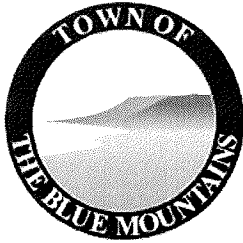


STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Town Council
MEETING DATE: July 7, 2008
REPORT NO.: PL.08.79
SUBJECT: Draft Plan of Condominium
County of Grey File No. 42-CDM-
2008-06
Woodlands by Sierra Phase 3
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.08.79, "Draft Plan of Condominium County of Grey File No. 42-CDM-2008-06" – Woodlands by Sierra Phase 3, Part Block 10, Registered Plan 1124 Town of The Blue Mountains"; and

THAT Planning Staff supports granting approval of the Common Elements Plan of Condominium by the County of Grey subject to the following conditions:

- a) That the Draft Plan be redlined to include the landscaping and trunk sewers on Parts 1 through 6 with the Common Elements Plan of Condominium;
- b) That an easement be provided to the Town for the water service;
- c) That an easement be provided to the Town for the municipal walkway contemplated under the Site Plan Agreement; and

THAT Planning Staff supports application No 42-CDM-2008-06 being exempt from the County's application process based on the previous Zoning and Site Plan Approval process by the Ontario Municipal Board.

B. Background

The development contemplated under this approval is the final phase of 73 townhouse units consisting of 18 units approved by the Ontario Municipal Board in 2003. In addition, this phase also includes the pool area (Part 20 on the Draft Plan). It has always been contemplated that the land would be developed as a Common Elements Plan of Condominium and this approval would facilitate the creation of the Plan.

A Site Plan Agreement has also been executed and registered on the lands that addressed all phases of development.

C. Comments

The proposed Plan of Condominium appears to be consistent with the Site Plan Approval and in compliance with the Zoning By-law approved for the lands. We do however request a redline revision to the Draft Plan that would facilitate the landscaping and trunk sewer located along the front of Parts 1 to 6 to be located within the Common Elements Plan of Condominium. This is shown on the attached Draft Plan.

In addition, the Town will require an easement for the public walkway located between Sleepy Hollow Road and Blueski George Crescent that was required under the Site Plan Approval as a condition of this approval. The Engineering and Public Works Department is also requiring municipal ownership of any water system that is looped to the municipal system, which is the case with the development. In this regard, an easement will also be required for the water system that will include the shut-offs.

Based on the previous approval by the Ontario Municipal Board, Planning Staff would support this application being exempted by the County of Grey from the normal application process.

D. Budget Impact

Nil

E. Environmental Impacts

The proposed approval of the Common Elements Plan of Condominium would not result in any environmental impacts.

F. Attached

1. Draft Plan

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