A. Recommendations

THAT Council receive Staff Report PDS.19.116, entitled “Removal of Holding ‘-h’ Symbol, Second Nature Phase 3”;

AND THAT Council enact a Zoning By-law Amendment to remove the Holding ‘-h’ Symbol in its entirety from those lands described as Part Lots 17 and 18 Concession 1 Parts 3, 4, 10 and Part of Part 1 16R10982 also known as Second Nature Phase 3.

B. Overview

The purpose of this report is to provide a recommendation on a Holding ‘-h’ lifting By-law for the development of the Second Nature Phase 3 lands.

C. Executive Summary

Application File # P2731

Application Received Date: March 28, 2019

Official Plan Designation: Residential Recreational Area ‘RRA’

Zoning Bylaw Designation: Residential ‘R1-1-112-h6’ and Residential ‘R1-1’32-h6’

Location: Part Lots 17 and 18 Concession 1

Planning Services received an application for Subdivision Approval including detailed engineering submission, agreement preparation fees and removal of Holding ‘-h’ By-law. Engineering approvals through the issuance of Accepted for Construction Drawings are complete. A Subdivision Agreement has been prepared and is in process of final execution. A Plan of Subdivision has been prepared and will be registered shortly by the County of Grey. Based on the current stage of the approvals process, it is now appropriate to lift the Holding ‘-h’ Symbol by By-law that comes into effect after execution of the Subdivision Agreement and the
Registration of the Plan of Subdivision. Upon the completion of the agreement and registration, Building Permits will be immediately available for new construction.

D. Background

Second Nature is part of the Master Planned Westbrook development that includes the already constructed Monterra Golf Course, Monterra Estates, Historic Snowbridge, Plateau East and Monterra Ridge projects. One additional Westbrook phase not yet built included the Monterra Phase 2 lands at the corner of Grey Road 21 and Monterra Road. The Second Nature lands are developing out consistent with the original intended design and layout consisting of 261 residential units (179 single detached plus 82 townhouse dwellings). Phase 1 consists of 36 units on Creekwood Court, Phase 2 provided for the extension of Crosswinds Boulevard from Grey Road 19 to the edge of the Windfall Development lands. Phase 3 consists of 142 single detached dwellings. One townhouse block (Block 152) has received site plan approval with construction underway for 22 townhouse dwellings.

Location (shown in red)

E. Analysis

The detailed engineering design for Phase 3 was submitted in 2018 with Preservicing Approval and Preservicing Agreement completed in March 2019 with preservicing works commencing accordingly. Final Accepted for Construction (AFC) approvals were received from the Town Development Engineering Division on August 21, 2019. A Subdivision Agreement has been prepared and is awaiting final execution. All Draft Plan Conditions appear to have been completed with Clearance Letters received by all agencies. The County of Grey is the approval...
Committee of the Whole September 16, 2019
PDS.19.116 Page 3 of 4

authority for the Plan of Subdivision and will be prepared to register the Plan upon
confirmation by the Town that the Subdivision Agreement has been completed and all Draft
Plan Conditions have been completed to the satisfaction of the Town.

Requirements for the removal of the Holding ‘-h’ symbol is the Execution of the Subdivision
Agreement and the Registration of the Plan of Subdivision. It has been noted that the
Subdivison Agreement and Registration are now imminent and Planning Staff recommend that
the Holding ‘-h’ symbol be lifted and that the By-law not come into full force and effect until
such time as the above conditions are met. Enacting the By-law now will allow for construction
to begin as soon as the lots have been legally created. Should the Town choose to wait for the
conditions to be fully met, the lots will be created and construction will be deferred until
Committee of the Whole and Council has considered the ‘-h’ removal By-law adding
approximately four to six weeks to the process. Planning Staff are satisfied that the project has
reached a stage where development will be proceeding, and that building permits will not be
issued until the conditions of the Holding ‘-h’ symbol have been completed.

F. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles
Objective #3 Manage Growth and Promote Smart Growth

G. Environmental Impacts

Nil

H. Financial Impact

Nil

I. In consultation with

Nathan Westendorp, Director of Planning and Development Services

J. Public Engagement

The topic of this Staff Report has not been subject to a Public Meeting and/or a Public
Information Centre as neither a Public Meeting nor a Public Information Centre are required.
Comments regarding this report should be submitted to Shawn Postma at
planning@thebluemountains.ca

K. Attached

1. Draft Holding ‘-h’ Removal By-law
Respectfully submitted,

_____________________________
Shawn Postma, BES, MCIP, RPP  
Senior Policy Planner

_____________________________
Nathan Westendorp, RPP, MCIP  
Director of Planning and Development Services

For more information, please contact:  
Shawn Postma, BES, MCIP, RPP  
planning@thebluemountains.ca  
519-599-3131 extension 248
The Corporation of the Town of The Blue Mountains

By-Law Number 2019 –

Being a By-law to amend Zoning By-law No. 2018-65 which may be cited as "Blue Mountains Zoning By-law 2018-65 "

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. 2018-65;

And Whereas pursuant to the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P.13, 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 Blue Mountains being By-law 2018-65, is hereby amended by removing the Holding ‘-h6’ symbol from the lands lying and being in the Town of The Blue Mountains comprised of Part Lots 17 and 18 Concession 1 Parts 3, 4, 10 and Part of Part 1 16R10982 as indicated on the attached key map Schedule ‘A-1’.

2. That Schedule ‘A-1’ is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this 9th day of September, 2019

___________________________
Alar Soever, Mayor

___________________________
Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2019–___ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 9th day of September, 2019.

Dated at the Town of The Blue Mountains, this 9th day of September, 2019.

___________________________
Corrina Giles, Clerk
Town of The Blue Mountains
Schedule 'A-1'

By-Law No.__________

Legend

- Subject Lands of this Amendment
- Area to be rezoned from R1-1-112-h6 to R1-1-112
- Area to be rezoned from R1-1-32-h6 to R1-1-32

[Map showing areas to be rezoned]