A. Recommendations

THAT Council receive Staff Report PDS.19.113, entitled “Lora Bay Heights – Holding ‘h’ Removal”;

AND THAT Council enact a By-law to remove the Holding ‘h23’ symbol from those lands legally described as Town Plot 47 to 49, Arthur Street E/S, Town of The Blue Mountains (188 Peel Street).

B. Overview

The purpose of this report is to update Council on the status of the Lora Bay Heights development and to request authorization to proceed with the removal of the Holding ‘h23’ symbol from the lands. Site Plan Approval and the execution of a Development Agreement for the lands is imminent. Initiating the removal of the Holding ‘h23’ at this time will allow for building permits to be issued without further delay once the Development Agreement has been executed.

C. Executive Summary

Application File # P2736

Application Received Date: April 15, 2019

Official Plan Designation: Community Living Area (CLA) and Hazard (H)

Zoning Bylaw Designation: R2-77-h23

Location: South Side of Peel Street North

Planning Services received an application to remove the Holding ‘h23’ symbol from the subject lands. The proposed development consists of twenty-two semi-detached units and two single detached units. The associated Site Plan application has been subject to considerable review by
Town Staff and site plan approval and the execution of a Development Agreement for the lands is anticipated to be completed imminently.

R2-77-h23 zoning is in place for the lands, with the Holding ‘h23’ symbol still being applicable. The conditions for the removal of the Holding ‘h23’ symbol, as required by Zoning By-law 2018-65, include:

i. Granting of Site Plan Approval;
ii. Execution of a Development Agreement;
iii. Relocation of watercourse;

D. Background

The subject lands have been undergoing review for Site Plan Approval since June 2018. The development is proposed to be a standard condominium. At the time of writing this report, there remains only minor details to be addressed prior to Staff being in a position to recommend site plan approval for the lands. It is anticipated that a recommendation for Site Plan Approval will be forthcoming before the end of September and authorization for the lifting of the Holding ‘h23’ symbol is being sought in order to allow for building permits to be issued in a timely manner.

E. Analysis

Planning Staff are satisfied that the conditions for removing the Holding ‘h’ symbol for the lands have been, or are very close to being, satisfied. The creek re-alignment works were complete in April of 2019 in accordance with drawings approved under a Development Permit issued by the Grey Sauble Conservation Authority. Municipal Site Plan Approval and the execution of a Development Agreement are expected to be completed imminently as only minor site plan details remain to be addressed. The Grey Sauble Conservation Authority is satisfied with the proposed stormwater management plan, as confirmed through correspondence provided to the applicant on May 8, 2019 (see Attachment #2). An additional Development Permit is also required from their office prior to any site alteration occurring for the proposed development. The lands will be subject to the condominium exemption process under the authority of the County of Grey once site plan approval is in place.

Planning Staff recommend that Council enact a By-law to remove the Holding ‘h23’ symbol from the subject lands, conditional that the By-law only comes into full force and effect at such time as the Development Agreement is executed by the Town.

F. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles
Objective #2 Increase the Range of Housing Choices and Promote Housing Affordability
G. **Environmental Impacts**

No adverse environmental impacts are anticipated as a result of this application.

H. **Financial Impact**

No adverse financial impacts are anticipated as a result of this application.

I. **In consultation with**

Nil.

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 Travis Sandberg, Planner I, at planning@thebluemountains.ca.

K. **Attached**

1. Attachment 1 – Photos of completed creek re-alignment (April, 2019);
2. Attachment 2 – Email correspondence from Andy Sorensen, GSCA (May 8, 2019)
3. Attachment 3 – Draft Holding ‘h’ Removal By-law

Respectfully submitted,

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**Travis Sandberg**
Travis Sandberg, Planner I

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**Nathan Westendorp**
Nathan Westendorp, RPP, MCIP
Director of Planning and Development Services
**Figure 1:** Panoramic Photo of Complete Creek Re-Alignment (April 2019)

**Figure 2:** Culverts and Complete Creek Re-Alignment (April 2019)

**Figure 3:** Trout in the complete Creek Re-Alignment (April, 2019)
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mason – I think this is the email from Andy that you are looking for. Greg

From: Andrew Sorensen
Sent: May 8, 2019 5:15 PM
To: Greg Roberts
Cc: Mathew Lemieux; Kevin Morris; Ron; John Kafieh; Colin Travis; Mike Hensel; 'Brian Worsley, P.Eng., MICE, PMP'; spostma@thebluemountains.ca; Nathan Westendorp
Subject: RE: Richpark Thornbury

Hi Greg;

We have no objection to the Ministry of Environment Conservation and Parks issuing a ECA for the project.

An additional standard permit will be required under Ontario Regulation 151/06 for the development of the stormwater Management infrastructure and the rest of the development.

The most recent plans sent are acceptable for the issuance of the additional permit.

Regards,

Andrew J. Sorensen
Environmental Planning Co-ordinator
Grey Sauble Conservation Authority
#237897 Inglis Falls Road, RR#4, Owen Sound, ON N4K 5N6
Phone: 519-376-3076 ext. 227 Fax: 519-371-0437
www.greysauble.on.ca

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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 “The Blue Mountains Zoning By-law”;

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. That Zoning By-law 2018-65, is hereby amended by removing the Holding ‘-h23’ symbol from the lands lying and being in The Town of The Blue Mountains comprised of Town Plot Lot 47 to 49, Arthur E/S, Town of the Blue Mountains, as more accurately defined on the attached key map Schedule ‘A-1’.

2. Schedule “A-1” is hereby declared to form part of this By-law.

AND FURTHER that this By-law shall come into force and take effect upon the execution of a Development Agreement for the subject lands.

Enacted and passed this _____ day of __________, 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 __ day of __________, 2019.

Dated at the Town of The Blue Mountains, this ____ day of _____, 2019.

__________________________
Corrina Giles, Clerk
Subject Lands of this Amendment
Area to be rezoned from R2-77-h23 to R2-77