



Staff Report

Planning & Development Services – Planning Division

Report To: Committee of the Whole Meeting
Meeting Date: June 7, 2022
Report Number: PDS.22.067
Title: Recommendation Report – Holding ‘h’ Removal – 828453 Grey Road 40 (P3153)
Prepared by: Travis Sandberg, Intermediate Planner

A. Recommendations

THAT Council receive Staff Report PDS.22.067, entitled “Recommendation Report – Holding ‘h’ Removal – 828453 Grey Road 40 (P3153)”;

AND THAT Council enact a Zoning By-law Amendment to remove the Holding ‘-h’ Symbol in its entirety from those lands described as Lots 1-17, Plan 16M-87, inclusive, also known as Bayside (Clarksbury), Phase 2.

B. Overview

The purpose of this report is to advise Council on the status of the Bayside (Clarksbury) Phase 2 subdivision and provide a recommendation to lift the Holding ‘-h’ symbol to permit building permits to be issued.

C. Background

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 and were stamped “AFC” on February 23, 2022. A Subdivision Agreement has been executed and was registered on-title of the subject lands on April 13, 2022, as Instrument No. GY225444. The Plan of Subdivision was also registered on May 5, 2022, as Plan 16M-87 (Instrument No. GY226725).

Based on the registration of the Subdivision Agreement and the Plan of Subdivision, it is now appropriate to lift the Holding ‘-h’ Symbol. A key map and aerial photograph of the subject lands is provided below as Figures 1 and 2.

Figure 1: Location Key Map

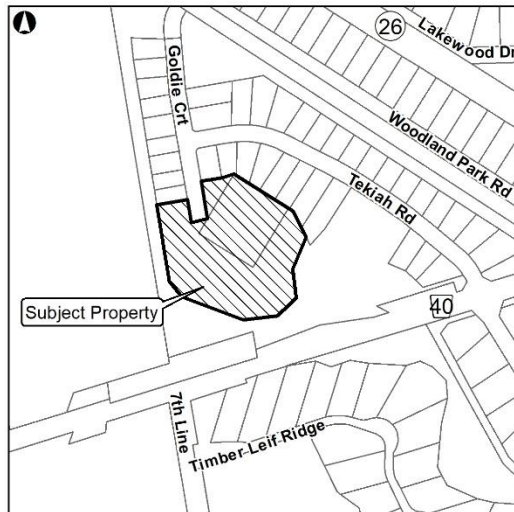


Figure 2: Aerial Photo



D. Analysis

Requirements for the removal of the Holding ‘-h30’ symbol are found under Part 10.0 to the Town’s Comprehensive Zoning By-law 2018-65. The Holding Symbol cannot be lifted until the following has been completed:

- i. Execution of a Subdivision Agreement, and
- ii. Registration of a Plan of Subdivision.

Final Accepted for Construction (AFC) approvals were received from the Town’s Development Engineering Department on February 23, 2022. A Subdivision Agreement has been executed and registered on-title. All Draft Plan Conditions related to Phase 2 have been satisfied and final approval was granted by the County of Grey on April 26, 2022. The Plan of Subdivision was registered by the Land Registry Office on May 5, 2022, as Plan 16M-87.

Planning Staff recommend that the Holding ‘-h30’ symbol may now be lifted to allow for the issuance of Building Permits for the Phase 2 lands.

E. Strategic Priorities

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

No adverse impacts to the environment are anticipated as a result of this report. All natural heritage matters were reviewed through the Plan of Subdivision process.

G. Financial Impacts

No adverse financial impacts to the municipality are anticipated as a result of this report.

H. In Consultation With

Trevor Houghton, Manager of Community Planning

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Travis Sandberg, planning@thebluemountains.ca.

J. Attached

1. Registered Plan of Subdivision 16M-87
2. Draft Holding Removal By-law

Respectfully submitted,

Travis Sandberg
Intermediate Planner

Trevor Houghton, RPP, MCIP
Manager of Community Planning

For more information, please contact:
Travis Sandberg, Intermediate Planner
planning@thebluemountains.ca
519-599-3131 extension 283

Report Approval Details

Document Title:	PDS.22.067 Recommendation Report - Holding 'H' Removal - 828453 Grey Road 40 (P3153).docx
Attachments:	- PDS.22.067 Attachment 1 - PDS.22.067 Attachment 2
Final Approval Date:	May 11, 2022

This report and all of its attachments were approved and signed as outlined below:

Trevor Houghton - May 11, 2022 - 2:36 PM

PLAN 16M-87

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF GREY (No. 16) AT 16:09 O'CLOCK ON THE 5 DAY OF May, 2022 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 37142-0424, 37142-0377 AND 37142-0378. AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. 6-1226725 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF GREY (No. 16)

THIS PLAN COMPRISES ALL OF PINS 37142-0424, 37142-0377 AND 37142-0378. SUBJECT TO EASEMENT AS IN INSTRUMENT R546998, AFFECTING ALL OF LOTS 1 TO 11, INCLUSIVE, PART OF LOTS 12, 16 AND 17, ALL OF BLOCK 18 AND PART OF GOLDIE COURT. SUBJECT TO EASEMENT AS IN INSTRUMENT R154336, AFFECTING PART OF LOTS 3, 4, 9, 10, PART OF BLOCK 18 AND PART OF GOLDIE COURT.

PLAN OF SUBDIVISION OF
PART OF LOT 28,
CONCESSION 7
GEOGRAPHIC TOWNSHIP OF COLLINGWOOD
NOW IN THE
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

SCALE 1 : 500
10 0 10 20 30 metres

J.D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 17 BOTH INCLUSIVE, BLOCK 18, THE STREET NAMED: GOLDIE COURT HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS AS PUBLIC HIGHWAY.

DATED THIS 4th DAY OF April, 2022

BAYSIDE DEVELOPMENT GROUP INC.

ASHLEY SUD A.S.O.
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

LEGEND
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
CP DENOTES CONCRETE PIN
IB DENOTES IRON BAR
JDB DENOTES J. D. BARNES LIMITED
ZUB DENOTES ZUBEK, EMO PATTEN & THOMSEN, LIMITED
PT DENOTES REGISTERED PLAN 16M-74

NOTES
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE NOTED.
SURVEY MONUMENTS FOUND ARE JDB UNLESS OTHERWISE NOTED.
ALL SET SIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY TO UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.Reg. 525/91.
DISTANCES SHOWN ON CURVED LIMITS ARE ARC MEASUREMENTS.
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999598
ALL BEARINGS AND DISTANCES BETWEEN SURVEY MONUMENTS FOUND ARE PT AND MEASURE, UNLESS OTHERWISE NOTED.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.Reg. 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	546 426.39	4 931 971.24	
ORP (B)	546 560.62	4 932 074.36	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 169.34 N 52°28'00" E			

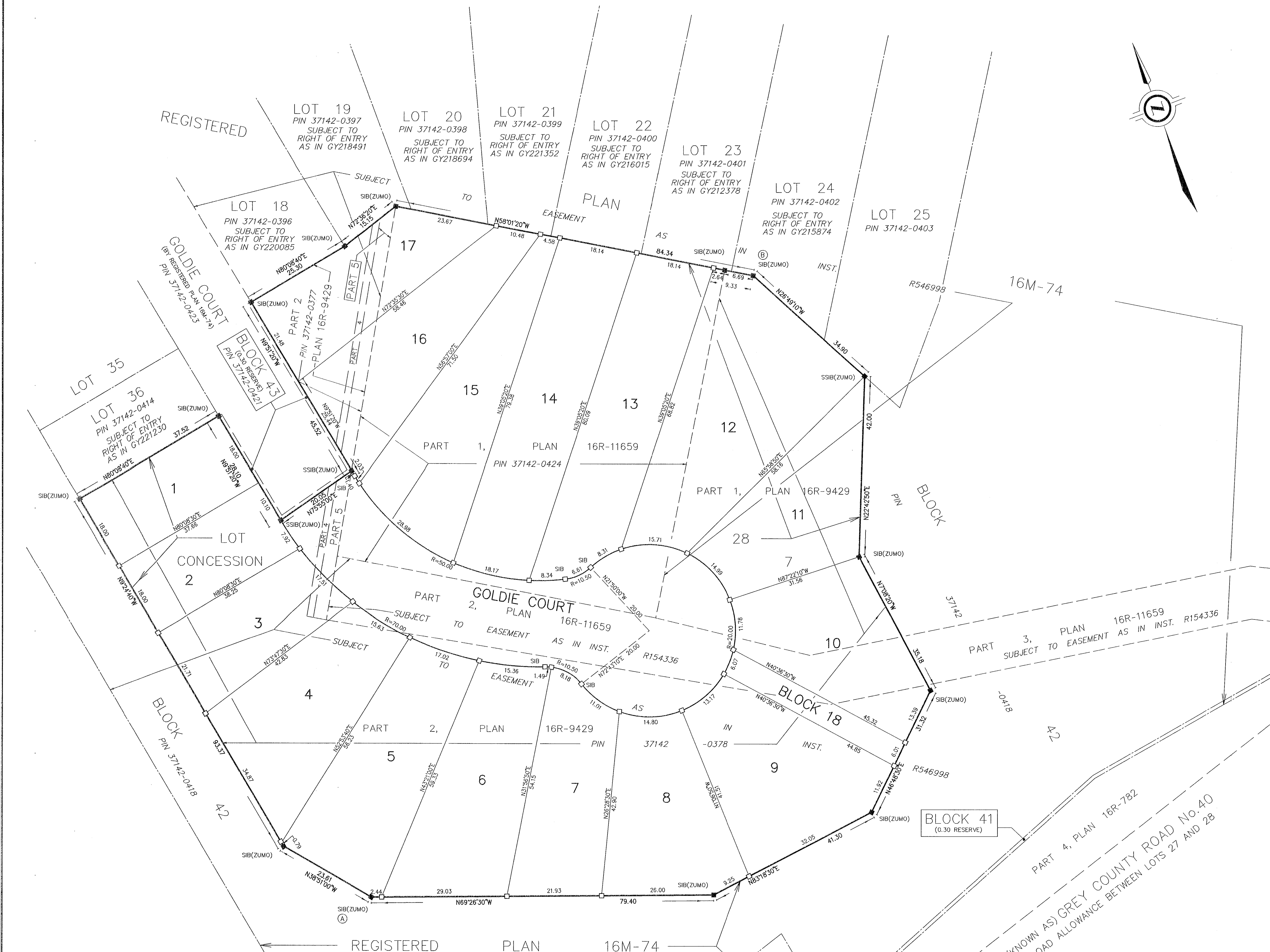
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MARCH 18, 2022

DATE MARCH 21, 2022
LAURENCE J. KUELLING
ONTOARIO LAND SURVEYOR

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
365 BRYNE DRIVE, UNIT E, BARRIE, ON L4N 9Y3
T: (705) 739-6770 F: (705) 739-6771 www.jdbarnes.com

DRAWN BY: MIKE WALDOCK CHECKED BY: LJK REFERENCE NO.: 21-11-915-00-MP
FILE: G:\21-11-915\00\DRAWINGS\MP-915.dgn DATED: March 21, 2022

CURVE TABLE				
LOT/BLOCK	RADIUS	ARC	CHORD	BEARING
LOT 2	70.00	7.92	7.91	N13°09'30"W
LOT 3	70.00	17.51	17.47	N23°34'00"W
LOT 4	70.00	15.63	15.60	N37°07'50"W
LOT 5	70.00	17.02	16.98	N50°29'40"W
LOT 6	10.50	1.49	1.49	N65°58'10"W
LOT 6	70.00	15.36	15.33	N63°44'50"W
LOT 7	20.00	11.01	10.87	N35°02'40"W
LOT 7	10.50	8.18	7.97	N39°35'30"W
LOT 8	20.00	14.80	14.47	N70°00'40"W
LOT 9	20.00	13.17	12.93	N69°58'20"E
LOT 10	20.00	11.78	11.61	N16°48'10"E
LOT 11	20.00	14.99	14.65	N21°32'50"W
LOT 12	20.00	15.71	15.31	N65°31'40"W
LOT 13	50.00	8.34	8.33	N70°59'20"W
LOT 13	10.50	6.61	6.50	N86°12'00"E
LOT 13	20.00	8.31	8.25	N80°04'10"E
LOT 14	50.00	18.17	18.07	N55°43'00"W
LOT 15	50.00	28.98	28.58	N28°47'10"W
LOT 16	50.00	2.03	2.03	N11°01'10"W
BLOCK 18	20.00	6.07	6.05	N42°22'10"E



THIS FINAL PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, CHAPTER P.13 (AS AMENDED) ON THE 26th DAY OF April, 2022
RANDY SCHERZER, M.C.P., R.P.P.
DEPUTY CAO

The Corporation of the Town of The Blue Mountains

By-Law Number 2022 –

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 ‘h30’ symbol from the lands lying and being in the Town of The Blue Mountains comprised of Lots 1-17, Plan 16M-87, inclusive, as indicated on 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 date of enactment.

Enacted and passed this day of June 2022.

Alar Soever, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2022-___ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the day of June 2022.

Dated at the Town of The Blue Mountains, this day of June 2022.

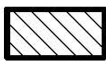
Corrina Giles, Clerk

Town of The Blue Mountains

Schedule 'A-1'

By-Law No. _____

Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from R1-1-h30 to R1-1

