



Staff Report

Planning & Development Services – Planning Division

Report To: COW-Operations, Planning and Development Services
Meeting Date: August 15, 2023
Report Number: PDS.23.083
Title: Request for Draft of Plan Extension – Cottages at Lora Bay
Prepared by: Adam Smith, Director of Planning & Development Services

A. Recommendations

THAT Council receive Staff Report PDS.23.083, entitled “Request for Draft Plan Extension – Cottages at Lora Bay”;

AND THAT Council recommend to the County of Grey to grant a _____ year extension of the Draft Plan Approval for the Cottages on Lora Bay from the current date of expiry being September 30, 2022;

AND THAT Council recommend to the County of Grey to amend the current Conditions of Draft Approval to include new additional Conditions as provided in this report.

B. Overview

The purpose of this report is to receive direction from Council on an application for an extension of Draft Plan Approval for the Cottages on the Lora Bay project. An extension is required to facilitate development on the Phase 6 lands.

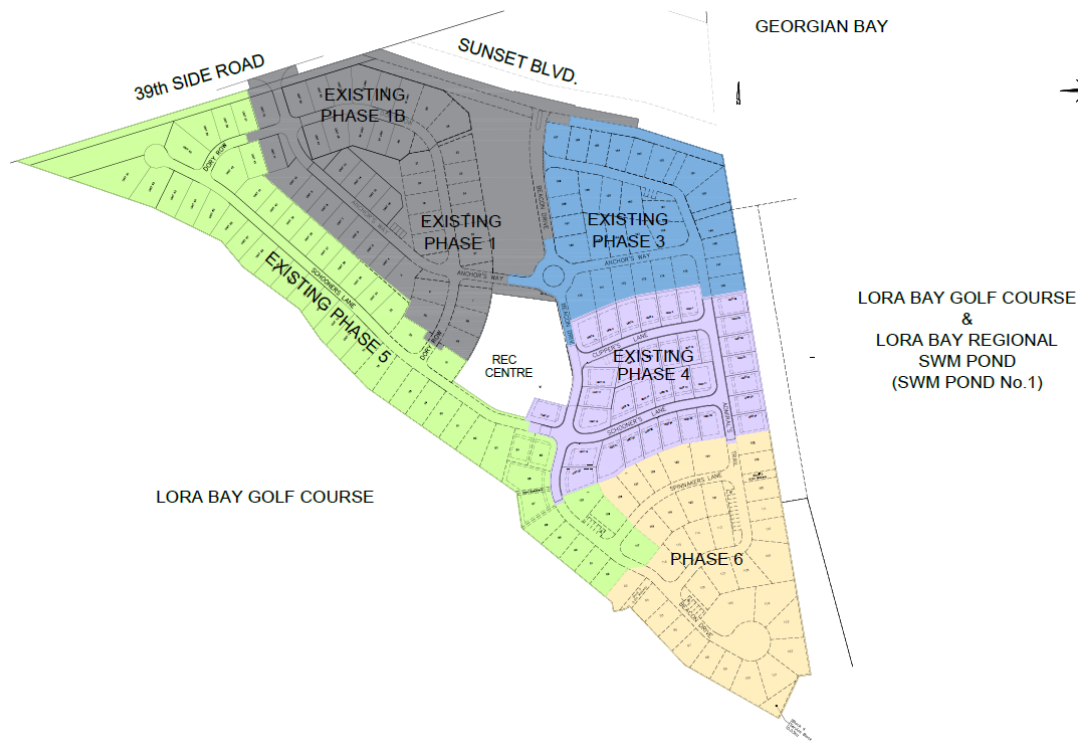
C. Background

The current Draft Approval for this project will expire September 30th, 2023.

The County of Grey and Town of The Blue Mountains have received a request from Ms. Kristen Rennie, Principal, Georgian Planning Solutions, as Agent for the Applicant requesting an extension of the Draft Approval for the Cottages on Lora Bay. While a specific time period has not been identified for the extension, the applicant is seeking sufficient time to work with residents of the Phase 6 lands.

The subject lands are located south of the intersection of the 39th Sideroad and Sunset Boulevard. This project received Draft Approval in October 2006. Since this time, there have been past extensions of Draft Approval granted, and the construction of residential dwellings has taken place in various phases. As the project has matured various Condominium

corporations have been created that have established the form of the property ownership tenure.



(Lora Bay Cottages Development Area)

In 2021, staff supported an extension request on the basis that it be for one year and include additions to the Draft Plan conditions including the following:

2021 New Conditions	
19	The Owner acknowledges that this Draft Plan Approval provides water plant and sanitary sewer plant reservation. Draft Plan Approval does not constitute a commitment by the Town to provide servicing access to the Town's water or wastewater treatment plants or allocation of associated built capacity. Prior to execution of a Pre-Servicing Agreement and/or Condominium Agreement with the Town, sufficient water and sanitary sewer capacity shall be confirmed as available and allocated by the Town.
20	That prior to final approval and registration of the Plan, the Town shall provide confirmation to the County that there is sufficient built water and sanitary capacity available and allocated to service the entire plan of condominium, based on actual usage, as determined by the Town's monitoring of water flows and sanitary sewer flows.

21	That the Condominium Agreement shall detail and confirm the water and sanitary servicing capacity allocated to this plan of condominium.
22	That the Owner shall install the necessary infrastructure for Fibre Optic network expansion, if available, within each future condominium phase
23	That the owner(s) agree in the Condominium Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community
24	That the owners(s) agree in the Condominium Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Condominium in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey Bruce."
25	<p>That prior to execution of any Condominium Agreement, the Owner shall submit a Development Communications Plan for review and approval by the Town. The Development Communications Plan shall inform the Town and area residents of Significant Site activities and include:</p> <ul style="list-style-type: none"> i. Installation of a Project Notification Sign, 1.2 m x 2.4 m minimum, to Town template, at each construction access to the Lands and visually obvious to the public, at least two (2) weeks before the construction start date, and maintained for full duration of construction. ii. Notification of the construction project to property owners as deemed appropriate in consultation with Development Engineering via hand/mail delivery. iii. Schedules of intended site activities updated routinely. (typically, weekly to bi-weekly). iv. A minimum of two (2) weeks' notice following Town approval and prior to commencement of: <ul style="list-style-type: none"> a. Significant site activities including such as site alteration works as tree clearing & grubbing, commencement of site servicing/grading, placement of asphalt, concrete curbs and sidewalk, and landscaping, and/or b. Off-site works on Town Owned Lands/Roads following receipt of appropriate approvals.

The recommendation was further supported by an analysis of the Provincial Policy Statement, Niagara Escarpment Plan, County of Grey Official Plan, and the Town's Official Plan and Zoning By-law. As such, the Draft Plan first enacted in 2006 and subsequently revised in 2017, remained in alignment with provincial, County and local policies.

The Draft Plan extension was ultimately granted in December 2021 by the County of Grey for one year (1). In November 2022, a subsequent one-year (1) extension request was received by Council. The decision was to recommend an extension to September 30, 2023 and further, that delegated authority with respect to this development, including pre-servicing agreements be revoked.

The basis for the extension request in 2022 is similar to the present request being that the proponent is unable to meet the conditions within the Draft Approval during the statutory timeframe. This is principally driven by on-going negotiations with the residents of Phase 6.

D. Analysis

Council is the approval authority in circumstances when an extension request is made for a Draft Plan of Subdivision that has been in effect for ten (10) years or more. In evaluating the request, staff recommend following the guidance of Bylaw No. 2021-61 being a By-law detailing certain delegation of Powers and Duties of the Municipality. For extension requests of Draft Plans of Subdivision under the delegated authority of the Director of Planning and Development Services, the following review criteria is established:

- a. Municipal services continue to be available.
- b. New legislation, regulations, policies and/or by-laws would not preclude the proposed development.

Similar to the previous extension request in 2022, staff do not have any concerns with the above criteria being met. However, in reviewing the Draft Plan conditions with the lens to relevancy to the policies of today, staff are suggesting that there be additional conditions added to ensure consistency with expectations on other sites. Staff are also cognizant of the feedback received by community members in previous extension requests with the new conditions added reflecting on the concerns expressed. Staff would propose that the following conditions be added to the Draft Approval:

2023 New Conditions	
26	That prior to execution of a Pre-Servicing Agreement or Subdivision Agreement, a detailed engineering and drainage report will be provided which describes the stormwater drainage system for the proposed development on the subject lands to the satisfaction of the Town. The Plan shall demonstrate how the drainage system will tie into the drainage of surrounding properties and how external drainage and site drainage is appropriately conveyed.

27	<p>That prior to final approval, the Owner prepares a Vegetation Assessment, Vegetation Management Plan and Landscaping Plan by a qualified consultant to the satisfaction of the Town of The Blue Mountains. The Vegetation Management Plan shall include amongst other matters:</p> <p>i. Special provisions to ensure that the existing vegetation on the periphery of the site be maintained and protected, where feasible, during the development process;</p> <p>ii. Special provisions to ensure that existing vegetation on the adjacent lands be protected during development and construction; and,</p> <p>iii. That said plan be incorporated into the Subdivision Agreement with the Town</p>
28	<p>The Subdivision Agreement shall ensure that the Owner shall save and/or remove any trees and vegetation on the subject lands as required by the Vegetation Assessment / Vegetation Management Plan to the satisfaction of the Town of The Blue Mountains.</p>

As illustrated in the attached matrices there are notable themes identified from public feedback received and staff have attempted to apply conditions that have some alignment with concerns pertaining to Phase 6.

Importantly, in adding conditions they can only be applied to impact future development agreements. Concerns expressed in relation to approvals given in previous phases cannot be revisited through the Draft Plan extension process.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

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 known environmental concerns have been identified. Environmental impacts would have been addressed through the original Draft Plan of Condominium process.

G. Financial Impacts

Under By-law 2021-17 Being a By-law for Fees related to Planning Matters and Engineering Services, Development Engineering receives a 5.64% works fees for the scope of construction (excluding buildings) upon execution of a Subdivision Agreement. This would be foregone revenue in the event an extension is not granted and an Agreement cannot signed in the future.

In addition, decisions of Council may be subject to an appeal to the Ontario Land Tribunal (OLT), or if recourse with the Tribunal is not available, a Court of competent jurisdiction. Depending on the scope of the appeal and/or recourse sought and the Town's involvement in such proceedings, additional financial obligations may be required.

H. In Consultation With

Brian Worsley, Manager of Development Engineering

Shawn Postma, 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 Adam Smith, directorplanningdevelopment@thebluemountains.ca

J. Attached

1. Lora Bay Draft Plan Extension Request 2023
2. Lora Bay Cottages Draft Plan Extension Comment Response Matrix 1
3. Lora Bay Cottages Draft Plan Extension Comment Response Matrix 2

Respectfully submitted,

Adam Smith
Director of Planning & Development Services

For more information, please contact:
Adam Smith, Director of Planning & Development
directorplanningdevelopment@thebluemountains.ca
519-599-3131 extension 246

COMMENTS RESPONSE MATRIX

Comments Received By:	Date Received:	Written or Oral:	Comments / Concerns / Questions Summary:	Response
PUBLIC COMMENTS:				
Roy and Angie Wilson	November 7 th 2022 November 9 th , 2022	Written	<ol style="list-style-type: none"> 1. Concerned around relocation from the model homes. Financial settlement required to relocate. Development Agreement allows for them to stay. 2. No works to be carried out for Phase 6 while living in model homes. 	<p>Applicant: Owner never told them they could not stay. Owner has always been of the position that they have right to stay per terms of lease. Not an issue as Phase 6 is not developing at this time.</p> <p>Staff: The extension request allows additional time to negotiate with existing residents of the model homes. Future development agreement will not be executed with residents remaining in model homes.</p>
Doris VanBarneveld	November 7 th 2022 November 9 th , 2022	Written	<ol style="list-style-type: none"> 1. Concerned around relocation from the model homes. Grandfathered into community and expect this to be honoured. 2. Health and safety concerns for the Phase 6 area. Pot holes continue to be an issue. No compensation for loss of recreation centre. 	<p>Applicant: Owner never told them they could not stay. Owner has always been of the position that they have right to stay per terms of lease. Roads were completely redone in June 2023. Doris sent an email commenting on quality of new roads. Maintenance fees were reduced for closing of rec centre.</p> <p>Staff: Extension request does not impact residency in model homes</p>
GVLCC 122 (Pamela Murphy)	November 9 th , 2022	Written	<ol style="list-style-type: none"> 1. Concerned about the lack of transparency on future plans; website is inactive/outdated and would like to see clear plans for Phase 6. 2. Requesting a pedestrian safety strategy developed for the Cottages community 	<p>Applicant: The future of Phase 6 depended in part upon the outcome of discussions and negotiations with the existing park model residents, none of whom were ever told they had to leave. The circumstances for the existing residents are as unique and complex as they have been</p>

COMMENTS RESPONSE MATRIX

Comments Received By:	Date Received:	Written or Oral:	Comments / Concerns / Questions Summary:	Response
			<p>and in collaboration with the condo corporations. Have regard for the use of, common elements such as walkways and utility corridors as safe alternatives to Beacon Drive for pedestrian mobility within the community and to Sunset Blvd and nearby walking trails.</p> <p>3. Concerned about the loss of the recreation centre. Would like to see the plan and timeline for redevelopment of this land.</p>	<p>for every other resident in Keeper's Cove. Any perceived lack of transparency was due to maintaining the privacy of these residents as discussions and negotiations proceeded.</p> <p>Previous phases have been turned over to the individual condo corps. The developer no longer has authority or jurisdiction in those phases. All previous phases were designed per the Town's subdivision process and inspected and approved by the Town. The condo corps have the authority to define the usage of their common elements in any way they want, subject to the easements and rights that are on title for them.</p> <p>The plan to remove the Rec Centre has always been communicated to residents and new purchasers. The Rec Centre has been removed and there are no plans to redevelop this property.</p> <p>Staff: Future development agreement will be specific to Phase 6 lands. Given current lot configuration, trail network is not practical in Phase 6. Recreation Centre lands are zoned REC3 limiting uses to those of a recreational nature and not permitting any residential.</p>

COMMENTS RESPONSE MATRIX

Comments Received By:	Date Received:	Written or Oral:	Comments / Concerns / Questions Summary:	Response
GVLCC 80, GVLCC 103, GVLCC 111, GVLCC 122	November 10, 2022	Written	<ol style="list-style-type: none"> 1. Drainage concerns; flooding of recreation land in 2022 and detailed in October 2019 deputation 2. Recreation facilities promised to Lora Bay home purchasers. Unfulfilled commitment to amend Development Agreement to register lands as parkland. 3. Landscaping plan for roundabout has not been provided. Intersections do not have painted crosswalks. 4. Phases 1 – 4 do not have designated snow storage areas 5. Inadequate visitor parking. Existing phases must not get any spillover from Phase6 	<p>Applicant: All phases were designed by Professional Engineers subject to the Town's criteria for stormwater and drainage, and consequently approved by the Town. The construction of the Rec Centre pre-dated current stormwater practices which may have contributed to the flooding issues that have led to it's ultimate demolition.</p> <p>All purchasers were advised that the Rec Centre would ultimately be demolished. A new fitness facility was constructed in the Club House which is available to all member of Lora Bay. The Rec Centre site is zoned "REC3" which includes parkland usage.</p> <p>Most of the roundabout will be hard surfaced to accommodate larger vehicle movement as per the Town approved plans. A small stone geometric feature will be positioned in the centre. The approved plans do not specify painted crosswalks.</p> <p>All phases were designed and constructed per Town requirements.</p> <p>By-law requires 2 spaces for single detached units. Visitor parking is not required in the by-law but 36 spaces have been included within the development over and above what is required.</p>

COMMENTS RESPONSE MATRIX

Comments Received By:	Date Received:	Written or Oral:	Comments / Concerns / Questions Summary:	Response
			6. Lack of direct access to the beach. Residents need to walk across busy construction roads	Beach access is via Beacon Drive as approved by the Town.
			7. Requesting that the recreation/parkland be registered, conveyed and funds be provided to the LBCA to assist in replacing the recreation facility	Noted.
			8. Requesting the Town conduct a peer review of the engineered drainage plan for Phase 6	Noted
			9. Requesting plans for finishing of Beacon Drive roundabout and crosswalk including landscaping plan and painted crosswalks.	See response to #3.
			10. Requesting that issues in previous phases be accommodated in Phase 6 including snow storage and visitor parking.	Phase 6 cannot accommodate snow storage and visitor parking from other Phases, nor be accountable to correct perceived issues from other phases.
			11. Requesting clear definitions for pedestrian access in the community involving agreements with the condo corporations.	The message has been clear – pedestrian access is largely via Beacon Drive. The developer has no authority or jurisdiction to redefine the use of common elements with the various condos. If individual condo corp's want to designate their common elements as walkways they are free to do so subject to

COMMENTS RESPONSE MATRIX

Comments Received By:	Date Received:	Written or Oral:	Comments / Concerns / Questions Summary:	Response
				<p>the easements and rights that are on title therein.</p> <p>Staff: Stormwater Management Plan is a requirement of Phase 6 approval and reinforced through a new condition. Post-development flows cannot increase beyond pre-development state. Landscaping on Beacon Drive to be completed following completion of construction activities in Phase 5 and Phase 6. Snow storage and visitor parking will be contemplated within future development agreement for Phase 6. Agreements for previous phases considerate of snow storage and visitor parking cannot be amended. Lands in which former Recreation Centre was situated is zoned REC3 thus restricting the uses permitted.</p>
November 14th PUBLIC MEETING:				
Ken Schneider	November 14 th , 2022	Oral	1. Reiterated letter submitted on November 10 th .	Applicant: Noted.
Drew Brims	November 14 th , 2022	Oral	1. Letter from Condo Boards highlight the major concerns 2. Request for deferral to the subsequent Council	Applicant Noted. Noted.

COMMENTS RESPONSE MATRIX

Comments Received By:	Date Received:	Written or Oral:	Comments / Concerns / Questions Summary:	Response
Stew Elkins	November 14 th , 2022	Oral	<ol style="list-style-type: none"> 1. Commitments from developer in October 2019 that have never been fulfilled. Roundabout plan would be ready shortly and residents will be consulted. Recreation centre and waterfront lands would be turned over to LBCA. This is noted in the condominium declaration. 2. In 2018 staff and the developer made a commitment to use the 11th Line ROW. Beacon Drive now used for heavy traffic. 3. Commitments are not delivered upon. 	<p>Applicant: Roundabout plans have been approved by the Town. Most of the roundabout will be hardsurfaced to accommodate larger vehicle movement. A small stone geometric feature will be positioned in the centre. The Rec Centre lands, waterfront lands and all other Shared Facilities are in the process of being conveyed to LBCA.</p> <p>The access and use of 11th Line needs to be confirmed by the Town.</p> <p>Need specifics.</p> <p>Staff: Beacon Drive landscaping remains a priority but is subject to the construction concluding. Access and use of 11th Line only intended for Phase 4. Beacon Drive is the primary means to support construction activities.</p>
Roy Wilson		Oral	<ol style="list-style-type: none"> 1. Nobody from Sherwood has been in contact with the resident of the model home park 2. Happy with the current state and do not require Phase 6 improvements 3. Ensure all Phase 6 concerns be attended to first prior to approval. 	<p>Applicant: The Owner has spoken to Roy on at least two occasions and exchanged emails. Sherwood Homes has not contacted him as they are the builder, not the Owner.</p> <p>Noted.</p> <p>Need specifics.</p>

COMMENTS RESPONSE MATRIX

Comments Received By:	Date Received:	Written or Oral:	Comments / Concerns / Questions Summary:	Response
				Staff: New conditions proposed for Phase 6 based on current practices and elements of public concern principally being vegetation management, landscaping and drainage.

Response to Lora Bay Cottages Condominium Corporations - April 4, 2023:

Commenting Group	Comments/Concerns/ Questions Summary	Response
Park Model Home Owners	Angie and Roy Wilson have resided in one of the Park Homes for many years. They, like the other two families in the Park Homes, have a life lease. The lease agreement provides that, "The Development Agreement permits homeowners to remain as long as they wish, or subject to a satisfactory relocation solution being reached." As of March 10, neither Sherwood nor their landlord have approached them with a plan to accommodate them during or after construction begins in Phase 6. They feel that no construction should be allowed in Phase 6 until these three families have a mutually acceptable agreement in place for their future living space.	<p>Applicant: Owner is aware of lease terms and has never told residents that they cannot stay. Owner has been in touch with all residents in Phase 6.</p> <p>Staff: No development will proceed in the absence of an agreement that will be subject to Council approval.</p>
	In addition to the concerns raised by Angie & Roy Wilson, Doris Van Barneveld states that the roads within Keepers Cove (the future Phase 6) are not maintained as well as in the past and the extra traffic from construction in earlier Phases is creating more potholes.	<p>Applicant: Roads were completely redone in June 2023. Doris sent an email commenting on quality of new roads.</p>
	Their lease agreements include the use of the Recreation Centre but that has been closed since July of 2022 and they are not being compensated for the loss of this facility.	<p>Applicant: Maintenance fees have been reduced due to the closure of the Rec Centre.</p>
Condo Boards	Confusion and upset caused because some owners in Phases 3 and 4 were told by realtors (employed by Sherwood) that the "Service Corridors" between houses were public pathways to Sunset Boulevard and the Beach while other home buyers, whose homes are	<p>Applicant: Noted. We have spoken with sales staff who claim that no representations of walkways were made, however we are sympathetic to the issue. The Town requested a gravel surface on the service corridor which further adds</p>

	<p>beside those corridors, were told they are service corridors and not pathways.</p> <p>This confusion has caused a safety concern for pedestrians and a rift in our community. The Declaration for Condo 122 (Phase 4) speaks to these pathways however the pathways are in Phase 3. The drawing submitted for Phase 6 (Redline) dated July 26, 2017, shows a walkway between lots 149 and 150 for access to the 11th Line Right of Way. The walkway would require a bridge over the drainage ditch beside the Right of Way. This would be the preferred solution to this contentious issue.</p> <p>Sherwood Homes stated that this walkway cannot be completed as it is not permitted by the Town. Residents of Phases 3 and 4 are seeking a safe route for access to Sunset Blvd. and the Beach, rather than crossing and walking along Beacon Drive which is, for the foreseeable future, a construction access route. GVLCC 122 has received legal advice stating that, "The lack of access to Sunset Blvd from Admirals Trail poses a pedestrian safety risk as it forces GVLCC 122 residents to use only Beacon Drive. Beacon Drive is going to remain a major construction access road for many years."</p>	<p>to the confusion as it appears to be a walkway, however it ends at a Town ditch along Sunset Blvd which has no culvert or pedestrian crossing. Furthermore, it is our understanding that the Town has no intention or budget to construct a pedestrian crosswalk at Sunset Blvd or a ditch crossing to 11th Line.</p> <p>Staff: Currently, the Town does not have budget nor plans to construct a crossing over the drainage ditch on the 11th Line. This was not contemplated in previous development approvals.</p>
	<p>There exists a Tri-Party agreement between Sherwood Homes (Reid's), LBCA and (we believe) DunnCap that has not been shared with those who it affects, namely, the homeowners in Lora Bay.</p> <p>When Great Gulf purchased Lora Bay Golf Course and the developable lands in Lora Bay from LBC (DunnCap), they acquired Lora Bay Community Association (LBCA).</p>	<p>Applicant: This is a private Agreement to which the residents of Lora Bay are not party. Nonetheless, the intent of the Agreement as it relates to the transfer of Shared Facilities to LBCA (which seems to be the item of interest to residents) has been shared with them.</p>

	<p>As shown in several documents, LBCA is to acquire the Beach, Recreation Centre lands and the SWM Ponds beside Beacon Drive from Sherwood/Reid's. In return, LBCA will maintain those three parcels as well as the common elements in Phase 1 (Condo 80), 1b (Condo 103) plus Beacon Drive along with the roundabout at Beacon and Anchor's Way in perpetuity.</p> <p>There are rumblings from LBCA that it wants the Beach but does not want to acquire or maintain the other areas. We are still waiting for an answer from both LBCA and Sherwood Homes as to what the outcome from their negotiations will be and the consequences to homeowners in The Cottages. In the absence of information, rumours abound and that is not healthy for our community.</p>	
	<p>A plan for the landscaping of the roundabout at Beacon Drive and Anchor's Way while often promised, has never been provided. We understand that it cannot be landscaped while construction is on-going, but we would like to see what the plans are for this neighbourhood feature once construction is completed. We are also waiting for confirmation that the crosswalks around the roundabout will be pavers, as they are at the roundabout on Lora Bay Drive, as has been promised.</p>	<p>Applicant: Most of the roundabout will be hardsurfaced to accommodate larger vehicle movement as per the Town approved plans. A small stone geometric feature will be positioned in the centre. The approved plans do not include crosswalks, nor are we aware of any promises that have been made stating such.</p> <p>Staff: Roundabout landscaping is subject to the completion of construction activity. Condition added to highlight importance vegetation management and landscaping within the scope of Phase 6.</p>
	<p>Phases 1, 1b, 3 and 4 have no designated spaces for snow storage. The only designated snow storage area for the entire development is a space beside 39th Sideroad</p>	<p>Applicant: All phases were designed and constructed per Town requirements.</p>

	<p>at one end of the phase 5 development. Snow removal contractors will need to push all snow to one end of the development and then onto that space with the entrance at one end. We would like the developer to be required to create a snow storage area within Phase 6 so that snow does not have to be pushed to the other end of the development.</p> <p>Currently, snow can only be piled on corner lots which creates limited visibility for pedestrians and vehicles.</p>	<p>Staff:</p> <p>Identifying appropriate snow storage areas for Phase 6 will be considered in the review of engineering drawings and in advance of a development agreement for Phase 6.</p>
	<p>With the closure of the Recreation Centre and its pending demolition, we are waiting for confirmation of the plans for this space. As stated in the 2015 Declaration for Condo 80 (Phase 1) the lands are to be conveyed, along with the Beach and the Ponds, to LBCA. However, there have not been any plans shared with homeowners showing what the future of the Recreation Centre lands will look like. We have been told these lands will be sodded and not used for houses but that needs to be on title</p>	<p>Applicant:</p> <p>All residents and new purchasers were advised that the Rec Centre would ultimately be demolished and that there were no plans for redevelopment of these lands. The Rec Centre has been removed and the site is being graded and grassed. The property is zoned "REC3" which includes parkland usage but not residential development.</p> <p>Staff:</p> <p>Recreation Centre lands are zoned REC3 limiting uses to those of a recreational nature and not permitting any residential.</p>
	<p>Drainage is a problem in The Cottages. Melting snow and run-off from rain can freeze on Dory Row, creating a hazard for pedestrians and motorists alike. Flooding caused the demise of the Recreation Centre which we believe was caused by an inadequate storm water management plan. Phase 6, when it comes online, will drain through the Phases 3 and 4. Already all Phases have homes with excessive sump pump activity, and it is expected to get worse when Phase 6 is completed. We would like the drainage plan to be peer reviewed by an independent third party with drainage expertise prior to Phase 6 final approval.</p>	<p>Applicant:</p> <p>Drainage and roads in all phases of the Cottages were designed to Town Standards and inspected and passed by the Town. Localized problem areas may benefit from increased sanding and maintenance. The construction of the Rec Centre pre-dated current stormwater guidelines which may have contributed to its flooding issues. Comments about increased sump pump activity when Phase 6 comes online is only speculation. The condo corps are free to arrange and pay for a peer review.</p>

		<p>Staff:</p> <p>Condition added to maximize clarity on expectations by the Town in reviewing drainage plans for Phase 6. Will need to be cleared prior to execution of a development agreement.</p>
	<p>Visitor parking in The Cottages Development is poorly distributed:</p> <p>Phase 1 and 1b have a total of 4 visitor parking spots for 43 homes</p> <p>Phase 3 has a total of 4 visitor parking spots for 30 homes</p> <p>Phase 4 has a total of 8 visitor parking spots for 34 homes</p> <p>Phase 5 has a total of 5 visitor parking spots at one end for 52 homes and</p> <p>Phase 6 has 15 parking spots for 35 homes</p> <p>This poor distribution of visitor parking demonstrates a lack of consideration for homeowners and visitors alike</p>	<p>Applicant:</p> <p>By-law requires 2 spaces for single detached units. Visitor parking is not required in the by-law but 36 spaces have been included within the development over and above what is required.</p>
	<p>An additional problem that has emerged since the November meeting, is the lack of street lighting on Dory Row and Anchor's Way. The streetlights were connected to the power supply at the Recreation Centre. In preparation for demolishing the Recreation Centre, the power supply to the Recreation Centre was disconnected in January. This disconnected all the lights in Phase 1 and 1b. We have been without streetlights since January; a safety issue.</p> <p>While Sherwood Homes is working on reconnecting the lights and installing meters, the process has been</p>	<p>Applicant:</p> <p>There is not a lack of street lighting, rather the streetlights are temporarily without power. We have coordinated new metered accounts through Hydro One however Condo 80 put a halt to the process when it learned some of the streetlights were outside the limits of Condo 80. It is not uncommon for Condo Corps within Lora Bay to provide lighting along roads that are adjacent to the condo limits, and we understand that LBCA is willing to share in these costs proportionate to the number of lights within the condo. We continue in our efforts to facilitate this arrangement between LBCA and Condo 80.</p>

	<p>slowed, partly because there is confusion over which lights belong to which Condo Board. Hydro One requires accurate information to invoice the appropriate Condo Corporation. In the meantime, we are without street lighting. This is something that should have been organized in the early stages of the development so that this situation did not occur.</p>	
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July 7, 2023

Adam Smith
Director
Planning & Development Services
Town of The Blue Mountains
26 Bridge Street, PO Box 310
Thornbury, ON N0H 2P0



Dear Mr. Smith;

**RE: Draft Condominium 42-CDM-2006-11
Cottages of Lora Bay (Keepers Cove)
Part Lot 39, Concession 12 being part of Lots 1 & 3, Plan 1032
(Geographic Township of Collingwood) Town of the Blue Mountains
Extension of Draft Approval**

As of the decision of the Town of Blue Mountain Council related to this file, the Draft Approval of the Plan of Condominium (File No. 42-CDM-2006-11) will expire on September 30, 2023. This letter is a request to extend the draft approval.

As was discussed at the June 22 meeting, recent discussions with the Phase 6 residents have made it clear that there is no near-term path to develop Phase 6. Our hope is that we can continue to work with these residents over the next few years as our objective still remains to develop Phase 6.

We would like to work with staff to come up with an extension that makes the most sense given the very unique circumstances of the situation, and most of all, the Phase 6 residents.

We are aware that this request must go to County Council and are requesting that you review and respond to this letter as soon as possible. The \$206.00 fee for the extension of draft approval is included with this submission.

We will also be formally applying to the County of Grey for their approval of the Draft Plan extension. Your attention to this request is greatly appreciated and should you have any questions or require any additional information please let me know.

Yours Truly,



Georgian Planning Solutions
Krystin Rennie, MAES MCIP RPP

cc: Shawn Postma, TOBM
Richard Schumacher, Sherwood Homes
Bryan O'Neill, 1382491 Ontario Ltd
Scott Taylor, Grey County