



Staff Report

Planning & Building Services – Planning Division

Report To: COW - Operations, Planning and Building Services
Meeting Date: November 18, 2025
Report Number: PBS.25.106
Title: Request for Condo Exemption – 190 Crosswinds Blvd., Block 152
Second Nature
Prepared by: Shawn Postma, Manager of Community Planning

A. Recommendations

THAT Council receive Staff Report PBS.25.106, entitled “Request for Condo Exemption – 190 Crosswinds Blvd., Block 152 Second Nature”;

AND THAT Council of the Town of The Blue Mountains has no objections to the request for Condominium Exemption in order to register a Plan of Condominium at 190 Crosswinds Blvd., being Second Nature Block 152 being Concession 1 Part Lot 17 RP 16R11030 PART 2, subject to confirmation of the dedication of the Grey Road 19 Trail Block and agreement for the construction of required fencing along Grey Road 19.

AND THAT the County of Grey be requested to withhold registration of the final condominium plan until receipt of the Town’s Clearance Letter.

B. Overview

Georgian Planning Solutions on behalf of the Owners CVD Group has requested Council support for Condominium Exemption in order to register a Standard Plan of Condominium on the subject lands. Condominium Exemptions are at the discretion of the County of Grey and are generally used where a development has proceeded through a Planning Act process and public meeting within 3 years of the request for Condominium approval. If the request is made after 3 years, the County may consider a Condominium Exemption if supported by the Municipal Council. Without Condominium Exemption support, the owner would be required to apply for the traditional Draft Plan of Condominium, fulfill conditions, and then register the Condominium. In this case, Site Plan Approval has been issued and a Site Plan Agreement has been executed detailing development requirements including collection of Town Fees and Securities. Two outstanding items related to the dedication of a Trail Block adjacent to Grey Road 19 and the installation of a Board Fence have not yet been completed and are currently underway with the land transfer to occur shortly and the fence to be installed in the Spring 2026. Based on the above, Planning Staff are satisfied that the two remaining items will be completed and therefore are of the opinion that the Condominium Exemption process is

appropriate and recommend that Council pass a motion in support of the Condominium Exemption. County Staff can then issue a final decision

C. Background

The CVD Group is nearing completion on the construction of 32 units at Block 152 of the Second Nature Development. The lands were originally Draft Plan Approved in the 1980's as part of the Westbrook Subdivision Lands that also included the Monterra Golf Course, Historic Snowbridge, Monterra Estates, and others in the area. In 2009 as part of the initial Short Term Accommodation Zoning By-laws for the Town, these lands were set aside with permissions for residential and Short Term Accommodation uses.

Block 152 was always considered to become a future Condominium Corporation. The Condominium was intended to be established after construction is substantially completed by way of Condominium Exemption. If construction had been substantially completed within 3 years of the application, the County of Grey has the staff delegated approval authority and policies in place to grant the exemption. Because the 3 year timeline has lapsed, County policy requires support from the local municipality before the County would consider the exemption request. The 3 year timeline is in place to ensure that other residential developments (such as a rental apartment building) cannot automatically request to convert from rental units to Condo units without support of the local municipality. In the case of Block 152, the future condominium ownership has been identified from the start.

A Site Plan Agreement is in place between CVD Group and the Town outlining requirements for the transfer of a Trail Block adjacent to Grey Road 19 for a future trail connection. These lands are high priority for acquisition for the continuation of off-road trails along the County Road. These lands shall be dedicated to the Town prior to the registration of the Condominium. The second component is a requirement for a Board Fence to be constructed along the rear property lines adjacent to Grey Road 19. These works are intended to be completed in the spring of 2026.

The proposed condominium plan pertains to ownership tenure and does not change the use of the project, does not permit any further development, or alter the project in any further way. The fully executed Site Plan Agreement will remain in effect and will continue to govern the site in perpetuity.

Based on the above, Planning Staff wish to first confirm that the Trail Block land transfer has been completed, and once completed to the Town Satisfaction, Staff have no objections to this development to proceed by way of Condominium Exemption .

D. 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.

E. Environmental Impacts

There are no adverse impacts anticipated.

F. Financial Impacts

There are no adverse impacts anticipated.

G. In Consultation With

Tim Murawsky, Acting Director of Planning and Building Services

H. 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 Shawn Postma, planning@thebluemountains.ca

I. Attached

1. Draft 32 Unit Condominium Plan

Respectfully submitted,

Shawn Postma
Manager of Community Planning

For more information, please contact:
Shawn Postma, Manager of Community Planning
planning@thebluemountains.ca
519-599-3131 extension 248

Report Approval Details

Document Title:	PBS.25.106 Request for Condo Exemption - 190 Crosswinds Blvd., Block 152 Second Nature.docx
Attachments:	- PBS-25-106-Attachment-1.pdf
Final Approval Date:	Nov 7, 2025

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

Tim Murawsky - Nov 7, 2025 - 11:55 AM

PART/SHEET	DATE	GREY STANDARD CONDOMINIUM PLAN No.
PART 1 OF 4 PARTS SHEET 2 OF 2 SHEETS		

LEVEL 1
UNITS 1 TO 32 INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE
LAND TITLES DIVISION OF GREY (No.16) AT _____ O'CLOCK ON THE _____ DAY OF _____ 2011.

REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ IN DAY OF _____ 2011.
3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE _____ PER DE ROSA
Ontario Land Surveyor

DECLARATION REGISTERED AS No.

THIS CONDOMINIUM COMPRISES PART OF PIN 37147-0290(LT)

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS
(Pursuant to Clauses 8 (1) (5) And (6) of the Condominium Act 1998)

PART/LOT/BLOCK	PLAN	DESCRIBED IN	NOTES
2	16R-11030	G1555996 AND G1513176	
TOGETHER WITH APPURTENANT INTERESTS	7 AND 8	16R-10982	R267930
	5 AND 6		R267931

PLAN OF SURVEY OF
PART OF LOT 17
CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF COLLINGWOOD)
NOW IN
THE TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

SCALE 1 : 250

J. D. BARNES LIMITED

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

INDEX OF PARTS

PART	SHEET(S)	DESCRIPTION
1	1	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERVIENT INTERESTS AND THE DESIGNATION OF UNITS ON LEVEL 1
2	1	EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS ON LEVEL 1
3		ARCHITECTURAL PLANS
4	NL	STRUCTURAL PLANS

NOTES

BEARINGS ARE XTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B. (2010). THE NETWORK (TM OBSERVATIONS, XTM CORNER - HODGSON)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999608.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF GRES 216/710.

POINT ID	EASTING	NORTHING
ORP (A)	555 399.97	4 927 706.12
ORP (B)	555 413.03	4 927 633.93

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ALL BUILDINGS TIES ARE TAKEN TO CONCRETE FOUNDATION AND ARE AT RIGHT ANGLES TO THE LOT LINES.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- ▨ DENOTES STANDARD IRON PILE
- ▧ DENOTES IRON BAR
- ▩ DENOTES WIRE
- ⊕ DENOTES MEASUREMENT
- ⊙ DENOTES J.D. BARNES LIMITED
- ⊖ DENOTES EXCLUSIVE USE FRONT YARD AND DRIVEWAY
- ⊗ DENOTES EXCLUSIVE USE REAR YARD
- ⊘ DENOTES EXCLUSIVE USE YARD AND DRIVEWAY
- ⊙ DENOTES VISITOR PARKING SPACE

LEGEND FOR UNIT BOUNDARIES

UNIT DEFINITION:

MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, AND CEILING, AS MORE PARTICULARLY DESCRIBED IN SCHEDULE 'C' OF THE DECLARATION.

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS.



BLOCK 42, R.P. 16M-59
0.50 RESERVE
PIN 37147-0240(LT)

GREY COUNTY

PART 1, PLAN 16R-7227
PIN 37147 - 0240 (LT)

REGISTERED

BLOCK 38
PIN 37147 - 0299 (LT)

PLAN

BLOCK 67
PIN 37147-0328(LT)
16M-42

J.D. BARNES
SURVEYING & MAPPING
LAND INFORMATION SPECIALISTS

14 COMMERCIAL PARK DRIVE, UNIT 1, BARCELON, ONTARIO
L4G 1R7 (CANADA) P: (905) 764-7171 WWW.JDBARNES.COM

DRAWN BY: XX	CHECKED BY: XXX	REFERENCE NO: 2X-11-XXX-XX
PLOTTED: 17/05/2009	DATE: mm/dd/yy	

FILE: C:\19-11-742\3\DRAWINGS\FROM DWG\19-11-742-02-01-01-condo.dwg