



# Staff Report

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## Planning & Building Services – Planning Division

**Report To:** COW - Operations, Planning and Building Services  
**Meeting Date:** April 28, 2026  
**Report Number:** PBS.26.032  
**Title:** Recommendation Report Eden Oak Trailshead – Phase 1 A & B  
Holding Removal  
**Prepared by:** Adam Farr, Senior Planner

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### A. Recommendations

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THAT Council receive Staff Report PBS.26.032, entitled “Recommendation Report Eden Oak Trailshead – Holding Removal”;

AND THAT Council approve the removal of the Holding provision from the subject lands in accordance with Schedule A to report PBS.26.032 thereby allowing the issuance of building permits.

### B. Overview

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This development is located in Craigleith and includes draft plan approval for 194 residential, mainly townhouse, units.

The developer, Eden Oak, has fulfilled the requirements of the Holding (h27) provision on a portion of these lands.

The proposed Holding removal will allow the issuance of building permits for 85 townhouse units.

The Holding provisions continue to apply to the remainder of the site until such time as the applicant seeks H removal and any further required works, planning approvals and/or agreements are finalized.

## C. Background

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The subject lands are located in Craigeith north and south of Lakeshore Road East, south of the Georgian Trail (**Figure 1: Airphoto**) and are surrounded alternately by protected open space lands, approved developments and other lands currently designated for a mix of future development and/or open space.

The development is comprised of two parcels, a smaller parcel located on the north side of Lakeshore Road W and the larger development to the south as shown in Figure 1 below. Together, the two sites are approved for a total of 194, mainly townhouse, residential units.

**Figure 1: Air Photo**



The h27 holding provision on the subject lands requires that the following be fulfilled:

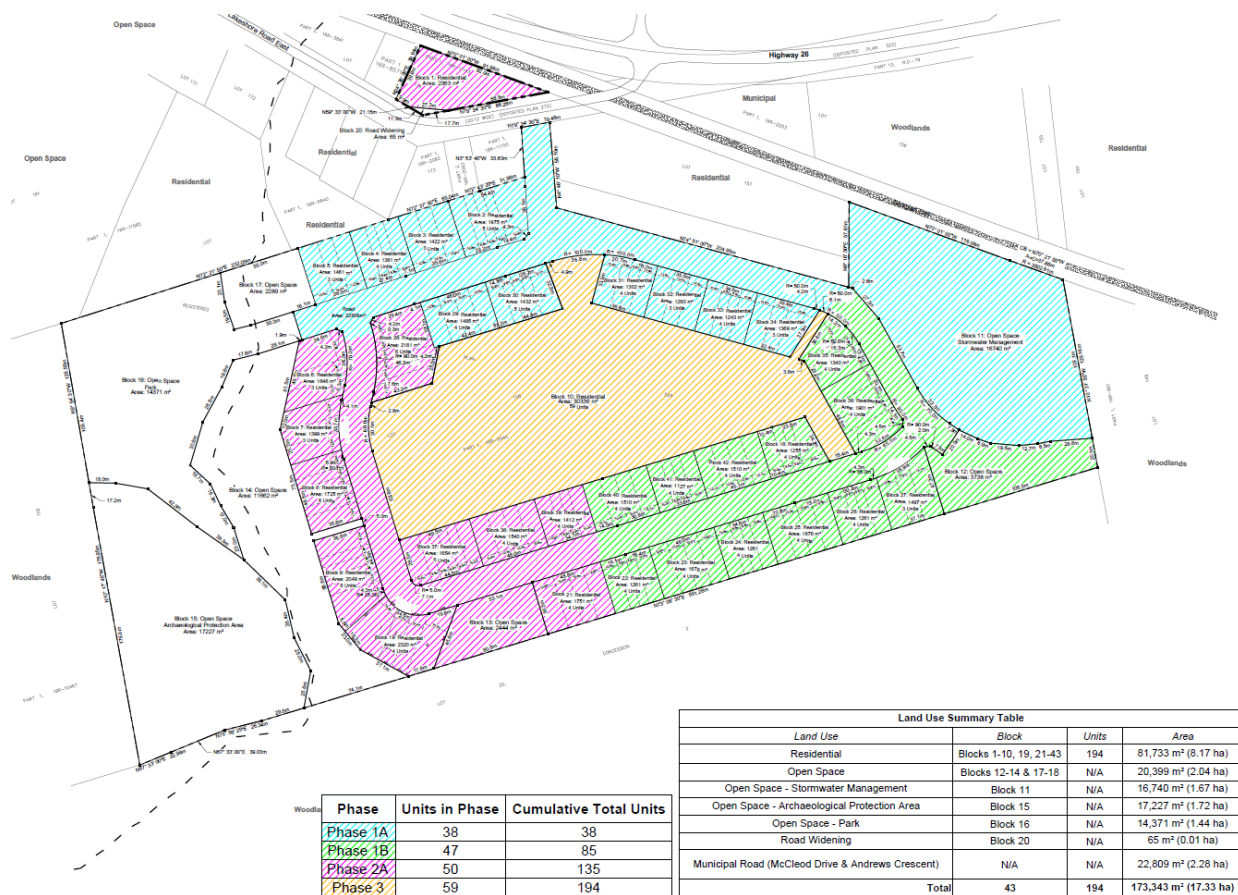
- Execution of a Subdivision Agreement
- Registration of a Plan of Subdivision
- Execution of a Section 37 Agreement
- Substantial completion of External Regional SWM Works or the execution of a suitable agreement for these works (Drainage Works Agreement or equivalent) to the satisfaction of the Town of The Blue Mountains to be lifted from the portion of the subject lands contained in the proposed By-law the following thresholds.

A holding provision is a tool that municipalities use to ensure that certain matters as specified are satisfied before the zoning can come into effect and allow for the issuance of building permits.

Figure 2 below shows the development phasing of the project. The subject holding removal applies to the 85 residential units across Phases 1 A (blue) and 1B (green). Phase 2 (pink) requires completion of secondary emergency exit/access works to meet fire fighting requirements.

Phase 3 (orange) is intended for a condominium townhouse development that carries an h54 holding provision where, in addition to the requirements of the h27 holding provision, site plan approval is also required. Related applications have not yet been filed for this portion of the development.

**Figure 2: Phasing Plan**



## D. Analysis

The applicant has satisfied all of the requirements of the h27 holding provision except for registering the plan of subdivision and agreement on the lands. This report is presented at this time in order to expedite the approval process so that, rather than wait for a future Council

cycle, as soon as registration occurs the Holding removal will come into effect and building permits can be issued. The attached By-law includes provisions that address this timing.

## **E. Strategic Priorities**

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### **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**

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No adverse environmental impacts are anticipated as a result of the recommendations contained within this report.

## **G. Financial Impacts**

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The approval of this report will allow for the issuance of building permits, construction of residential dwellings and, ultimately, expansion of the residential tax base.

## **H. In Consultation With**

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Shawn Postma, Manager of Community Planning

## **I. Public Engagement**

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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 Farr, planning@thebluemountains.ca.

## **J. Attached**

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1. Attachment 1 – Draft By-law

Respectfully submitted,

Adam Farr,  
Senior Planner

For more information, please contact:

Adam Farr

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**Report Approval Details**

|                      |  |
|----------------------|--|
| Document Title:      | PBS.26.032 Recommendation Report Eden Oak Trailhead - Holding Removal.docx |
| Attachments:         | - Attachment 1 - Draft By-law.pdf  |
| Final Approval Date: | Apr 15, 2026   |

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

**Shawn Postma - Apr 15, 2026 - 1:12 PM**

**Tim Murawsky - Apr 15, 2026 - 2:06 PM**

## The Corporation of the Town of The Blue Mountains

### By-Law Number 2026 –

**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 34 and 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 the Schedule 'A' to The Blue Mountains Zoning By-law 2018-65 is hereby amended by removing the Holding (h27) symbol from a portion of the lands known as PLAN 529 PT LOT 158 AND PT LOT 173 SHOWN AS RP 16R4636 PART 1, as indicated on the attached Schedule 'A-1'.
2. That Schedule 'A-1' affixed hereto is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect on the day that the Plan of Subdivision and Agreement has been registered on the title of the lands subject to this By-law and the enactment thereof. Enacted and passed this \_\_\_\_ day of \_\_, 2026

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Mayor



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Corrina Giles, Town Clerk

# Town of The Blue Mountains Schedule

By-Law No. \_\_\_\_\_

## Legend

-  Subject Lands Of This Amendment
-  Area of Holding 'h27" removal

