



Staff Report

Planning & Building Services – Planning Division

Report To: COW - Operations, Planning and Building Services
Meeting Date: May 19, 2026
Report Number: PBS.26.039
Title: Blue Vista – Request for Part Lot Control By-law
Prepared by: Shawn Postma, Manager of Community Planning

A. Recommendations

THAT Council receive Staff Report PBS.26.039, entitled Blue Vista – Request for Part Lot Control By-law;

AND THAT Council enact a Part Lot Control By-law for those lands known Lots 19, 20, 21, 22, 29, 30, 31, 32, 33 of Plan 16M-102 and Parts 1 to 9 of Plan 16R-12296 in accordance with the Draft By-law under Attachment 1 to Staff Report PBS.26.039.

B. Overview

This report recommends that council exempt the subject property from a part lot control by-law in order to implement required private drainage easements on multiple lots within the Blue Vista – Phase 1 development.

C. Background

Blue Vista is a 2-Phase development project located off of Grey Road 21 North of Beckwith Lane (Windfall Mountain House) and South of Crestview Court. The Blue Vista development consists of 82 Single Detached Dwellings, 36 Semi-Detached Dwellings, Public Streets, and a number of Blocks for Parkland, Open Space, Stormwater, Trails, and other similar purposes. Phase 1 was registered earlier this year and construction is well underway.

Blue Vista Phase 1 contains a number of required private drainage easements that are to be registered on multiple lots. For those affected lots Planning Services has received an application to remove Lots 19, 20, 21, 22, 29, 30, 31, 32, 33 of Plan 16M-102 and Parts 1 to 9 of Plan 16R-12296 from part-lot control to allow for implementation of required private drainage easements.

Section 50(5) of the Planning Act provides part of a lot within a registered plan of subdivision cannot be subdivided or transferred without the approval of the Municipality. As the subject lands are within a registered plan of subdivision, they are subject to part-lot control, which

prevents the further division or conveyance of interests in the land without Municipal approval. Section 50(7) of the Planning Act authorizes municipalities to enact a By-law in order to remove lands within a registered plan of subdivision from part-lot control.

Exemption from part-lot control is commonly used in a variety of scenarios including this one where the creation of easements is required to implement approved servicing, grading, and drainage designs for development in a registered plan of subdivision. This approach provides the necessary flexibility to accurately locate private drainage infrastructure and associated easements in accordance with as-built conditions, while ensuring that drainage conveyance and maintenance access are properly secured.

For Blue Vista Phase 1, the Town approved engineering design and accepted for construction drawing set anticipates the requirement for a drainage easement along the rear lot lines on a number of residential lots. The Easement is in place to permit an area of land to be used for drainage, and to permit that drainage to occur from one private property to another.

The use of a Part Lot Control By-law to facilitate the creation of private drainage easements is consistent with municipal practice and has been applied in previous developments where post-registration survey precision is required to implement engineered drainage and servicing solutions.

D. Analysis

A Subdivision Agreement has been prepared and executed in February 2025. All Draft Plan Conditions related to Phase 1 are complete. The County of Grey is the approval authority for the Plan of Subdivision and has registered the Subdivision Plan as 16M-102.

The proposed part-lot control By-law is intended to allow for the implementation of the required easements as per the approved AFC drawings. Development is already recognized in the Plan of Subdivision and Subdivision Agreement.

Planning staff have no objections to the proposed part-lot control By-law subject to an expiry date of two (2) years from the date of registration. This timeframe is consistent with the part-lot control By-laws enacted for previous developments. The two (2) year timeframe appears sufficient to finalize the easements and have the new easements registered with the registry office.

The Parts subject to Part Lot Control are identified on the Accepted for Construction drawings as lots 19, 20, 21, 22, 29, 30, 31, 32, 33 of Plan 16M-102 and Parts 1 to 9 of Plan 16R-12296.

If passed by Town Council, this By-law will be forwarded to the County of Grey for final approval. As the approval authority for plans of subdivision and condominium, the County is also responsible for approval of part-lot control applications and associated By-laws.

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.

F. Environmental Impacts

No adverse impacts are anticipated.

G. Financial Impacts

No adverse impacts are anticipated.

H. In Consultation With

Julie Pendergast, Development Engineering and Planning Services
Tim Murawsky, CBO and Acting Director of Planning and Building Services

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 Shawn Postma, planning@thebluemountains.ca

J. Attached

1. Draft Part Lot Control By-law
2. Plan 16M-102
3. Plan 16R-12296

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.26.039 Blue Vista - Request for Part Lot Control By-Law.docx
Attachments:	- Attachment 1 - Draft By-law.pdf - Attachment 2 - 16M-102.pdf - Attachment 3 - Plan 16R-12296.pdf
Final Approval Date:	May 6, 2026

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

Shawn Postma - May 6, 2026 - 9:45 AM

Tim Murawsky - May 6, 2026 - 10:51 AM

The Corporation of the Town of The Blue

Mountains By-Law Number 2026 –

Being a By-law to remove lots 19, 20, 21, 22, 29, 30, 31, 32, 33 of Plan 16M-102 and Parts 1 to 9 of Plan 16R-12296 from Part-Lot Control for a temporary period of two (2) years.

Whereas pursuant to Subsection 50 (7) of the *Planning Act* the council of a local municipality may by by-law provide that part-lot control does not apply to lands within a registered plan of subdivision or parts of them as are designated in the by-law;

And Whereas Blue Vista Phase 1 has requested that Council of The Corporation of The Town of The Blue Mountains enact a by-law so as to remove Lots 19, 20, 21, 22, 29, 30, 31, 32, 33 of Plan 16M-102 and Parts 1 to 9 of Plan 16R-12296, from part-lot control for a temporary period of time so as to register conveyable real estate entities therewith;

And Whereas the request meets the criteria of the Council of The Corporation of The Town of The Blue Mountains for the consideration of the enactment of a part-lot control by-law

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. Subsection 50 (5) of the *Planning Act* does not apply to Lots 19, 20, 21, 22, 29, 30, 31, 32, 33 of Plan 16M-102 and Parts 1 to 9 of Plan 16R-12296 ;
2. Pursuant to Subsection 50 (7.3) of the *Planning Act*, this By-law shall expire two (2) years from the date of enactment unless it shall have prior to that date been repealed or extended by the Council of the Corporation of The Town of The Blue Mountains.
3. This By-law shall not become effective until a certified copy or duplicate of the By-law has been registered in the proper Land Registry Office.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this _____ day of _____, 2026

Andrea Matrosovs, Mayor

Corrina Giles, Clerk

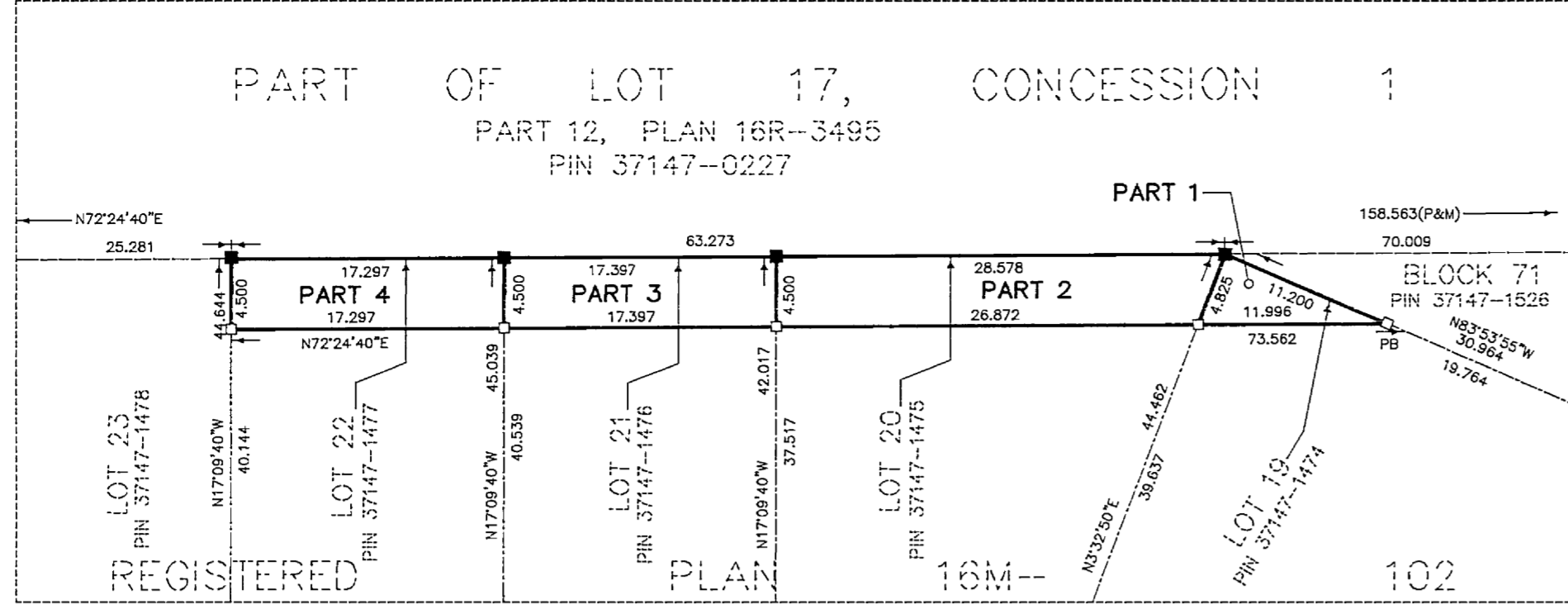
I hereby certify that the foregoing is a true copy of By-law No. 2026-____ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the _____ day of _____, 2026.

Dated at the Town of The Blue Mountains, this _____ day of _____, 2026.

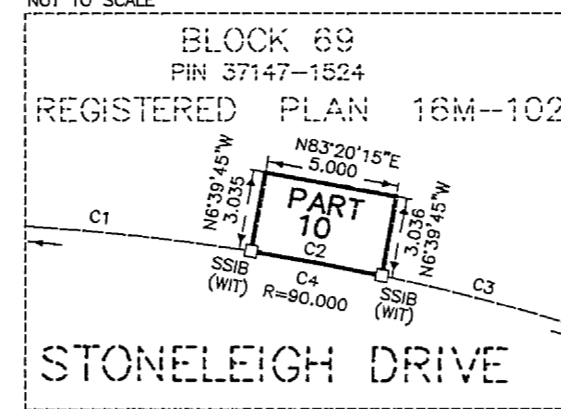
Corrina Giles, Clerk

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

DETAIL 'A'
NOT TO SCALE



DETAIL 'B'
NOT TO SCALE



PBS.26.039
Attachment 3



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 16R-12296

RECEIVED AND DEPOSITED
DATE NOVEMBER 13, 2025.

DATE NOV. 27, 2025

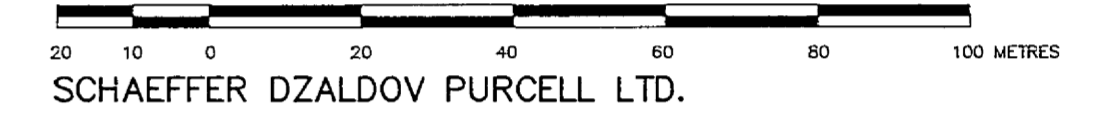
[Signature]
OPHIR N. DZALDOV
ONTARIO LAND SURVEYOR

[Signature]
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF GREY NO. 16

SCHEDULE

PART	LOT/BLOCK	REGISTERED PLAN	PIN
1	PART OF LOT 19	16M-102	PART OF 37147-1474
2	PART OF LOT 20		PART OF 37147-1475
3	PART OF LOT 21		PART OF 37147-1476
4	PART OF LOT 22		PART OF 37147-1477
5	PART OF LOT 29		PART OF 37147-1484
6	PART OF LOT 30		PART OF 37147-1485
7	PART OF LOT 31		PART OF 37147-1486
8	PART OF LOT 32		PART OF 37147-1487
9	PART OF LOT 33		PART OF 37147-1488
10	PART OF BLOCK 69		PART OF 37147-1524

PLAN OF SURVEY OF
PART OF LOTS 19, 20, 21, 22, 29,
30, 31, 32 AND 33 AND
PART OF BLOCK 69
REGISTERED PLAN 16M-102
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY
SCALE 1:1000



SCHAEFFER DZALDOV PURCELL LTD.

NOTES

- DENOTES PLANTED MONUMENT
- FOUND MONUMENT
- SSIB SHORT STANDARD IRON BAR
- IBP IRON BAR
- P PLASTIC BAR
- M REGISTERED PLAN 16M-102
- MEASURED
- SCHAEFFER DZALDOV PURCELL LTD.
- ZUBICKI, EMO, PATTEN & THOMSEN LTD.
- WITNESS

ALL PLANTED MONUMENTS ARE IB'S UNLESS NOTED OTHERWISE.
ALL FOUND MONUMENTS ARE IB'S UNLESS NOTED OTHERWISE.
ALL FOUND MONUMENTS ARE NUMBERED 922 UNLESS NOTED OTHERWISE.

FOR CONNECTING MEASUREMENTS OF LOCATION AND INTEGRATION OF PART LIMITS SHOWN ON THIS PLAN, PLEASE REFER TO REGISTERED PLAN 16M-102.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999606.

POINT ID.	NORTHING	EASTING
ORP A	4928033.148	556696.323
ORP B	4928331.243	556642.687

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

NUM	ARC	RADIUS	BEARING	CHORD
C1	51.973	90.000	N65°12'40"E	51.254
C2	5.001	90.000	N83°20'50"E	5.000
C3	15.153	90.000	N89°45'45"E	15.135
C4	72.127	90.000	N71°37'35"E	70.212

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 8TH DAY OF OCTOBER, 2025.

DATE: NOVEMBER 5, 2025.

[Signature]
OPHIR N. DZALDOV
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2220307

SCHAEFFER DZALDOV PURCELL LTD.
ONTARIO LAND SURVEYORS
64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL: (416) 987-0101
CALC. SL | DRAWN ACAD/LW | CHECKED KT/SL | SCALE 1:1000 | JOB NO. 23-115-01
PLOT SIZE: 24X24 NOVEMBER 5, 2025

