



Staff Report

Planning & Building Services – Planning Division

Report To: COW - Operations, Planning and Building Services
Meeting Date: September 15, 2026
Report Number: PBS.26.070
Title: Recommendation Report – Eden Oak Trailhead Phase 2A Holding removal
Prepared by: Adam Farr, Senior Planner

A. Recommendations

THAT Council receive Staff Report PBS.26.070, entitled “Recommendation Report – Eden Oak Trailhead Phase 2A Holding removal”;

AND THAT Council approve the removal of the Holding provision from the subject lands in accordance with Schedule A to report PBS.26.070 on the basis that the applicant has fulfilled all of the related criteria including, most recently, the completion of the emergency exit over adjacent lands which addresses fire fighting access requirements thereby allowing issuance of building permits within Phase 2A of the Eden Oak Trailhead development.

B. Relationship to Strategic Plan

The recommendations contained within this report fall under the Resilient Growth strategic priority and fulfill the following related objective and initiative.

Objective: 3.2 Ensure local infrastructure is reliable, resilient, and meets community needs.

Initiative: 3.2.2 Engage in proactive and integrated infrastructure planning so that the Town can readily meet the demands of community growth, including advancement of the Drainage Master Plan.

The recommendations in this report are for removal of the Holding zone on the subject lands in recognition of completion of infrastructure works and fulfillment of related obligations by the land owner, Eden Oak Homes. Most notably, the required secondary emergency access for fire fighting purposes is now complete which will, if the Holding provision is removed, unlock the release of additional building permits for the Phase 2 portion of this development. Before the secondary fire fighting access was complete building permit issuance was capped at 100 units for public safety reasons.

C. Executive Summary

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 the subject lands and requested that the Town remove the holding provision that applies to Phase 2A which is comprised of 50 street townhouses. A Phasing Plan labeled as **Figure 2** is provided below in the background section (**Figure 2: Phasing Plan**).

Most notably, the secondary emergency access for fire fighting purposes has been completed which allows for release of additional building permits beyond a 100 unit cap that had been imposed for public safety reasons. With the removal of the Holding from Phase 2A, along with the 85 units from Phase 1 where the Holding was already moved earlier in 2026, the total number of units for which building permits can currently be issued is 135.

Holding provisions continue to apply to the remainder of the site which is comprised of lands intended for a condominium townhouse development of 59 units. Additional planning approvals and works are required. These remaining lands are surrounded by the street townhouses in Phases 1 A&B and Phase 2A.

D. Public Engagement

Holding removal reports are not subject to the requirement for a statutory public meeting. As such, 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, Senior Planner who can be reached at planning@thebluemountains.ca.

E. Background

The subject lands are located in Craigleith north and south of Lakeshore Road East, south of the Georgian Trail (**Figure 1: Location**) 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: Location



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

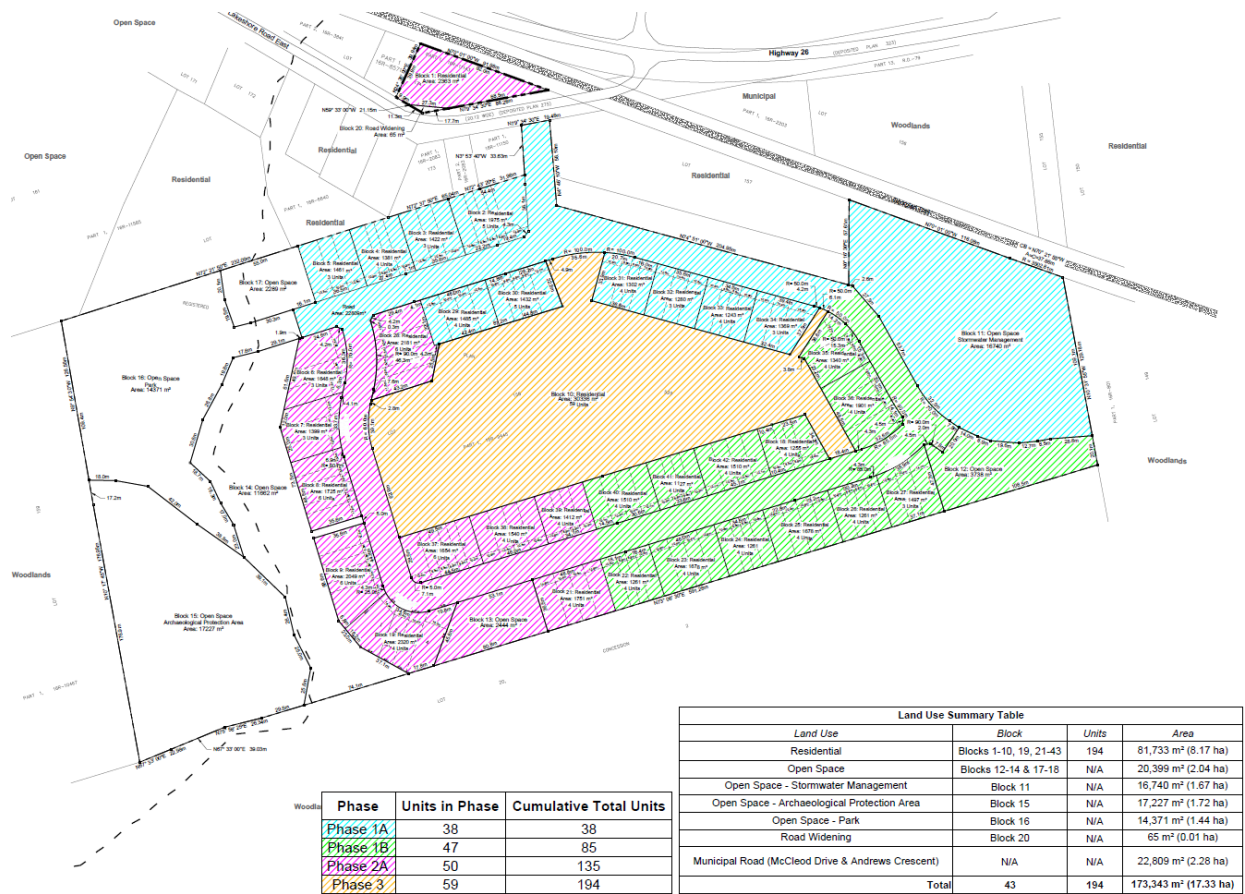
- Execution of a Subdivision Agreement
- Registration of a Plan of Subdivision
- Execution of a Section 37 Agreement
- Substantial completion of External Regional SWM Works or the execution of a suitable agreement for these works (Drainage Works Agreement or equivalent) to the satisfaction of the Town 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 Phase 2A (pink) and, in addition to the requirements above, requires completion of a secondary emergency exit/access to meet fire fighting requirements. A holding removal for Phase 1 A&B was approved by Council in May, 2026 ([PBS.26.032](#)).

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



F. Analysis

The applicant has satisfied all of the requirements of the h27 holding provision on the subject Phase 2A lands. Most recently, the construction of the secondary/emergency access addresses public safety concerns and allows a lifting of the cap of 100 units that had otherwise been in place where only one access/egress was provided.

Option 1 (Recommended Option):

If the recommendations of this report are approved, the owner/developer may seek issuance of building permits for the entirety of the street townhouse (non-condominium) component of the Eden Oak Trailshead development which encompasses Phases 1A&B and Phase 2A and includes a total of 135 street townhouse units. The owner has fulfilled all of the requirements for Holding removal on the subject lands.

Options 2 (Refusal) & 3 (Do Nothing)

If the recommendations of this report are refused or a decision is not made within 90 days after the receipt of the application is received by the Town clerk the owner/applicant may appeal to the Ontario Land Tribunal for a decision to remove the holding symbol. If Option 2 were chosen the project would be delayed until a decision of the Ontario Land Tribunal was issued.

G. Community Impacts

The removal of the holding symbol allows for the issuance of building permits, new home construction and the development of this new neighbourhood in Craighleith.

H. Financial Impacts

Approval of the recommendations within this report will allow issuance of building permits, collection of related development charges and construction of new homes, which pending the transfer or related titles to new homeowners, will expand the tax base of the Town of The Blue Mountains.

I. RACI (Responsible, Accountable, Consulted and Informed)

R: Adam Farr, Senior Planner

A, C, I: Shawn Postma, Manager of Planning

Tim Murawsky, Acting Director of Planning

J. Attached

1. Attachment 1 – Schedule A - Draft By-law

Respectfully submitted,

Adam Farr,
Senior Planner

For more information, please contact:
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Report Approval Details

Document Title:	PBS.26.070 Recommendation report - Eden Oak Trailhead Phase 2 Holding removal.docx
Attachments:	- PBS-26-070 -Attachment-1.pdf
Final Approval Date:	Aug 27, 2026

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

Shawn Postma - Aug 27, 2026 - 9:56 AM

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, and from the lands known as PLAN 529 PT LOT 174 RP 16R8571 PART 2 (municipally addressed as 215 Lakeshore Road East) 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 upon the enactment thereof.

Enacted and passed this ____ day of _____, 2026

Mayor

Corrina Giles, Town Clerk

Town of The Blue Mountains Schedule

By-Law No. _____

Legend

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

