



Staff Report

Planning & Building Services – Planning Division

Report To: COW - Operations, Planning and Building Services
Meeting Date: March 18, 2025
Report Number: PBS.25.020
Title: Recommendation Report – Holding ‘h41’ Removal – 61 Alfred Street West – Boynton Court Subdivision Blocks 1-12, Registered Plan 16M100 (P3485)
Prepared by: Adam Farr, Senior Planner

A. Recommendations

THAT Council receive Staff Report PBS.25.020, entitled “Recommendation Report – Holding (h41) Removal – 61 Alfred Street West – Boynton Court Subdivision Blocks 1-12, Registered Plan 16M100 (P3485).”

AND THAT Council enact a By-law (Attachment 2) to remove the Holding provision (h41) from the lands at 61 Alfred Street West, legally described as PLAN 105 LOTS 1 AND 2 PT LOT 3 RP 16R11416 PART 1.

B. Overview

The purpose of this application is to remove the Holding provision (h41) from the entirety of the subject lands and permit the construction of 19 residential dwelling units that coincide with the 12 blocks of the related recently registered subdivision (Attachment 1) as follows:

- Blocks 1 through 10 include semi-detached dwelling units for a total of 10 dwelling units;
- Block 11 would contain four townhouse dwelling units; and
- Block 12 contains five townhouse dwelling units.

The applicant has fulfilled the requirements of the Holding (h41) provision as follows:

- i) Execution of a Subdivision Agreement with the Town.
- ii) Registration of a Plan of Subdivision
- iii) Municipal Water and Sanitary Sewage capacity have been confirmed as available to service the development.

C. Background

The subject property is located at 61 Alfred St West. The property is the site of a recently registered plan of subdivision on residentially zoned lands. The subdivision and the zoning allows for the creation of 12 residential blocks approved to allow 19 residential dwellings including 10 semi-detached dwelling units on Blocks 1-10, 4 townhouse dwelling units on Block 11 and 5 townhouse dwellings units on Block 12.

The property zoning includes a Holding (h41) provision that requires the owner to meet several thresholds before the Holding can be lifted and building permits can be obtained:

- i) Execute a Subdivision Agreement with the Town.
- ii) Register the Plan of Subdivision
- iii) Confirm Municipal Water and Sanitary Sewage capacity as available to service the development.

D. Analysis

The owner has met the thresholds of the Holding (h41) provision as follows:

- i) Execution of a Subdivision Agreement with the Town

The requisite Subdivision Agreement for 42T-2019-03 was executed with the Township of the Blue Mountains and registered on March 29, 2023.

- ii) Registration of a Plan of Subdivision

The Plan of Subdivision for 42T-2019-03 was registered on January 31, 2025, as Plan 16M100 (Attachment 1).

- iii) Municipal Water and Sanitary Sewage capacity have been confirmed as available to service the development.

Municipal water and sanitary sewage capacity were confirmed by the Township of the Blue Mountains as part of the plan of subdivision process. Schedule G, Part 1, subsection 1 of the Subdivision Agreement states that, "the execution of this Subdivision Agreement shall constitute confirmation by the Town that, at the time of execution of this Agreement, there is adequate water and wastewater servicing capacity to service these Lands." This section continues to mention that this servicing capacity is held for three years following the registration of the Plan of Subdivision. The Plan of Subdivision was registered in January 2025, and capacity remains held for the proposed development.

Staff are satisfied that the conditions of the Holding provision have been met and recommend that it be lifted as shown in the Draft By-law provided in Attachment 2.

E. Strategic Priorities

The recommendations of this report fulfill the following 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.

F. Environmental Impacts

There are no environmental impacts associated with the recommendations contained within this report

G. Financial Impacts

Construction of residential units contemplated within the subject plan of subdivision will expand the tax base of The Town of The Blue Mountains.

H. In Consultation With

Shawn Postma, Manager of Community Planning
Tim Murawsky, 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 Adam Farr, planning@thebluemountains.ca

J. Attached

1. Attachment 1 - Registered Plan of Subdivision 16M100
2. Attachment 2 – P3485 – 61 Alfred Street West – Holding (h41) Removal Draft By-law

Respectfully submitted,

Adam Farr
Senior Planner

For more information, please contact:
Adam Farr, Senior Planner
planning@thebluemountains.ca
519-599-3131 extension 283

Report Approval Details

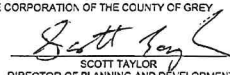
Document Title:	PBS.25.020 Recommendation Report - Holding H41 Removal - 61 Alfred Street - Boynton Crt Subdivision Blocks 1-12 Plan 16M100.docx
Attachments:	- PBS-25-020-Attachment-1.pdf - PBS-25-020-Attachment-2.pdf
Final Approval Date:	Mar 6, 2025

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

Shawn Postma - Mar 6, 2025 - 3:17 PM

No Signature - Task assigned to Adam Smith was completed by delegate Tim Murawsky

Adam Smith - Mar 6, 2025 - 3:38 PM

THIS FINAL PLAN OF SUBDIVISION IS APPROVED BY THE COUNTY OF GREY UNDER SECTION 41(5) OF THE PLANNING ACT R.S.O. 1990, CHAPTER 13
 OWEN SQUAD
 DATED AT OUELIN THIS 22 DAY OF January, 2025
 THE CORPORATION OF THE COUNTY OF GREY

 SCOTT TAYLOR
 DIRECTOR OF PLANNING AND DEVELOPMENT

PLAN 16M- 100

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF GREY (16) AT 12:48 O'CLOCK ON THE 31st DAY OF January, 2025 AND ENTERED IN THE PARCEL REGISTER FOR ALL OF PIN 37135-0203 (LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. GY264174


 REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 37135-0203 (LT)
 PART OF BLOCKS 12 & 14 ARE SUBJECT TO EASEMENT AS IN INST. GY264174

**PLAN OF SUBDIVISION OF
 ALL OF LOTS 1, 2,
 AND PART OF LOT 3,
 REGISTERED PLAN 105
 GEOGRAPHIC TOWN OF THORNBURY
 TOWN OF THE BLUE MOUNTAINS
 COUNTY OF GREY**

SCALE 1 : 250
 VAN HARTEN SURVEYING INC.

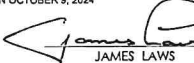
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THIS SURVEY WAS COMPLETED ON OCTOBER 9, 2024

DATE: JANUARY 6, 2025


 JAMES LAWS
 ONTARIO LAND SURVEYOR


THIS PLAN OF SURVEY RELATES TO AOLS PLAN
 SUBMISSION FORM NUMBER 2216680.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

- LOTS 1 TO 10 INCLUSIVE, BLOCKS 11 TO 12 INCLUSIVE, THE 0.300 RESERVE BLOCKS 13, 14 AND 16, THE STREET WIDENING BLOCK 15, AND THE STREET NAMELY BOYNTON COURT HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
- THE STREET, NAMELY BOYNTON COURT, IS HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS AS A PUBLIC HIGHWAY.
- THE STREET WIDENING BLOCK 15 IS HEREBY DEDICATED TO THE CORPORATION OF THE COUNTY OF GREY AS A PUBLIC HIGHWAY.

DATE: Jan 10, 2025


 61 ALFRED STREET WEST GP INC.
 RYAN CAREY
 PRESIDENT
 (I HAVE AUTHORITY TO BIND THE CORPORATION)

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999997.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

POINT ID	UTM COORDINATES (METRES)	
	NORTHING	EASTING
A	4,934,160.78	542,837.29
B	4,934,225.59	542,750.98
C	4,934,134.97	542,682.02

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) O REG 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND:

- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SIB .025 x .025 x 1.20 STANDARD IRON BAR
- IB .025 x .025 x 1.50 IRON BAR
- SSB .025 x .025 x 0.60 SHORT STANDARD IRON BAR
- PB .075 x .025 x 0.30 PLASTIC BAR
- WH 1/2" WOOD NAIL
- H&M 1/2" H&M NAIL
- ZUMO ZUMMO NAIL
- 1063 1063 NAIL
- PI PI & MEAS

METRIC:

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



Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

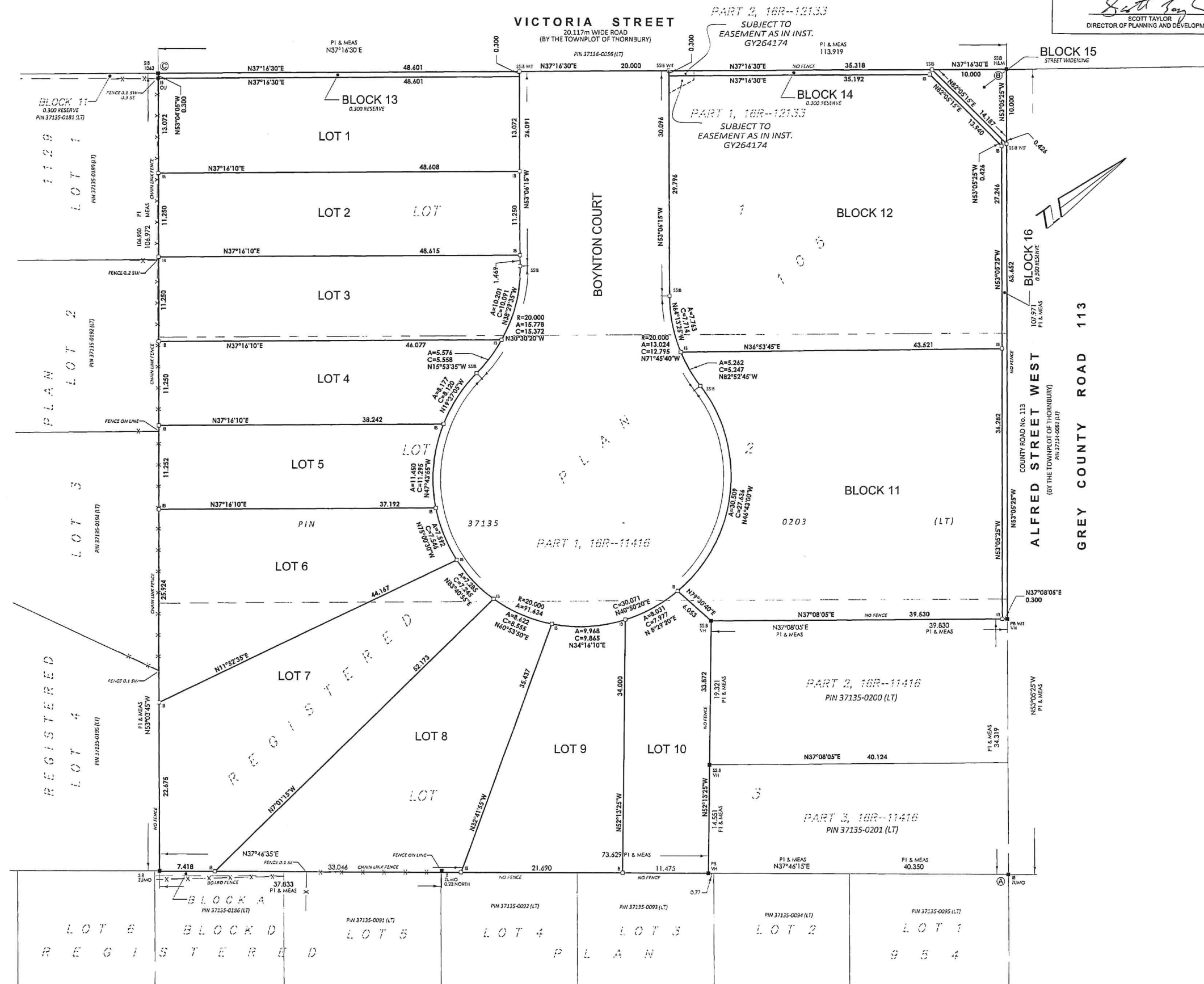
Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ENP CHECKED BY: JML PROJECT No. 27652-15

Jan 10, 2025 9:05:37 AM

GABRIEL MOUNTAIN 16M-Boynnton CIVICAD'S LOTS 1-3 PLOT 05 (BOYNTON COURT) UTM-2010.dwg



REGISTERED PLAN 1128 LOT 1 PIN 37135-0181 (LT)

REGISTERED PLAN 1129 LOT 2 PIN 37135-0189 (LT)

REGISTERED PLAN 1130 LOT 3 PIN 37135-0198 (LT)

REGISTERED PLAN 1131 LOT 4 PIN 37135-0194 (LT)

REGISTERED PLAN 1132 LOT 5 PIN 37135-0195 (LT)

REGISTERED PLAN 1133 LOT 6 PIN 37135-0196 (LT)

REGISTERED PLAN 1134 LOT 7 PIN 37135-0197 (LT)

REGISTERED PLAN 1135 LOT 8 PIN 37135-0198 (LT)

REGISTERED PLAN 1136 LOT 9 PIN 37135-0199 (LT)

REGISTERED PLAN 1137 LOT 10 PIN 37135-0200 (LT)

REGISTERED PLAN 1138 LOT 1 PIN 37135-0181 (LT)

REGISTERED PLAN 1139 LOT 2 PIN 37135-0189 (LT)

REGISTERED PLAN 1140 LOT 3 PIN 37135-0198 (LT)

REGISTERED PLAN 1141 LOT 4 PIN 37135-0194 (LT)

REGISTERED PLAN 1142 LOT 5 PIN 37135-0195 (LT)

REGISTERED PLAN 1143 LOT 6 PIN 37135-0196 (LT)

REGISTERED PLAN 1144 LOT 7 PIN 37135-0197 (LT)

REGISTERED PLAN 1145 LOT 8 PIN 37135-0198 (LT)

REGISTERED PLAN 1146 LOT 9 PIN 37135-0199 (LT)

REGISTERED PLAN 1147 LOT 10 PIN 37135-0200 (LT)

REGISTERED PLAN 1148 LOT 1 PIN 37135-0181 (LT)

REGISTERED PLAN 1149 LOT 2 PIN 37135-0189 (LT)

REGISTERED PLAN 1150 LOT 3 PIN 37135-0198 (LT)

REGISTERED PLAN 1151 LOT 4 PIN 37135-0194 (LT)

REGISTERED PLAN 1152 LOT 5 PIN 37135-0195 (LT)

REGISTERED PLAN 1153 LOT 6 PIN 37135-0196 (LT)

REGISTERED PLAN 1154 LOT 7 PIN 37135-0197 (LT)

REGISTERED PLAN 1155 LOT 8 PIN 37135-0198 (LT)

REGISTERED PLAN 1156 LOT 9 PIN 37135-0199 (LT)

REGISTERED PLAN 1157 LOT 10 PIN 37135-0200 (LT)

REGISTERED PLAN 1158 LOT 1 PIN 37135-0181 (LT)

REGISTERED PLAN 1159 LOT 2 PIN 37135-0189 (LT)

REGISTERED PLAN 1160 LOT 3 PIN 37135-0198 (LT)

REGISTERED PLAN 1161 LOT 4 PIN 37135-0194 (LT)

REGISTERED PLAN 1162 LOT 5 PIN 37135-0195 (LT)

REGISTERED PLAN 1163 LOT 6 PIN 37135-0196 (LT)

REGISTERED PLAN 1164 LOT 7 PIN 37135-0197 (LT)

REGISTERED PLAN 1165 LOT 8 PIN 37135-0198 (LT)

REGISTERED PLAN 1166 LOT 9 PIN 37135-0199 (LT)

REGISTERED PLAN 1167 LOT 10 PIN 37135-0200 (LT)

The Corporation of the Town of The Blue Mountains

By-Law Number 2025 –

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 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 Schedule 'A' to The Blue Mountains Zoning By-law 2018-65 is hereby amended by removing the Holding (h41) symbol from PLAN 105 LOTS 1 AND 2 PT LOT 3 RP 16R11416 PART 1 (also known as 61 Alfred Street West), 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 24th day of March, 2025

Andrea Matrosovs, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2025-___ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the ___ day of _____, 2025.




Dated at the Town of The Blue Mountains, this 24th day of March, 2025.

Corrina Giles, Clerk

Town of The Blue Mountains Schedule 'A-1'

By-Law No. _____

Legend

-  Subject Lands Of This Amendment
-  Area to be rezoned from R2-128b-h41a to R2-128b
-  Area to be rezoned from R2-129b-h41a to R2-129b

