



# Staff Report

## Planning & Building Services – Planning Division

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**Report To:** Council Meeting  
**Meeting Date:** April 22, 2025  
**Report Number:** PBS.25.029  
**Title:** Recommendation Report – Holding H Removal – Blue Vista  
**Prepared by:** Shawn Postma, Manager of Community Planning

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### A. Recommendations

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THAT Council receive Staff Report PBS.25.029, entitled “Recommendation Report – Holding H Removal – Blue Vista”;

AND THAT Council enact a By-law to remove the Holding ‘-h41’ symbol for Blue Vista Phase 1 on those lands legally described as Part of Concession 1 Part Lot 17 and Draft Plan of Subdivision 42T-2019-01.

### B. Overview

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The purpose of this report is to advise Council that the requirements established under the ‘-h41’ Holding Symbol have been satisfied and that Council can enact a By-law to lift the Hold, authorizing this project to move forward to Building Permits and new home construction.

This report is being brought straight to Council to seek expedited approval to allow new home construction to begin at the Blue Vista Phase 1 project. Construction crews and unit pre-sales are in place, and obtaining a By-law to lift the Hold on April 22<sup>nd</sup> will result in significant gains over the traditional April 29 COW and May 12<sup>th</sup> Council decision. It is noted that 45 building permits were applied for (and paid) in February 2025 with the first set of Building Permits available for the April 22<sup>nd</sup> date.

The requirements to lift the Hold include 3 items:

- 1) Execution of a Subdivision Agreement
- 2) Registration of a Plan of Subdivision
- 3) Confirmation on available municipal water and sanitary sewer capacity.

Item 1 was completed in February 2025. A copy of the fully executed Subdivision Agreement is available for viewing on the [Town website](#).

Item 2 will be completed during the week of April 14, 2025. Although the Town has not yet received confirmation that the Plan of Subdivision has been registered, all documents are

currently with the Land Registry Office, and all documents have received pre-approval for registration. The Town is confident that the registration will be in place prior to the April 22 Council meeting.

Item 3 was completed as part of the February 2025 Subdivision Agreement. The Agreement contains clauses that provide full water and sewer allocation for Phase 1. All fees and Development Charges have also been received by the Town.

Based on the foregoing, and provided that the Town receives confirmation of Plan Registration, Planning Staff recommends the enactment of a Zoning By-law to lift the Holding 'h41' symbol from the Blue Vista Phase 1 lands.

### **C. Background**

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The Holding 'h41' symbol was placed on the Blue Vista lands as part of the original Zoning By-law approval in 2022. By-law 2022-55 was approved by Council to recognize that the lands could be developed in accordance with the submitted Draft Plan. Zoning Approval is generally required early in the development process to ensure that there is support for the development concept prior to undertaking detailed engineering design and other required studies. To ensure that no development occurs on the lands until all details are completed to the satisfaction of the Town, County and external Agencies, a Holding 'h' symbol is placed on the lands to require certain conditions are met prior to construction.

At this time all conditions have been met. All detailed engineering design and supported detailed studies have been completed to the satisfaction of the Town, County and external Agencies. Clearance letters have been issued by each confirming that all are now satisfied and that the Holding 'h41' can be removed and that Building Permits can now be issued.

The removal of the Holding 'h41' symbol is an administrative step to ensure all parties are satisfied that construction can begin. Building Permits are not available until the Holding Symbol is removed.

### **D. Analysis**

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Planning Staff are satisfied that the requirements to remove the Holding 'h41' symbol for Phase 1 of draft approved plan of subdivision 42T2019-01 will be met. Planning Staff recommend that Council enact a By-law to remove the Holding 'h41' symbol from Phase 1 of the plan. A subsequent Subdivision Agreement and confirmation that all items listed under the Holding 'h41' have been met will be considered through a future application and staff report.

### **E. Strategic Priorities**

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#### **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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Environmental impacts were reviewed throughout the subdivision approvals process. Environmental sign offs have been received, as well as recommendations from previous environmental studies have been implemented.

#### **G. Financial Impacts**

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No adverse financial impacts are anticipated as a result of this application.

#### **H. In Consultation With**

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Tim Murawsky, Acting Director of Planning and Building Services.

#### **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 Shawn Postma, [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

#### **J. Attached**

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1. Draft By-law

Respectfully submitted,

Shawn Postma  
Manager of Community Planning

For more information, please contact:  
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### Report Approval Details

Document Title:	PBS.25.029 Recommendation Report - Holding H Removal - Blue Vista.docx
Attachments:	- PBS-25-029-Attachment-1.pdf
Final Approval Date:	Apr 14, 2025

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

**Adam Smith - Apr 14, 2025 - 3:59 PM**

**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 Town of 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 2018-65;

And Whereas pursuant to the provisions of Section 34 and 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 Zoning By-law of the Town of The Blue Mountains being By-law 2018-65, is hereby amended by removing the Holding ‘-h41’ symbol from the lands lying and being in the Town of The Blue Mountains comprised of Part of Concession 1 Part Lot 17 being Phase 1 of Draft Plan of Subdivision 42T-2019-01, Town of The Blue Mountains, as indicated on the attached Schedule ‘A-1’.
2. Schedule ‘A-1’ is hereby 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 22nd day of April, 2025

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Andrea Matrosovs, Mayor



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Corrina Giles, Town Clerk

# Town of The Blue Mountains

## Schedule 'A-1'

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

### Legend

-  Area Affected By this Amendment
-  Area to be rezoned from R1-2-136-h41 to R1-2-136

