



Staff Report

Planning & Building Services – Planning Division

Report To: COW - Operations, Planning and Building Services
Meeting Date: April 29, 2025
Report Number: PBS.25.031
Title: Draft Plan Extension Request – Cottages at Lora Bay
Prepared by: Diksha Marwaha, Senior Planner

A. Recommendations

THAT Council receive Staff Report PBS.25.031, entitled “Draft Plan Extension Request – Cottages at Lora Bay”;

AND THAT Council support a three (3) year extension to the Cottages at Lora Bay Draft Plan Approval, located at Part of Lot 39, Concession 12, Part of Lots 1 and 3, Plan 1032, Town of The Blue Mountains, extending the current expiry date of September 30, 2025, to a new draft approval lapse date of September 30, 2028.

B. Overview

The purpose of this report is to receive a decision of Council on the requested extension of Draft Plan Approval for the Cottages at Lora Bay Development on the Phase 6 lands.

In accordance with the Town of The Blue Mountains Delegation By-law 2021-61, as amended, the Director of Planning and Development Services has the authority to consider Draft Plan Extensions only when the Draft Plan Approval is less than 10 years old. Draft Plan Approvals older than 10 years must be considered by Council.

Planning staff recommend that, based on Official Plan policy and the current status of the project, Council approve a three-year extension to bring the project closer to completion.

C. Background

Originally, the Cottages at Lora Bay was draft approved in October 2006. Since then, several revisions and draft plan extensions have been granted, and some phases of the condominium have already been registered and built. The Cottages at Lora Bay Draft Plan is now in its 19th year since its original approval and is set to expire on September 30, 2025.

In 2022, the Draft Plan Conditions were updated to align with Provincial Guidelines, the County Official Plan, and current Town standards, with the addition of several new conditions related

to communication and the provision of services. The conditions were revised again in 2023 to ensure conformity and consistency with current applicable policies, with additional conditions introduced related to vegetation management and servicing.

One year extensions have been granted between 2012-2015. In 2015 and 2022 3 year extensions were granted. Cottages at Lora Bay is currently requesting a 5 year extension indicating that additional time will be required to work with the existing Phase 6 residents and get the Phase 6 lands in a position for construction. Cottages at Lora Bay believe that a 5 year extension will provide the most flexibility to get the project to final completion.

The Blue Mountains Official Plan does not provide strict policy direction on the length of time to permit Draft Plan Extensions, however in accordance with the normal subdivision/condominium Draft Plan Approvals process, Planning Staff recommend that this extension be limited to 3 years in order to allow for a timely review of applicable Town policies and practices in 3 years, to update any Draft Plan Conditions as necessary, and to inform Council on the status of the project at that time.

D. Analysis

Draft Plan Extension requests are evaluated against the Official Plan and whether the development is reasonably progressing towards final approval and ultimately construction. The Official Plan designates the lands as Residential Recreational Area, which anticipates a wide range of residential uses, including the Draft Approved proposal for 212 residential units. The form of development continues to comply with the policies of the Official Plan. The draft approval continues to have merit and aligns with the policies outlined in the Town's Official Plan.

The applicant is seeking an extension to allow sufficient time to continue working with the residents of the Phase 6 lands. Several remaining residents have long-term lease arrangements and continue to occupy Phase 6 lands, and there is no immediate pathway to develop this area.

Planning staff have reviewed the Official Plan and the status of the development and are satisfied that the Draft Plan Approval and associated Draft Plan Conditions remain relevant for the orderly development of the lands. Therefore, Planning staff recommend that the Council support a three (3) year extension to this Draft Plan.

E. Strategic Priorities

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

There are no adverse environmental impacts anticipated as a result of the recommendations contained in this report.

G. Financial Impacts

In the absence of a resolution from Council supporting the extension, the applicant may choose to appeal the file once again to the OLT. In doing so, there will be legal and other third-party costs for the municipality to participate in a hearing and/or settlement negotiations.

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 Diksha Marwaha, planning@thebluemountains.ca

J. Attached

1. February 3, 2025, Letter Requesting Draft Plan Approval Extension

Respectfully submitted,

Diksha Marwaha
Senior Planner

For more information, please contact:
Diksha Marwaha
planning@thebluemountains.ca
519-599-3131 extension 262

Report Approval Details

Document Title:	PBS.25.031 Draft Plan Extension Request for Cottages at Lora Bay.docx
Attachments:	- PBS-25-031-Attachment-1_Redacted.pdf
Final Approval Date:	Apr 17, 2025

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

Shawn Postma - Apr 17, 2025 - 11:23 AM

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

Adam Smith - Apr 17, 2025 - 12:07 PM

February 3, 2025

Adam Smith
Director
Planning & Development Services
Town of The Blue Mountains
26 Bridge Street, PO Box 310
Thornbury, ON N0H 2P0



Dear Mr. Smith;

**RE: Draft Condominium 42-CDM-2006-11
Cottages of Lora Bay (Keepers Cove)- Phase 6
Part Lot 39, Concession 12 being part of Lots 1 & 3, Plan 1032
(Geographic Township of Collingwood) Town of the Blue Mountains
Extension of Draft Approval**

The Draft Approval of the Plan of Condominium (File No. 42-CDM-2006-11) is due to expire on September 30, 2025. This letter is a request to extend the draft approval.

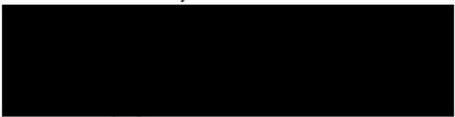
Several remaining residents have long term lease arrangements in place and continue to reside within the Phase 6 lands. As long as there are residents who continue to reside within Phase 6, there is no immediate path to develop the Phase 6 lands. Our hope is that we can continue to work with these residents as our objective still remains to develop Phase 6.

We would like to work with staff through this extension, given the very unique circumstances of the situation, including the sensitivity surrounding the existing Phase 6 residents.

We are aware that this request must go to County Council and are requesting that you review and respond to this letter as soon as possible. The \$206.00 fee for the extension of draft approval will be paid under separate cover.

We will also be formally applying to the County of Grey for their approval of the Draft Plan extension. Your attention to this request is greatly appreciated and should you have any questions or require any additional information please let me know.

Yours Truly,


Georgian Planning Solutions
Krystin Rennie, MAES MCIP RPP

cc: Shawn Postma, TOBM
Alec Drung, Sherwood Homes
Bryan O'Neill, 1382491 Ontario Ltd
Scott Taylor, Grey County