



Staff Report

Planning & Development Services – Planning Division

Report To: Committee of the Whole Meeting
Meeting Date: May 10, 2022
Report Number: PDS.22.066
Title: Recommendation Report – Polfer Developments Inc. (Timberwolf Condominiums) – Part-Lot Control By-Law
Prepared by: Natalya Garrod, Planner

A. Recommendations

THAT Council receive Staff Report PDS.22.066, entitled “Recommendation Report – Polfer Developments Inc. (Timberwolf Condominiums) – Part-Lot Control By-Law”;

AND THAT Council enact a Part-Lot Control By-law for the lands described as Parts 2, 9, 10, 11, 12, 13, 14, 15 Plan 16R-11152, being parts of Lots 1 to 5 Registered Plan 1134 also known as Timberwolf Condominiums;

AND THAT the proposed Part-Lot Control By-law expire two (2) years from the date of enactment; and

AND THAT Council direct Staff to forward the Part-Lot Control By-law to the County of Grey for final approval.

B. Overview

This report considers the lifting of Part-Lot Control (Section 50(5) of the *Planning Act*) from the Polfer Development Inc. (Timberwolf Condominiums) project for a temporary period of time in order to allow for the final registration of the lots associated with each condominium unit.

C. Background

Application File: P2591

Application Received Date: April 14, 2022

Official Plan Designation: Recreational Residential Area

Zone: R1-86

Location: Craighleith



Figure 1: Key Map



Figure 2: Aerial Photograph

The purpose of this report is to consider an application for Part-Lot Control By-law submitted by Polfer Development Inc (Timberwolf Condominiums). The application requests an exemption from the Part-Lot Control provisions of the *Planning Act*. An exemption will permit the registration of new lots associated with each condominium unit. Exemption from Part-Lot Control is commonly used for semi-detached and townhouse developments, as individual semi-detached or townhouse lots are not normally indicated on a registered Plan of Subdivision. This approach is used because of the difficulty a builder would have in constructing the common centre wall between two dwelling units exactly on the mutual property line. In removing specific lots from the scope of Part-Lot Control, the mutual property boundary may be established through the common centre wall of the “as-built” structures.

Lots 1 to 5 have been subject to Part-Lot Control By-law in March of 2019 and has since expired. The construction of the final townhouse block is nearing completion and a further Part-Lot Control By-law is required prior to registering the new lots and transferring the lands and units to the new owners. The townhouse project has been development over two phases and includes a total of 19 townhouse units accessed by a private condominium road off of Alpine Springs Court between Arrowhead Road and the Alpine Ski Club. Surrounding land uses include single detached dwellings (Georgian Woodlands), Ski Parking Area, and the Alpine Ski Club. Parts 2, 9, 10, 11, 12, 13, 14, 15 are left to be subdivided by this by-law.

D. Analysis

The proposed Part-Lot Control by-law is intended to implement the approved use of the lands for townhouse dwellings. Development is already recognized in the Plan of Subdivision and subsequent Site Plan Approvals and Site Plan Agreements.

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 enactment. This timeframe is consistent with the Part-Lot Control by-laws enacted for similar developments. The timeframe appears sufficient to finalize the lot creation and have the new lots registered with the Land Registry Office.

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.

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

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

G. Financial Impacts

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

H. In Consultation With

Trevor Houghton, RPP, MCIP, Manager of Community Planning

I. Public Engagement

The Timberwolf Condominium development implemented by the proposed By-law was subject to previous public consultation and engagement through the zoning by-law amendment review processes. The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required by the *Planning Act*.

Any comments regarding this report should be submitted to Natalya Garrod,
planning@thebluemountains.ca

J. Attached

1. Draft Part-Lot Control By-law

2. Timberwolf 2022 Part Lot Control Reference Plan 16R-11152

Respectfully submitted,

Natalya Garrod
Planner

Trevor Houghton, RPP, MCIP
Manager of Community Planning

For more information, please contact:
Natalya Garrod, Planner
planning@thebluemountains.ca
519-599-3131 extension 288

Report Approval Details

Document Title:	PDS.22.066 Recommendation Report - Polfer Developments Inc. (Timberwolf Condominiums) - Part Lot Control By-Law.docx
Attachments:	- PDS.22.066 Attachment 1.pdf - PDS.22.066 Attachment 2.doc
Final Approval Date:	Apr 27, 2022

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

Trevor Houghton - Apr 27, 2022 - 11:04 AM