



Staff Report

Planning & Development Services – Planning Division

Report To: COW-Operations, Planning and Development Services
Meeting Date: November 28, 2023
Report Number: PDS.23.129
Title: Removal of Holding –h’ Symbol Block 38 16M-24 (Ridge Estates)
Prepared by: Nicole Schroder, Planner

A. Recommendations

THAT Council receive Staff Report PDS.23.129, entitled “Removal of Holding ‘-h’ Symbol Block 38 16M-24 (Ridge Estates)”;

THAT Council enact a By-law so as to remove the Holding ‘-h’ symbol from those lands described as PLAN 16M24 BLK 38 PT BLKS 40, 41 AND RP 16R11712 PARTS 1 AND 2 also known as Ridge Estates Block 38.

B. Overview

The purpose of this report is to update Council on the status of Primont Homes at Block 38 16M-24 and to provide a recommendation that the Holding ‘-h38’ symbol now be removed from the lands.

C. Background

The Ridge Estates Subdivision (Plan 16M-24) was registered in 2008 and created Block 38 for future development. Zoning is in place for Block 38 with the Holding ‘-h38’ symbol. Development cannot occur on Block 38 until the conditions of the holding ‘-h38’ symbol have been satisfied and a By-law is enacted to lift the holding symbol.

D. Analysis

A Subdivision/ Condominium Agreement has been completed and is anticipated to be fully executed shortly. The developer has requested that Planning Staff proceed to remove the Holding ‘-h38’ in anticipation of the agreement being signed and to be able to begin work before the end of the year. It is noted that should the agreement not be executed by December 11, 2023, Planning Staff can advise Council and request the enactment of the By-law be deferred. The reason Town Planning Staff are bringing this report forward is to expedite the process so a decision could come before the end of the year.

The requirements for the removal of the Holding ‘-h38’ symbol are found under By-law Number 2021-12 (Attachment 2). The Holding Symbol cannot be lifted until the following has been completed:

- i. Execution of a Subdivision / Condominium Agreement
- ii. Lifting of 0.3 metre Reserve (Block 47, Plan 16M-24)

The Subdivision/ Condominium Agreement has been prepared and is expected to be fully executed prior to the enacting this by-law on December 11, 2023. This executed agreement will satisfy condition i.

The lifting of the 0.3 metre reserve was completed in 2021 through By-law Number 2021-11. The by-law came into full force and effect when the Pre-servicing agreement was executed on April 1, 2022. This executed agreement and By-law 2021-11 satisfies condition ii.

Planning Staff recommend that the Holding ‘-h38’ symbol be lifted conditional upon the fully executed Agreement by December 11, 2023. With the enactment of this by-law. If passed by Town Council, this By-law will allow for the registration of the Plan of Subdivision and Condominium and building permits to be issued for new home construction.

Planning Staff are satisfied that the requirements of the Holding Symbol can be met and that the project has reached a stage where development can proceed.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

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 this application.

G. Financial Impacts

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

H. In Consultation With

Shawn Postma, Manager of Planning
Adam Smith, Director of Planning and Development Services

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting which took place on October 7th, 2019. Those who provided comments at the Public Meeting including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to Nicole Schroder, planning@thebluemountains.ca

J. Attached

1. Draft Holding '-h38' Removal By-law;
2. By-Law Number 2021-12
3. By-Law Number 2021-11

Respectfully submitted,

Nicole Schroder
Planner

For more information, please contact:
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Report Approval Details

Document Title:	PDS.23.129 Removal of Holding '-h' Symbol Block 38 16M-XX (Ridge Estates).docx
Attachments:	- Draft Holding '-h38' Removal By-law 2.docx - PDS-23-129-Attachment-3_Redacted.pdf - PDS-23-129-Attachment-2_Redacted.pdf
Final Approval Date:	Nov 16, 2023

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

Shawn Postma - Nov 16, 2023 - 6:55 PM

Adam Smith - Nov 16, 2023 - 11:55 PM