



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 dwelling 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:
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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