



Staff Report

Planning & Building Services – Planning Division

Report To: Committee of the Whole
Meeting Date: June 10, 2025
Report Number: **PBS.25.039 REVISED**
Title: Cottages at Lora Bay Phase 6 Follow-Up Report
Prepared by: Diksha Marwaha, Senior Planner

A. Recommendations

THAT Council receive Staff Report PBS.25.039 **REVISED**, entitled “Cottages at Lora Bay Phase 6 Follow-Up Report”;

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

This report is being presented in response to Council direction at the May 12, 2025, Council Meeting. It serves as a follow-up to the deputations held on the same date, where residents of the Cottages at Lora Bay presented correspondence requesting that additional conditions be considered as part of the proposed extension to the Draft Plan Approval.

The report outlines the concerns raised by residents and summarizes the outcomes of staff discussions with the developer, Reid’s Heritage Homes.

Staff continue to recommend approval of a three (3) year extension to the Cottages at Lora Bay Draft Plan Approval, from the current expiry date of September 30, 2025, to a new lapse date of September 30, 2028, without updating the existing Draft Plan Conditions.

C. Background

At the April 29, 2025, Committee of the Whole Meeting, Council received Staff Report [PBS.25.031](#), titled “PBS.25.031 Draft Plan Extension Request for Cottages at Lora Bay” (provided as Attachment 1) and supported the Staff Recommendation supporting a 3-year extension to Draft Plan Approval. Following a presentation from residents at the May 12, 2025, Council Meeting, Council passed the following resolution:

Motion - Majority (Voted), Recorded		
1	Moved:	Councillor Hope
	Seconded:	Councillor Porter
	Result:	The motion is Carried
THAT Council of the Town of The Blue Mountains receives for information the May 1, 2025, correspondence from the Residents of the Cottages, Lora Bay, regarding a request for Conditions to Be Included in the Proposed Extension of the Draft Plan by Reid's Heritage Homes, and directs staff to provide a staff report in response to the correspondence, to a future Committee of the Whole meeting.		
Yes - 5 No - 0		

In response, Town staff met with representatives from Reid's Heritage Homes to review the matters raised by residents and identify appropriate next steps. A summary of those discussions and responses is provided below.

D. Analysis

The following outlines the key concerns raised by residents. Since the May 12 Council Meeting, Town Staff and Reid's Heritage Homes have formally met twice, have had multiple correspondence, and Reid's has taken action on all of the items raised. Below please find the status updates provided by Reid's Heritage Homes during a follow-up meeting with Town staff:

1. Construction Debris on Site

A By-law infraction had been issued related to the presence of construction debris on site. The developer has since taken action to clean up the site and has contacted the Town to request inspection to confirm compliance.

2. Non-operational Street Lighting

Reid's Heritage Homes has entered into an agreement with the Phase 1 Condominium Corporation to restore the street lighting. The agreement outlines specific obligations, which the developer has confirmed are now fulfilled. The streetlights are expected to be operational shortly.

3. Removal of Hydro Connection to Stormwater Management (SWM) pond

The pond design was approved by the Ministry of Environment and installed in accordance with engineered drawings for Phase 1 of the development. SWM ponds are encouraged to be designed so that they can more naturally be integrated with the landscape, however their purpose is to provide an important function to manage stormwater flows including the removal of sediment and removal of pollutants from

runoff. The engineered design of the stormwater ponds requires a pumped circulation system for the two wet ponds. The existing circulation system for the stormwater ponds were to be constructed and maintained by the developer. The Town has been in discussions with Reid's Heritage Homes who has advised that they will investigate options to reinstate the hydro connection and reactivation of the circulation feature.

The Town has also reached out the Grey Bruce Health Unit regarding any health concerns with the SWM pond in its existing state. The Health Unit has advised the Town that while they understand that the current condition of the pond—such as visible algae and mosquito activity—may be unpleasant for nearby residents, they have no evidence at this time to indicate a public health risk that would require further action under their mandate.

4. Lack of No Parking Signage in Phases 4 and 5

A Street Signage Plan has been prepared and approved by the Town. Reid's is working with its contractor to install signage. Locates request has already been submitted and the work is anticipated to be completed by July 2025.

5. Completion of Beacon Drive and Traffic Circle

Beacon Drive currently serves as the main entrance into the Cottages development as well as providing the construction access for Phase 6. As set out in the approved Development Agreement, final completion including top course asphalt for this road section is to occur following the build-out of Phase 6. It is noted that existing agreements in place require that the internal roads are maintained to a minimum standard. Spot repairs and other interim measures such as pavement markings or a structural assessment may be appropriate to address current conditions without undermining long-term works. Staff note that if Beacon Drive is completed with top course asphalt, that when Phase 6 construction begins, the road could be negatively impacted resulting in new damage that is difficult and inefficient to repair. The Developer has acknowledged the concern regarding road conditions and has committed to proceeding with appropriate interim measures including the provision of pavement markings. They also expressed their intent to coordinate with Town staff on implementing other interim maintenance measures to address current conditions. Town Staff would not recommend top course asphalt to be installed at this time due to the potential of future damage when Phase 6 construction begins.

In general, Planning Staff note that inserting new Draft Plan Conditions to require additional works to be completed will not result in any immediate improvements. Draft Plan Conditions must be met before registration, with the timing at the discretion of the developer.

E. Strategic Priorities

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

No environmental impacts are anticipated as a result of the extension of the Draft Plan Approval.

G. Financial Impacts

There are no financial impacts to the Town associated with this report. Securities and agreements remain in place with the developer to secure completion of outstanding work

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. PBS.25.039 Attachment 1 – Hydro Source to architectural ponds with stone waterfall has been removed

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.25.039 Cottages at Lora Bay Follow-Up Report.docx
Attachments:	PBS.25.039 Attachment 1– Hydro source to architectural ponds with stone waterfall has been removed
Final Approval Date:	May 30, 2025

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

Shawn Postma - May 29, 2025 - 4:53 PM

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

Adam Smith - May 30, 2025 - 9:34 AM

Hydro source to architectural ponds with stone waterfall has been removed

