



Staff Report

Planning & Building Services – Planning Division

Report To: COW - Operations, Planning and Building Services
Meeting Date: October 7, 2025
Report Number: PBS.25.085
Title: Blue Vista – Request for Part Lot Control By-Law
Prepared by: Shawn Postma, Manager of Community Planning

A. Recommendations

THAT Council receive Staff Report PBS.25.085, entitled “Blue Vista – Request for Part Lot Control By-Law”;

AND THAT Council enact a Part Lot Control By-law for those lands known as Blue Vista Phase 1 in accordance with the Draft By-law under Attachment 1 to Staff Report PBS.25.085.

B. Overview

This report recommends that council exempt the subject property from a part lot control by-law in order to create the final lots for the semi-detached units within the Blue Vista – Phase 1 development.

C. Background

Blue Vista is a 2-Phase development project located off of Grey Road 21 North of Beckwith Lane (Windfall Mountain House) and South of Crestview Court. The Blue Vista development consists of 82 Single Detached Dwellings, 36 Semi-Detached Dwellings, Public Streets, and a number of Blocks for Parkland, Open Space, Stormwater, Trails, and other similar purposes. Phase 1 was registered earlier this year and construction is well underway.

Blue Vista Phase 1 contains a number of semi-detached residential dwellings that are to be constructed on a lot and then subdivided in half with the new property line to be located along the shared wall between units. For those semi-detached units Planning Services has received an application to remove lots: 10, 11, 12, 15, 16, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, and 67 of Registered Plan 16M-102 from part-lot control to allow for the future land division.

Section 50(5) of the Planning Act provides that part of a lot within a registered plan of subdivision cannot be subdivided or transferred without the approval of the Municipality. Part-lot control has the effect of preventing the further division of land in a registered plan of

subdivision without municipal approval. Section 50(7) of the Planning Act authorizes municipalities to enact a By-law in order to remove lands within a registered plan of subdivision from part-lot control.

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 by way of survey through the common centre wall of the as-built structures.

The use of a Part Lot Control By-law for the lot creation of semi-detached dwellings is common practice for the Town and has been utilized for previous semi-detached and townhouse developments most recently with Windfall Phases 1 through 6.

D. Analysis

A Subdivision Agreement has been prepared and executed in February 2025. All Draft Plan Conditions related to Phase 1 are completed. The County of Grey is the approval authority for the Plan of Subdivision and has registered the Subdivision Plan as Plan 16M-102.

The proposed part-lot control By-law is intended to implement the approved use of the lands for semi-detached dwellings. Development is already recognized in the Plan of Subdivision and Subdivision Agreement.

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 registration. This timeframe is consistent with the part-lot control By-laws enacted for previous developments. The two (2) year timeframe appears sufficient to finalize the lot creation and have the new lots registered with the registry office.

A draft of the proposed Reference Plan is attached and identifies the 54 Parts subject to this application. The Parts subject to Part Lot Control are identified on the R-Plan as Parts 1,4,5,6,7,8,9,11,12,15,16,18,19,21,22,24,25,26,27,29,30,31,32,34,35,37,38,39,40,41,42,43,44,45,46,48,49,50,51,53,54,55,56,59,60,63,64,67,68,70,71,73,74,76.

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 impacts are anticipated

G. Financial Impacts

No adverse impacts are anticipated.

H. In Consultation With

Tim Murawsky, CAO and 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 Shawn Postma, planning@thebluemountains.ca

J. Attached

1. Draft Part Lot Control By-law
2. R-Plan (survey) for Semi Detached Units within Phase 1

Respectfully submitted,

Shawn Postma
Manager of Community Planning

For more information, please contact:
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Report Approval Details

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| Document Title: | PBS.25.085 Blue Vista - Request for Part Lot Control By-Law.docx |
| Attachments: | - PBS-25-085-Attachment-1 - PBS-25-085-Attachment-2 |
| Final Approval Date: | Sep 25, 2025 |

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

Tim Murawsky - Sep 25, 2025 - 1:54 PM