



# Staff Report

---

## Planning & Building Services – Planning Division

**Report To:** COW - Operations, Planning and Building Services  
**Meeting Date:** November 18, 2025  
**Report Number:** PBS.25.106  
**Title:** Request for Condo Exemption – 190 Crosswinds Blvd., Block 152  
Second Nature  
**Prepared by:** Shawn Postma, Manager of Community Planning

---

### A. Recommendations

---

THAT Council receive Staff Report PBS.25.106, entitled “Request for Condo Exemption – 190 Crosswinds Blvd., Block 152 Second Nature”;

AND THAT Council of the Town of The Blue Mountains has no objections to the request for Condominium Exemption in order to register a Plan of Condominium at 190 Crosswinds Blvd., being Second Nature Block 152 being Concession 1 Part Lot 17 RP 16R11030 PART 2, subject to confirmation of the dedication of the Grey Road 19 Trail Block and agreement for the construction of required fencing along Grey Road 19.

AND THAT the County of Grey be requested to withhold registration of the final condominium plan until receipt of the Town’s Clearance Letter.

### B. Overview

---

Georgian Planning Solutions on behalf of the Owners CVD Group has requested Council support for Condominium Exemption in order to register a Standard Plan of Condominium on the subject lands. Condominium Exemptions are at the discretion of the County of Grey and are generally used where a development has proceeded through a Planning Act process and public meeting within 3 years of the request for Condominium approval. If the request is made after 3 years, the County may consider a Condominium Exemption if supported by the Municipal Council. Without Condominium Exemption support, the owner would be required to apply for the traditional Draft Plan of Condominium, fulfill conditions, and then register the Condominium. In this case, Site Plan Approval has been issued and a Site Plan Agreement has been executed detailing development requirements including collection of Town Fees and Securities. Two outstanding items related to the dedication of a Trail Block adjacent to Grey Road 19 and the installation of a Board Fence have not yet been completed and are currently underway with the land transfer to occur shortly and the fence to be installed in the Spring 2026. Based on the above, Planning Staff are satisfied that the two remaining items will be completed and therefore are of the opinion that the Condominium Exemption process is

appropriate and recommend that Council pass a motion in support of the Condominium Exemption. County Staff can then issue a final decision

## **C. Background**

---

The CVD Group is nearing completion on the construction of 32 units at Block 152 of the Second Nature Development. The lands were originally Draft Plan Approved in the 1980's as part of the Westbrook Subdivision Lands that also included the Monterra Golf Course, Historic Snowbridge, Monterra Estates, and others in the area. In 2009 as part of the initial Short Term Accommodation Zoning By-laws for the Town, these lands were set aside with permissions for residential and Short Term Accommodation uses.

Block 152 was always considered to become a future Condominium Corporation. The Condominium was intended to be established after construction is substantially completed by way of Condominium Exemption. If construction had been substantially completed within 3 years of the application, the County of Grey has the staff delegated approval authority and policies in place to grant the exemption. Because the 3 year timeline has lapsed, County policy requires support from the local municipality before the County would consider the exemption request. The 3 year timeline is in place to ensure that other residential developments (such as a rental apartment building) cannot automatically request to convert from rental units to Condo units without support of the local municipality. In the case of Block 152, the future condominium ownership has been identified from the start.

A Site Plan Agreement is in place between CVD Group and the Town outlining requirements for the transfer of a Trail Block adjacent to Grey Road 19 for a future trail connection. These lands are high priority for acquisition for the continuation of off-road trails along the County Road. These lands shall be dedicated to the Town prior to the registration of the Condominium. The second component is a requirement for a Board Fence to be constructed along the rear property lines adjacent to Grey Road 19. These works are intended to be completed in the spring of 2026.

The proposed condominium plan pertains to ownership tenure and does not change the use of the project, does not permit any further development, or alter the project in any further way. The fully executed Site Plan Agreement will remain in effect and will continue to govern the site in perpetuity.

Based on the above, Planning Staff wish to first confirm that the Trail Block land transfer has been completed, and once completed to the Town Satisfaction, Staff have no objections to this development to proceed by way of Condominium Exemption .

## **D. 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.

### **E. Environmental Impacts**

---

There are no adverse impacts anticipated.

### **F. Financial Impacts**

---

There are no adverse impacts anticipated.

### **G. In Consultation With**

---

Tim Murawsky, Acting Director of Planning and Building Services

### **H. 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](mailto:planning@thebluemountains.ca)

### **I. Attached**

---

1. Draft 32 Unit Condominium Plan

Respectfully submitted,

Shawn Postma  
Manager of Community Planning

For more information, please contact:  
Shawn Postma, Manager of Community Planning  
[planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)  
519-599-3131 extension 248

### Report Approval Details

Document Title:	PBS.25.106 Request for Condo Exemption - 190 Crosswinds Blvd., Block 152 Second Nature.docx
Attachments:	- PBS-25-106-Attachment-1.pdf
Final Approval Date:	Nov 7, 2025

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

**Tim Murawsky - Nov 7, 2025 - 11:55 AM**