



# Staff Report

## Planning & Development Services – Planning Division

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**Report To:** Committee of the Whole Meeting  
**Meeting Date:** October 19, 2021  
**Report Number:** PDS.21.118  
**Title:** Windfall Phase 5 – Removal of Holding ‘h’ Symbol By-Law  
**Prepared by:** Natalya Garrod, Planner I

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### A. Recommendations

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THAT Council receive Staff Report PDS.21.118, entitled “Windfall Phase 5 – Removal of Holding ‘h’ symbol”;

AND THAT Council enact a Zoning By-law Amendment to remove the Holding ‘-h’ Symbol for Windfall Phase 5 in its entirety.

### B. Overview

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This report recommends that council lift the Holding ‘-h19’ symbol to permit building permits to be issued now that the conditions for the Holding ‘-h19’ symbol removal have been met.

### C. Executive Summary

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Application File # P3018

Application Received Date: May 28, 2021

Application Deemed Complete Date: June 1, 2021

Official Plan Designation: Residential / Recreational Area ‘RRA’

Zoning Bylaw Designation: Residential ‘R1-3-62-h19’

Location: Part Lot 16, Concession 1 (Blackwillow Crescent)

Planning Services received an application for removal of Holding ‘-h’ By-Law for Windfall Phase 5. The Plan of Subdivision for Phase 5 has been registered by the County of Grey as Plan 16M-86. Based on the current stage of the approvals process the applicant has met all the requirements of the Zoning By-law to lift the Holding symbol. Therefore it is now appropriate to lift the Holding ‘-h19’ Symbol by By-Law. A Master Development Agreement has been

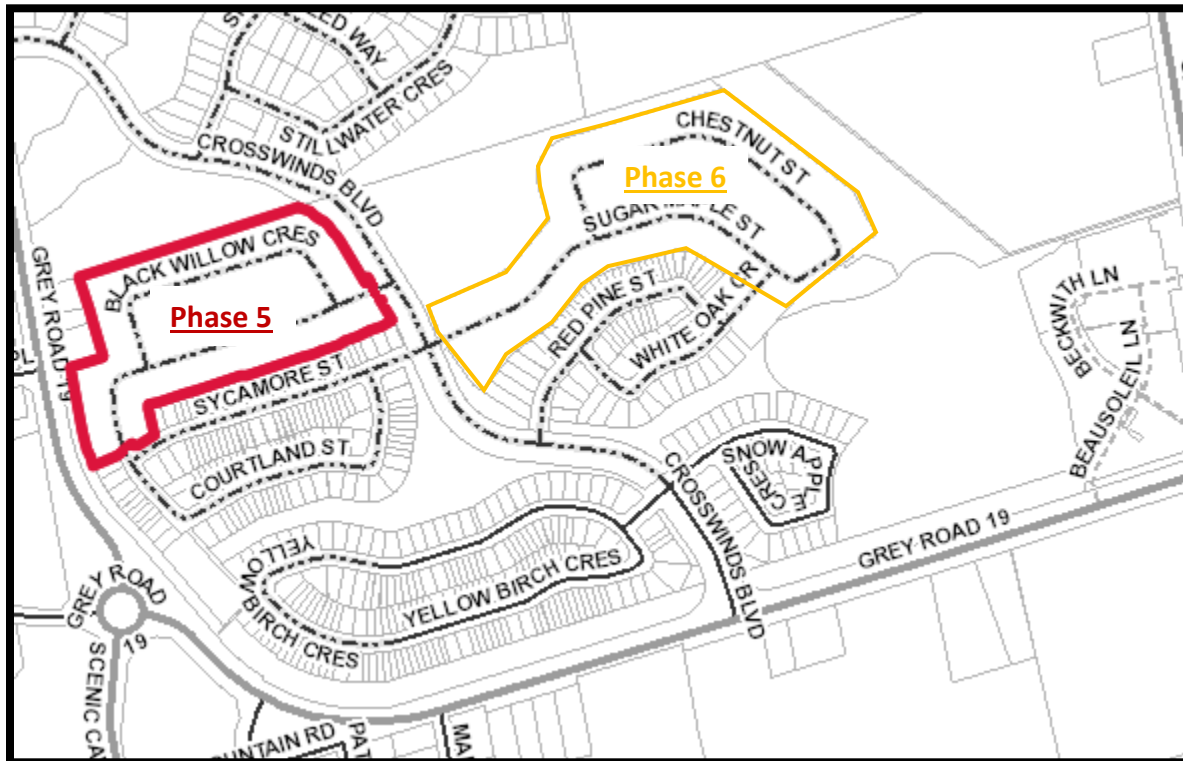
completed, a Subdivision Agreement has been executed, and a Plan of Subdivision has been registered.

## D. Background

Windfall Phase 5 is part of the Master Planned community known as Windfall. Phases 1, 2, 3 and 4A and 4B are now built out. Phase 5 is comprised of Blackwillow Crescent and Courtland Street. To be completed are Phases 5 and 6 being the remainder of Blocks 38 and 40 of the original Registered Plan 16M-42. Windfall Phase 5 is outline below in Figure 1.

Permitted uses include single detached dwellings and semi-detached dwellings, as well as accessory uses, buildings and structures in the R1-3. The Zone Exception -62 establishes specific lot development requirements for all Windfall development lands.

**Figure 1: Location of Phase 5 (shown in red)**



## E. Analysis

A Subdivision Agreement has been prepared and executed on August 6, 2021. All Draft Plan Conditions related to Phase 5 are completed. The County of Grey is the approval authority for the Plan of Subdivision and has registered the Plan after confirmation by the Town that the Subdivision Agreement has been completed and all Draft Plan Conditions have been completed to the satisfaction of the Town.

Requirements for the removal of the Holding ‘-h19’ symbol are found under Part 10.0 to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65. This Holding Symbol can be lifted once the following has been completed:

- i. Execution of a Master Development Agreement
- ii. Execution of a Subdivision Agreement or Site Plan Agreement
- iii. Registration of a Plan of Subdivision or Granting of Site Plan Approval

A Master Development Agreement has been executed between the Town and Windfall in 2010.

A Subdivision Agreement has been prepared and been executed between the Town and Windfall in 2021.

Registration of the Plan of Subdivision (being 16M-86) has recently occurred with the County of Grey in 2021.

Planning Staff recommend that the Holding ‘-h19’ symbol be lifted now. Enacting the By-law will allow for construction in Registered Plan 16M-86 to begin now that the lots have been legally created. A draft Holding ‘-h19’ Symbol Removal By-law is included as Attachment 1.

## **F. Strategic Priorities**

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### **1. Communication and Engagement**

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

### **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.

## **G. Environmental Impacts**

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

## **H. Financial Impacts**

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

## **I. In Consultation With**

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Shawn Postma RPP, MCIP - Senior Policy Planner

Trevor Houghton RPP, MCIP - Manager of Community Planning

Nathan Westendorp RPP, MCIP - Director of Planning and Development Services

## **J. Public Engagement**

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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 Natalya Garrod, [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca). Notice is required under the Planning Act to be provided to the Owner (Windfall).

## **K. Attached**

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1. Draft Holding '-h19' Symbol Removal By-law

Respectfully submitted,

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Natalya Garrod  
Planner I

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Trevor Houghton, RPP, MCIP  
Manager of Community Planning

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Nathan Westendorp RPP, MCIP  
Director of Planning and Development Services

For more information, please contact:  
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519-599-3131 extension 288

### **Report Approval Details**

Document Title:	PDS.21.118 Windfall Phase 5 - Removal of Holding 'h' symbol .docx
Attachments:	- Windfall Phase 5 - Holding 'h' Removal By-law.pdf
Final Approval Date:	Oct 8, 2021

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

**Trevor Houghton - Oct 8, 2021 - 1:50 PM**

**No Signature - Task assigned to Nathan Westendorp was completed by assistant Sherry Steadman**

**Nathan Westendorp - Oct 8, 2021 - 1:59 PM**