



# Staff Report

## Planning & Development Services – Planning Division

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**Report To:** Committee of the Whole Meeting  
**Meeting Date:** March 29, 2022  
**Report Number:** PDS.22.050  
**Title:** Cottages at Lora Bay Phase 5 – Holding ‘-h7’ Removal  
**Prepared by:** Trevor Houghton, Manager of Community Planning

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### A. Recommendations

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THAT Council receive Staff Report PDS.22.050, entitled “Cottages at Lora Bay Phase 5 – Holding ‘-h7’ Removal”;

AND THAT Council enacts a By-Law to remove the Holding ‘-h7’ symbol from those lands legally described as Part Lot 39, Concession 12 being Part of Lots 1 & 3, Registers Compiled Plan 1032 (Cottages at Lora Bay, Phase 5, being Vacant Land Condominium Plan No. 127.

### B. Overview

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The purpose of this report is to recommend that Council authorize the removal of the Holding ‘-h7’ symbol from the subject lands. These lands are the Cottages at Lora Bay (Phase 5) development. The removal of the Holding ‘-h7’ will allow for Building Permits to be issued for Vacant Land Condominium Plan No. 127.

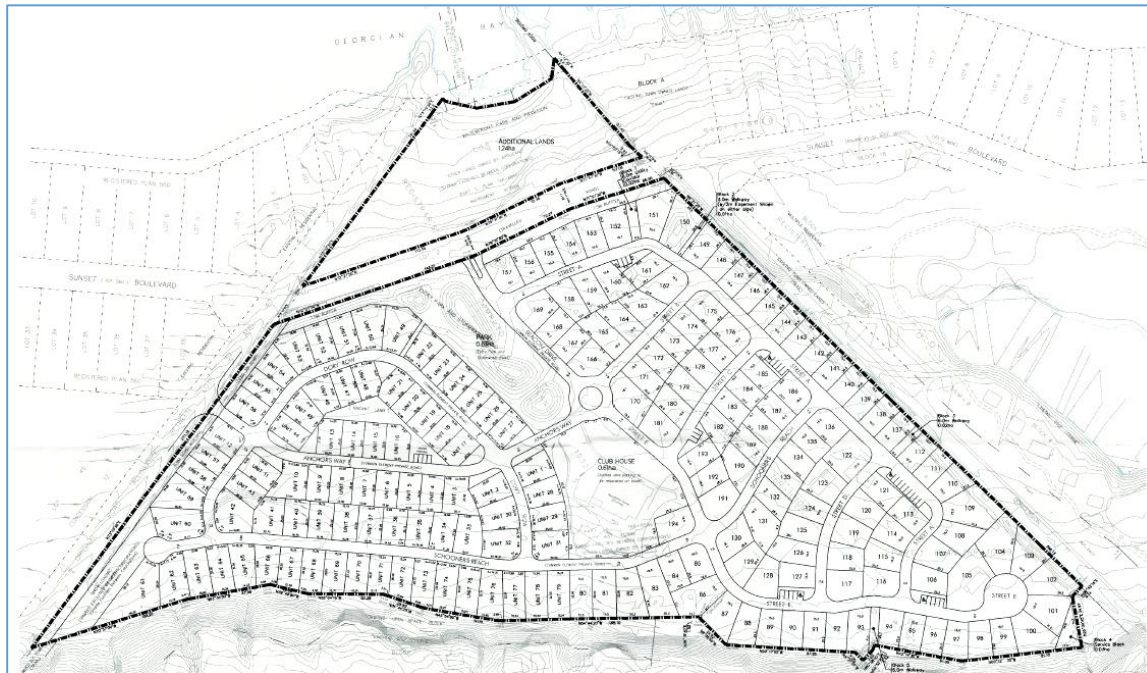
### C. Background

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Draft Plan of Condominium 42-CDM-2006-11, known as the Cottages at Lora Bay (Keepers Cove) is located south of the intersection of the 39th Sideroad and Sunset Boulevard.

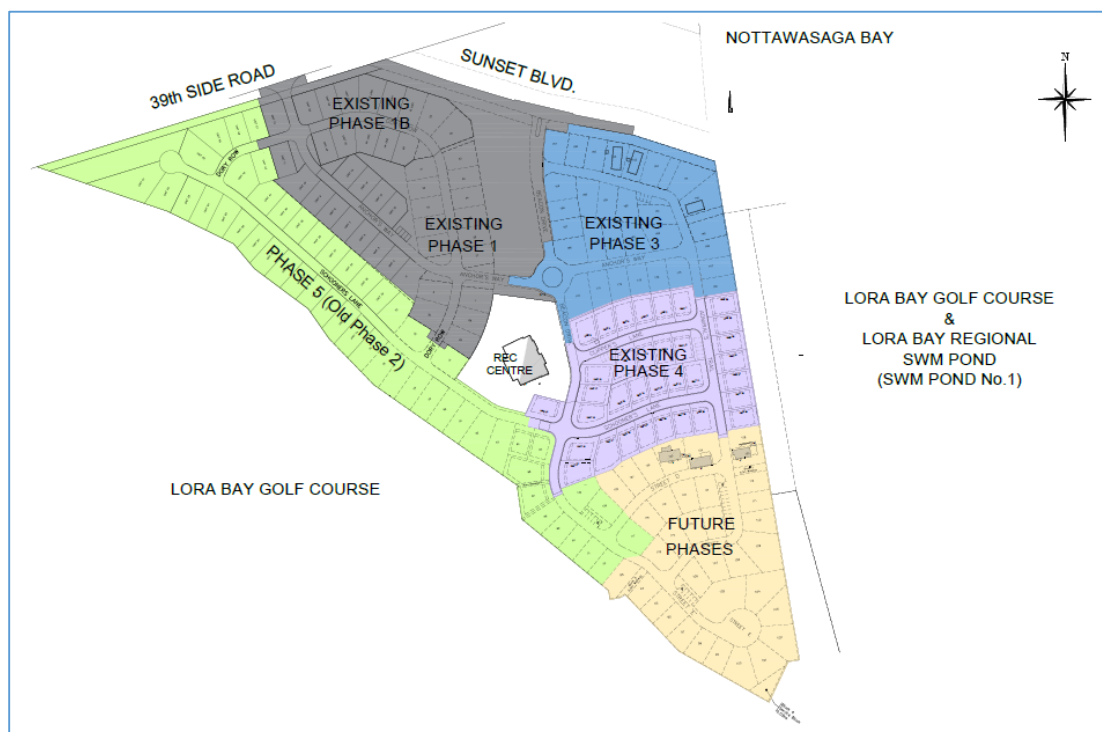
This project received Draft Approval in October 2006. Since 2006 the project was subject to a Redline Revision application approved by the County of Grey in August 2017. An excerpt of this revised (and now current) Draft Approved Plan is provided below in Figure 1.

**Figure 1: Current Draft Approved Plan (2017)**



As the project has matured various Condominium corporations have been created that have established the form of the property ownership tenure. Phase 5 is the next stage of residential development to occur on site. An excerpt of the various phases for the whole of the Cottages at Lora Bay project is provided below in Figure 2.

**Figure 2: Project Phases**



The Cottages at Lora Bay (Phase 5) has subsequently been legally subdivided as Vacant Land Condominium Plan No. 127. An except of Vacant Land Condominium Plan No. 127 is provided below as Figure 3.

**Figure 3: VLCP No. 127**



## D. Analysis

The Owner has made application to remove the Holding ‘-h7’ symbol from the subject lands to allow the issuance of Building Permits to construct new dwellings for newly created Vacant Land Condominium Plan No. 127. Prior to the removal of the Holding ‘-h7’ symbol from the lands the following two (2) conditions need to be completed to the satisfaction of Council;

1. Execution of a Development Agreement, and
2. Granting of Site Plan Approval or the Registration of a Plan of Condominium.

### *Development Agreement*

A Development Agreement executed between 1382491 Ontario Limited, Blevins Development (Cove) Ltd. and The Town of The Blue Mountains dated November 9, 2021 was registered onto the title of the subject lands as Instrument No. GY216826 on November 10, 2021.

### *Registration of a Plan of Condominium*

The Land Registrar registered Vacant Land Condominium Plan No. 127 in the Land Registry Office for the Land Titles Division of Grey No. 16 on December 22, 2021.

### Conclusion

Based on the above analysis, Planning Staff recommend that it is now appropriate for Council to enact and pass a By-law to remove the Holding ‘-h7’ symbol from the subject lands as identified in Schedule “A-1” of the Draft By-law attached.

## **E. Strategic Priorities**

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### **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**

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

## **G. Financial Impacts**

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

## **H. In Consultation With**

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Nathan Westendorp, Director of Planning and Development Services

## **I. Public Engagement**

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The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. Pursuant to Subsection 36(4) of the *Planning Act* a Public Meeting is not required prior to Council passing a by-law to remove a holding “h” zone. Any comments regarding this report should be submitted to Trevor Houghton, Manager of Community Planning [managerplanning@thebluemountains.ca](mailto:managerplanning@thebluemountains.ca)

## **J. Attached**

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1. Draft Holding ‘-h7’ Removal By-law, Part Lot 39, Concession 12 being Part of Lots 1 & 3, Registers Compiled Plan 1032 (Cottages at Lora Bay, Phase 5, being Vacant Land Condominium Plan No. 127

Respectfully submitted,

Trevor Houghton, RPP MCIP  
Manager of Community Planning

Nathan Westendorp, RPP MCIP  
Director of Planning and Development Services

For more information, please contact:  
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**Report Approval Details**

Document Title:	PDs.22.050 Cottages at Lora Bay Phase 5 - Holding 'h7' Removal.docx
Attachments:	- Attachment 1 P3082 Cottages Phase5 H Removal By-law.pdf
Final Approval Date:	Mar 8, 2022

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

**Nathan Westendorp - Mar 8, 2022 - 2:31 PM**

**Report Approval Details**

Document Title:	PDS.22.050 Cottages at Lora Bay Phase 5 - Holding 'h7' Removal.docx
Attachments:	- Attachment 1 P3082 Cottages Phase5 H Removal By-law.pdf
Final Approval Date:	Mar 14, 2022

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

**Trevor Houghton - Mar 10, 2022 - 10:47 AM**

**No Signature - Task assigned to Nathan Westendorp was completed by delegate Trevor Houghton**

**Nathan Westendorp - Mar 14, 2022 - 12:20 PM**