

<b>To:</b>	Warden Halliday and Members of Grey County Council
<b>Committee Date:</b>	January 25, 2018
<b>Subject / Report No:</b>	PDR-CW-04-18
<b>Title:</b>	Block 37 – Solcorp (Peaks Ridge) Condominium Exemption Exception Request
<b>Prepared by:</b>	Randy Scherzer, Director of Planning
<b>Reviewed by:</b>	
<b>Lower Tier(s) Affected:</b>	Town of The Blue Mountains
<b>Status:</b>	Recommendation adopted by Committee as presented per Resolution CW46-18; Endorsed by County Council February 8, 2018 per Resolution CC24-18;

## Recommendation

1. That Report PDR-CW-04-18 be received and that support be given for processing a proposed condominium road through a condominium exemption application that will provide access for up to five townhouses on Block 37, Registered Plan 16M-24 (Peaks Ridge).

## Executive Summary

The County has received a request to process a proposed condominium road through a condominium exemption application. The proposed condominium road would provide access for up to five townhouse units on Block 37, Registered Plan 16M-24. The townhouses were originally contemplated as part of the original Peaks Ridge subdivision and servicing hookups already exist. The Town of The Blue Mountains supports this condominium road being processed through a condominium exemption application and the current zoning permits townhouses. The townhouses will be processed through a site plan application with the lots being created through a part lot control process.

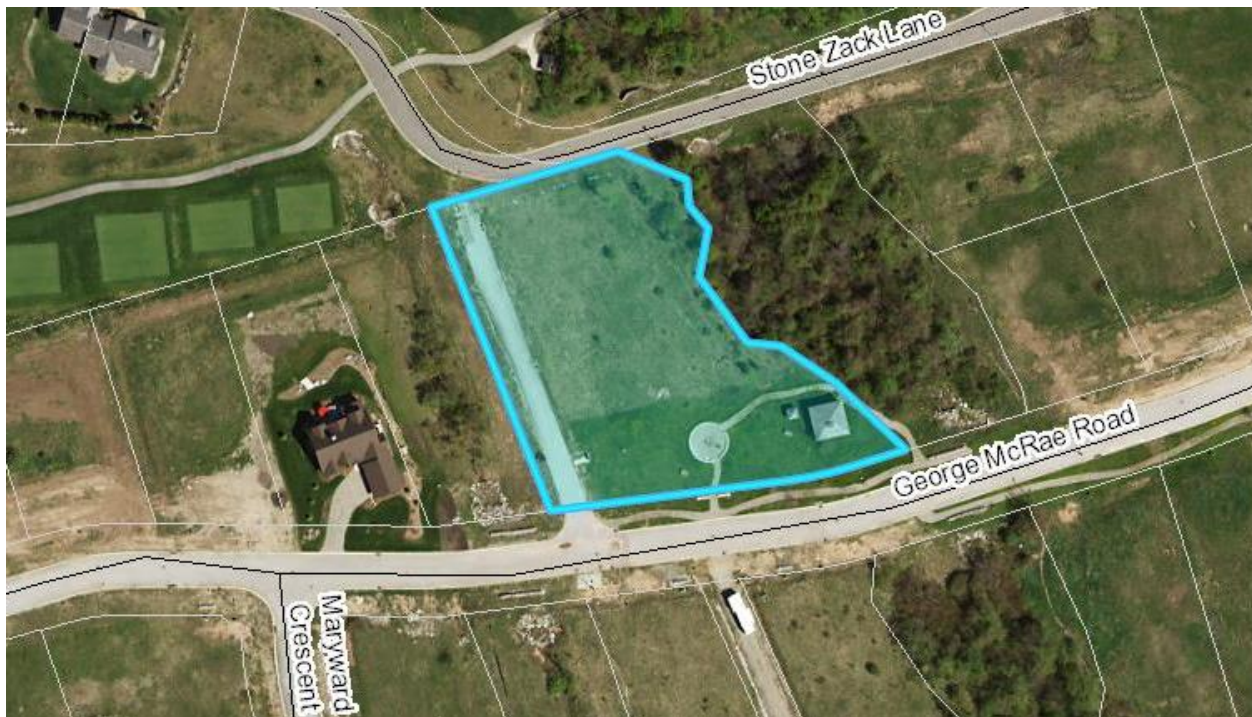
## Background and Discussion

The Peaks Ridge Subdivision was approved by the Ontario Municipal Board and has been registered as Plan 16M-24. The Peaks Ridge development is located in the Town of The Blue Mountains west of Camperdown Road and south of Highway 26. The development is located just south of Georgian Bay Golf Course. There were a number of lots and blocks created as part of the Peaks Ridge development with some of the lots already containing dwellings. One of

the blocks created was Block 37. The original plan anticipated that up to eight townhouses would be constructed on Block 37. When the services were installed for the Peaks Ridge development a total of 5 water and sewer hookups were installed to service the future townhouses on Block 37. In 2017 the applicant proposed to change the zoning and submitted consent applications to create a total of 3 single detached lots. There were a number of concerns identified by the public and agencies with the proposed 3 lots and therefore the applicant is now proposing to construct townhouses as was originally contemplated. The proposal is to construct up to five townhouse units on Block 37 in order to utilize the existing servicing hookups that have been installed on the subject lands.

The proposal is that the townhouses would gain access from a private condominium road that would connect to George McRae Road (see Map 1). The County has received a request from the applicant's consultant requesting that the condominium road be processed as a condominium exemption application. By-law 4421-07 was passed by County Council on July 3, 2007 which allows the Director of Planning and Development to process and approve condominium exemptions. Condominium exemptions are approved in accordance with the terms and conditions set out in the Condominium Application Form and Guidelines as approved by Council. The proposed condominium plan meets all the terms and conditions outlined in the guidelines except that the development has not been subject to a Planning Act approval within the last three years.

### Map 1: Block 37, Plan 16M-24 (Peaks Ridge)



Town staff in correspondence dated January 2, 2018 indicates that the Town of The Blue Mountains has no objections to the County processing the proposed condominium road within Block 37 through a condominium exemption process. The proposed townhouses will be processed through a site plan application process and a part lot control process.

It is recommended that the proposed condominium road within Block 37 be processed through the condominium exemption process for the following reasons:

- The original plan for Peaks Ridge contemplated townhouses to be constructed on Block 37
- Servicing hookups have already been installed to service the proposed townhouses
- The proposed private condominium road has already been constructed
- The proposed townhouses are permitted under the current zoning for the subject lands and will be subject to a site plan application process and a part lot control process
- The Town of The Blue Mountains has no objections with this being processed through a condominium exemption process.

## Legal and Legislated Requirements

The condominium exemption application and future site plan application and part lot control application will be processed in accordance with the Planning Act and the Condominium Act.

## Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with this matter. Should this be processed through a condominium exemption process the County will collect the requisite application fee for the application.

## Relevant Consultation

- Internal: Planning Staff
- External: Town of The Blue Mountains

## Appendices and Attachments

*None*