

## Report PDR-PCD-17-15

**To:** Chair and Members of the Planning and Community Development Committee  
**From:** Randy Scherzer, Director of Planning  
**Meeting Date:** April 21, 2015  
**Subject:** **Snowbridge – Condominium Exemption Application**  
**Status:** Recommendation adopted by Committee as presented per Resolution PCD59-15; Endorsed by County Council May 5, 2015 per Resolution CC72-15;

### Recommendation(s)

**WHEREAS** the County previously draft approved a development known as Snowbridge (42-CDM-2006-02) on March 16, 2006 for a total of thirty eight (38) units in the Town of The Blue Mountains;

**AND WHEREAS** a total of ten (10) units were given final approval and registered in 2007 with the remaining twenty eight (28) units having lapsed on March 16, 2009;

**AND WHEREAS** the County has received a Condominium Exemption Application 42-CDM-2015-02 from Skyline Blue Mountain Development Inc. for the twenty eight (28) units that have lapsed;

**AND WHEREAS** the Town of The Blue Mountains and Skyline Blue Mountain Development Inc. have entered into a Site Plan Agreement and the Town has no objections to the Plan of Condominium being processed as a Condominium Exemption Application;

**AND WHEREAS** County Council passed By-law 4421-07 which allows the Director of Planning and Development to process and approve condominium exemptions in accordance with the terms and conditions set out in the Condominium Application form and Guidelines, as approved by the Planning and Community Development Committee, as permitted legislatively by Section 9(7) of the Condominium Act, R.S.O. 1998, as amended;

**AND WHEREAS the above noted development proposal does not fully meet the terms and conditions set out in the Condominium Application Form Guidelines;**

**NOW THEREFORE BE IT RESOLVED that Planning Report PDR-PCD-17-15 is received;**

**AND THAT support be given for processing the remainder of the previously draft approved units within the Snowbridge development through a condominium exemption application.**

## Background

On March 16, 2006, the County Planning and Community Development Committee draft approved a total of 38 condominium units in the Town of The Blue Mountains for a development known as Snowbridge (42-CDM-2006-02). A total of 10 units were given final approval and subsequently registered in October 2007. The remaining 28 units that were previously draft approved lapsed on March 16, 2009. The County has received a Condominium Exemption Application (42-CDM-2015-02) from Skyline Blue Mountain Development Inc. to process the previously draft approved units as the Owner would like to construct the previously planned units in the near future. The subject lands are described as Block 1, Registered Plan 1120 and are located east of Grey Road 19 and are surrounded by the Monterra Golf Course. The subject lands gain access off of Snowbridge Way (see Map 1 below).

A development agreement has been entered into by the Town of The Blue Mountains and Skyline Blue Mountain Development Inc. for the entire 38 units as originally draft approved in 2006. The agreement was recently amended by the Town of The Blue Mountains in August 2013. The road to access the units has already been constructed and the municipal services for the units has already been installed.

*Map 1: Location of the Subject Lands*



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 in accordance with the terms and conditions set out in the Condominium Application Form and Guidelines as approved by the Planning and Community Development Committee. The proposed condominium development meets all the terms and conditions outlined in the Condominium Application Form and Guidelines save and except for the criteria regarding the proposal being subject to Planning Act approval within the last three years.

Town staff in an email dated March 17, 2015 indicates that the Town of The Blue Mountains has no objections to the County processing the previously draft approved 28 units as a condominium exemption application. A copy of the condominium exemption application has been circulated to the Town and the County Transportation Services Department for preliminary review and comment.

Given the fact that the proposed 28 units were previously draft approved, that there is a registered development agreement for the entire 38 units as originally envisioned, along with the fact that the access road and services have been constructed/installed, and that the Town has no objections, it is recommended that the application proceed through the condominium exemption process.

## Financial / Staffing / Legal / Information Technology Considerations

At this point there are no financial, staffing, legal or IT considerations. Should Committee support this development being processed as a condominium exemption process, fees would be collected for the condominium exemption application (\$1,100) as well as the final approval fee (\$1,100 for each final approval) in accordance with the County's Fees and Services By-law.

## Link to Strategic Goals / Priorities

Action 2.10, under Goal 2 of the County's Strategic Plan requires the continued management of growth and the application of sound land planning principles. Processing this development as a condominium exemption application represents sound land use planning.

Respectfully submitted by,

Randy Scherzer  
Director of Planning and Development