

Report PDR-PCD-20-14

To: Chair Wright and Members of the Planning and Community Development Committee

From: Sarah Morrison, Intermediate Planner

Meeting Date: June 17, 2014

Subject: **42T-2006-08 (Byers) – Two Year Draft Approval Extension Request**

Status: Recommendation adopted by Committee as presented per Resolution PCD71-14; Endorsed by County Council July 8, 2014 per Resolution CC90-14;

Recommendation(s)

WHEREAS draft plan approval was granted for Plan of Subdivision File 42T-2006-08 by the County of Grey on August 16th, 2011;

AND WHEREAS a request has been received from the applicant requesting an additional two year draft approval extension;

AND WHEREAS the Township of Georgian Bluffs supports the request for an additional two year extension;

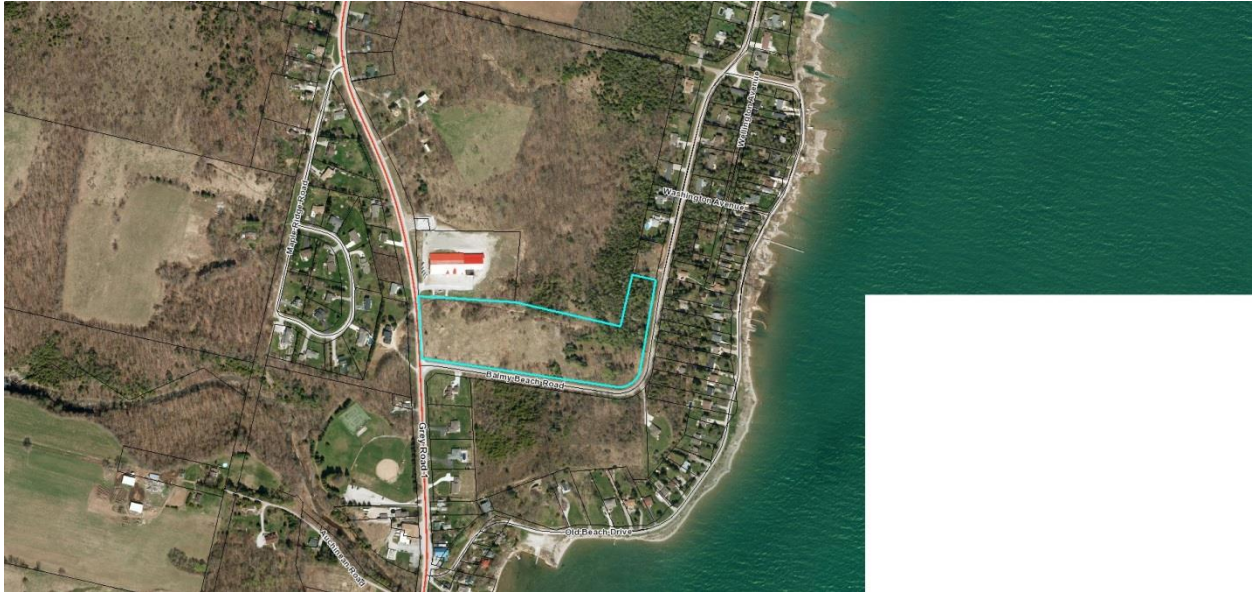
NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-20-14 be received and that under the authority delegated to it by Grey County Council, the Planning and Community Development Committee hereby grants an extension of draft approval for subdivision file no. 42T-2006-08 to August 16, 2016 under Section 51(33) of The Planning Act, RSO 1990, as amended.

Background

Plan of Subdivision Application 42T-2006-08 received draft approval on August 16, 2011. The draft approved subdivision includes a total of nine (9) single detached residential lots, one Open Space Block, two (2) 0.3 metre reserves, one (1) Block to be added as part of the existing road allowance and one (1) block for a daylight triangle and 5 metre road widening.

The subject lands are described as Part of Lot 17, Concession 3, Part Lot A, Plan 171 Township of Georgian Bluffs. The lands are situated north of Balmy Beach Road and east of Grey Road 1 (see Map 1 below).

MAP 1: Byers Subject Lands



The County has received a request from the Owner's agent requesting an additional two year draft approval extension. The reasons noted in the request letter indicate that due to various factors it will not be possible to clear all draft plan conditions and obtain final approval prior to the current lapse date. They note that the developer is working with the consultants to co-ordinate the design of various utilities, and finalize the agreements.

On April 16, 2014, Township of Georgian Bluffs Council supported the two year extension for draft approval.

The standard period of time for extensions of draft approval is one year. The granting of one year extensions has been delegated to the Director of Planning. Extension requests beyond one year are required to be approved by the Planning and Community Development Committee. County staff typically recommends that extensions to draft approval only be for a one year period to ensure that the proponent is continuing to move forward with fulfilling the conditions and to allow local municipalities to have the option of not extending draft approval if the municipality is experiencing servicing capacity issues.

Based on the reasons for the extension request identified in the letter from the Owner's agent, and based on the Township of Georgian Bluffs supporting the request for a two year extension, County staff recommends that a two (2) year draft approval extension be granted.

Financial / Staffing / Legal / Information Technology

Considerations

At this point there are no financial, staffing, legal or Information Technology considerations. The County has collected a fee for the extension of draft approval.

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 use planning principles. Permitting an extension to draft approval for a previously draft approved subdivision would be considered sound land use planning, given the specific circumstances.

Respectfully submitted by,

Sarah Morrison
Intermediate Planner

Director Sign Off: *Randy Scherzer*