

## Report PDR-PCD-31-14

**To:** Chair Wright and Members of the Planning and Community Development Committee  
**From:** Randy Scherzer, Director of Planning  
**Meeting Date:** September 16, 2014  
**Subject:** **42T-2004-02 (Georgian Villas/Cobble Beach) – Three Year Draft Approval Extension Request**  
**Status:** Recommendation adopted by Committee as presented per Resolution PCD102-14; Endorsed by County Council October 7, 2014 per Resolution CC136-14;

### Recommendation(s)

**WHEREAS draft plan approval was granted for Plan of Subdivision File 42T-2004-02 by the County of Grey on October 13, 2005 and later revised on October 12, 2006, with several one year draft approval extensions being provided in the past;**

**AND WHEREAS a request has been received from the owner's agent requesting a three year draft approval extension;**

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

**NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-31-14 be received;**

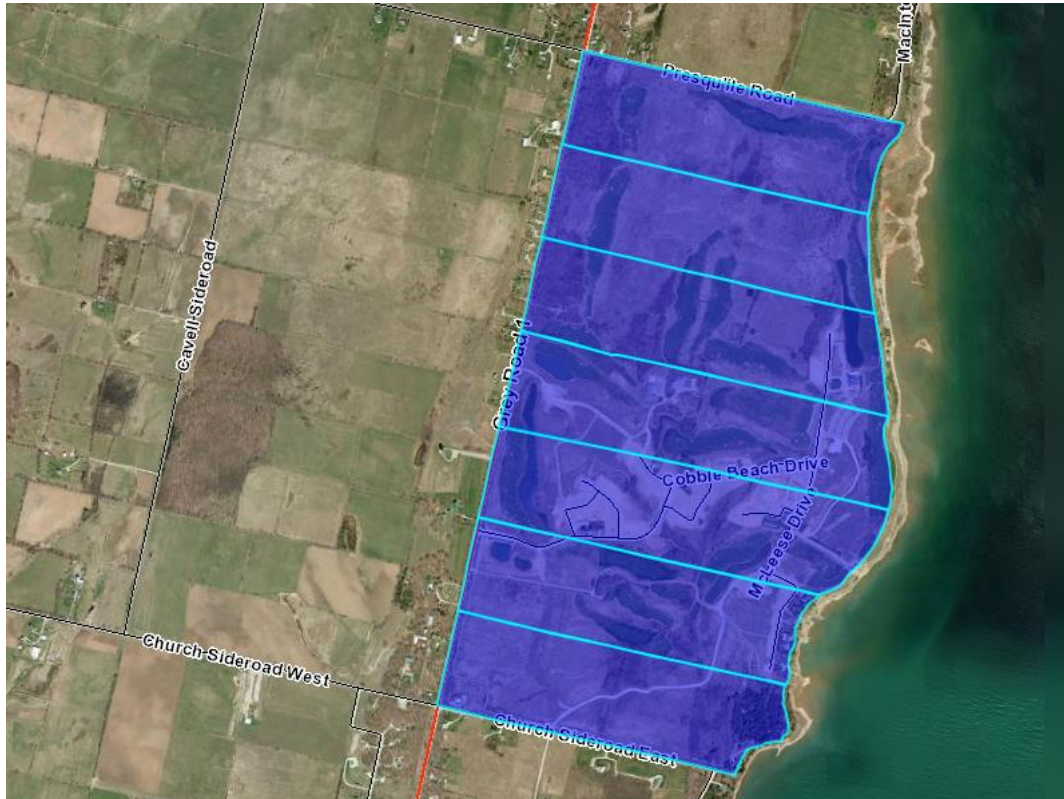
**AND THAT the Planning and Community Development Committee hereby grants an extension of draft approval for Plan of Subdivision File 42T-2004-02 to October 12, 2017 under Section 51(33) of the Planning Act, RSO 1990, as amended.**

### Background

Plan of Subdivision Application 42T-2004-02 was draft approved by Committee on October 13, 2005 and later revised on October 12, 2006. The current draft approved subdivision contains 39 single detached residential lots, 6 blocks to accommodate a maximum of 85 single detached residential lots, 7 open space/public blocks, 1 open

space/private block, 7 open space/heritage blocks, 4 open space/golf course blocks, 5 mixed use blocks, 4 multi-residential blocks, 2 public utility blocks, one future residential block, one future road block and six roadways. The subject lands are within the settlement area known as Cobble Beach and are described as Part of Lot 28 to 34, Concession 3 (former Township of Sarawak), Township of Georgian Bluffs (see Map 1 below).

*MAP 1: Georgian Villas/Cobble Beach Subject Lands – 42T-2004-02*



The County has received a request from the Owner's agent requesting an additional three year draft approval extension. The reasons noted in the request letter indicate that the pace of home sales is not as high as they were hoping for and therefore have not been in a position to register and sell lots as fast as they would like. The letter notes that they would like to preserve approvals received in the past such as this draft approved subdivision.

On August 6, 2014, the Township of Georgian Bluffs Council passed a motion indicating that they have no objections to a request for a further three year draft approval extension for Subdivision File No. 42T-2004-02.

The standard period of time for extensions of draft approval is one year. The granting or supporting 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 Bluff's supporting the request for a three year extension, County staff recommends that a three (3) 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,

Randy Scherzer  
Director of Planning