

Report PDR-PCD-16-15

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

From: Randy Scherzer, Director of Planning

Meeting Date: April 21, 2015

Subject: **42T-2007-16 (Beaver Valley Village) – Three Year Draft Approval Extension Request**

Status: Recommendation adopted by Committee as presented per Resolution PCD58-15; Endorsed by County Council May 5, 2015 per Resolution CC72-15;

Recommendation(s)

WHEREAS draft plan approval was granted for Plan of Subdivision File 42T-2007-16 by the County of Grey on May 10, 2012;

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

AND WHEREAS the Municipality of Grey Highlands Council supports the request for an additional three year extension as noted in a letter from the Municipality dated March 24, 2015;

NOW THEREFORE BE IT RESOLVED THAT the Planning and Community Development Committee receives Planning Report PDR-PCD-16-15;

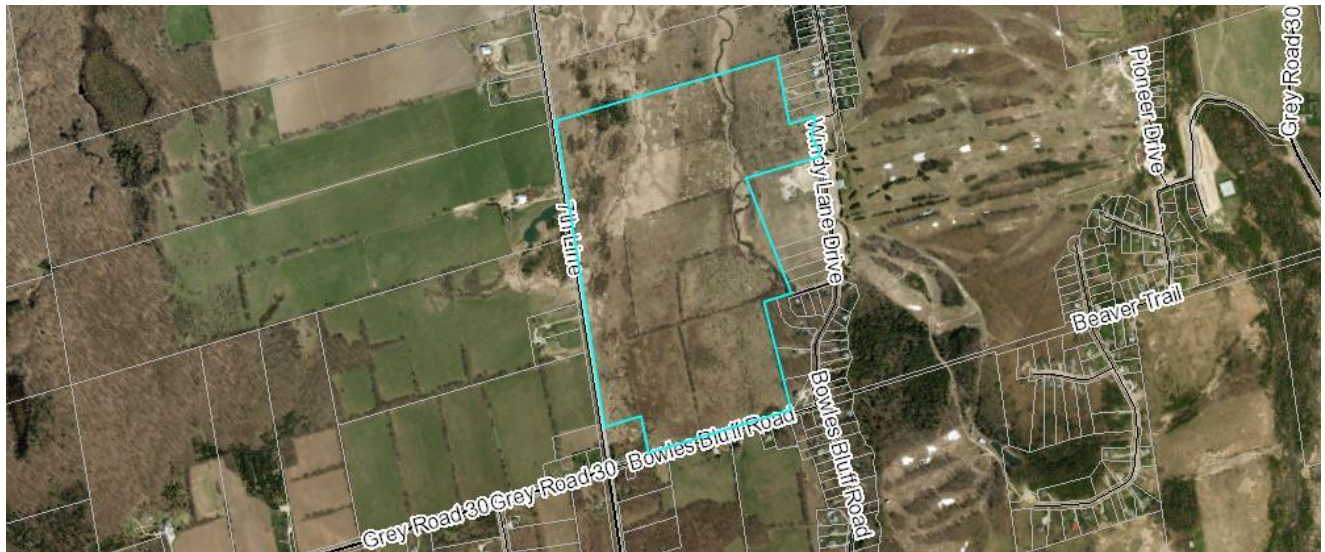
AND THAT the Planning and Community Development Committee hereby grants an extension of draft approval for Plan of Subdivision File 42T-2007-16 to May 10, 2018 under Section 51(33) of the Planning Act, RSO 1990, as amended.

Background

Plan of Subdivision File 42T-2007-16 (Beaver Valley Village) was originally draft approved on May 10, 2012. The current draft approved plan consists of 16 single detached residential lots (Lots 1 to Lots 16), 1 future development block (Block 17), and a public road allowance on 29.74 hectares of land. The draft approved subdivision is located on lands legally described as Part of Lots 1 and 2, Concession 6 (geographic

Township of Euphrasia), Municipality of Grey Highlands (see Map 1 below). The subject lands are located west of the Beaver Valley Ski Club and are located on the northeast corner of Grey Road 30 and the 7th line, on the north side of Bowles Bluff Road. Further information regarding the draft approved subdivision can be found in the following staff report: [PDR-PCD-17-12 Beaver Valley Village Subdivision 42T-2007-16](#).

Map 1: Beaver Valley Village Subject Lands



The County has received a request from the Owner's agent requesting an additional three year draft approval extension.

In a letter dated March 24, 2015 from the Municipality of Grey Highlands, the Municipality indicates that Grey Highlands Council supports the request to extend draft approval for another 3 years to May 10, 2018.

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. The draft approved lots are to be serviced by private wells and septic systems and therefore there is no impact to the municipal servicing capacity.

Based on the Municipality of Grey Highlands 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