

Report PDR-PCD-36-16

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

From: Randy Scherzer, Director of Planning

Meeting Date: October 13, 2016

Subject: **42T-2007-14 (Chasson Subdivision) – Draft Approval Extension Request**

Status: Recommendation adopted by Committee as presented per Resolution PCD119-16; Endorsed by County Council November 1, 2016 per Resolution CC138-16;

Recommendation(s)

- 1. THAT the Planning and Community Development Committee receives Planning Report PDR-PCD-36-16 and;**
- 2. THAT the Planning and Community Development Committee hereby grants an extension of draft approval for Plan of Subdivision File 42T-2007-14 to November 14, 2019 as per the Planning Act.**

Background

Plan of Subdivision File 42T-2007-14 (Chasson) was originally draft approved on November 13, 2008 and revised on November 14, 2013. The draft plan includes a total of eight single detached lots all of which will be accessed through an internal road that is associated with the Eden Oak Subdivision (42T-2012-01) which is currently before the Ontario Municipal Board. The subject lands are described as Lot 157 and Part Lot 158, Registered Plan 529 (geographic Township of Collingwood), Town of The Blue Mountains (see Map 1 below). The subject lands are located south of Highway 26 and would gain access off of a road from Lakeshore Road East to be constructed as part of the Eden Oak Subdivision.

Map 1: Chasson Subdivision Subject Lands



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 the following:

- The draft approved lots remain in compliance and constitute good planning
- The draft approved plan is within the permitted maximum of 10 units per hectare in the Town's new Official Plan (density is 8.35 units per hectare)
- The open space in the draft approved plan complies with the 40% open space requirements of the new Town Official Plan.
- The draft approved development will gain access from a road to be constructed as part of the proposed Eden Oak subdivision. The Eden Oak development is currently before the OMB and a decision is not anticipated for several months and there will also be a period of time for implementation of the plan. Therefore they are requesting a 3 year extension to the draft approved plan.

In a letter dated September 27, 2016, the Town of The Blue Mountains indicates that they have no objections to a maximum 3 year extension of the draft approval.

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 Town of The Blue Mountains supporting the request for a three year extension, County staff recommends that a three (3) year draft approval extension be granted for this development.

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