

Report PDR-PCD-32-14

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

From: Randy Scherzer, Director of Planning

Meeting Date: October 16, 2014

Subject: **42T-2010-03 (Georgian Gate/Windfall) – Three Year Draft Approval Extension Request**

Status: Recommendation adopted by Committee as presented per Resolution PCD112-14; Endorsed by County Council November 4, 2014 per Resolution CC153-14;

Recommendation(s)

WHEREAS draft plan approval was granted for Plan of Subdivision File 42T-2010-03 by the County of Grey on November 15, 2011 with revisions to the plan approved on May 10, 2012 and September 16, 2014;

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

AND WHEREAS the Town of The Blue Mountains supports the request for an additional three year extension as noted in a letter from the Town dated September 10, 2014;

NOW THEREFORE BE IT RESOLVED THAT the Planning and Community Development Committee receives Planning Report PDR-PCD-32-14;

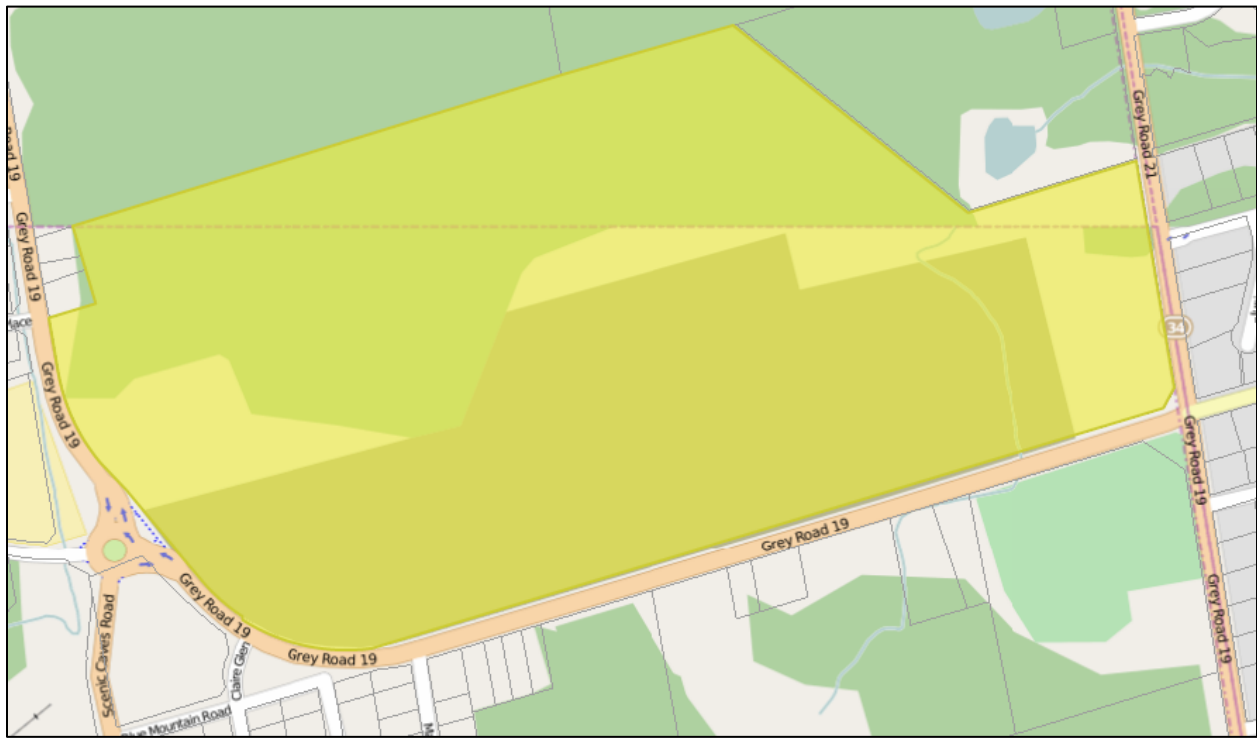
AND THAT the Planning and Community Development Committee hereby grants an extension of draft approval for Plan of Subdivision File 42T-2010-03 to November 15, 2017 under Section 51(33) of the Planning Act, RSO 1990, as amended.

Background

Plan of Subdivision File 42T-2010-03 (Georgian Gate/Windfall) was originally draft approved on November 15, 2011 and was later revised on May 10, 2012 and September 16, 2014. The current draft approved plan consists of a total of 609

residential units (Lots 1 to 480 comprises of 351 detached dwellings and 258 semi-detached dwellings) as well as the creation of a number of blocks for various purposes (e.g. open space/recreation blocks, stormwater management blocks, etc.). The draft approved subdivision is located on lands legally described as Part of Lot 16, Concession 1, Town of The Blue Mountains (see Map 1 below). The subject lands are located on the north side of Grey Road 19 between the roundabout on Grey Road 19 and the intersection of Grey Road 19 and Grey Road 21.

Map 1: Georgian Gate/Windfall 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 subject draft plan comprises 60 hectares and 609 total units;
- The Owners have entered into a Master Development Agreement covering the entire plan
- Phase 1 is under construction and has been recently registered
- Development of the subject lands has required extensive up-front servicing costs
- There are no identified water and sewer treatment constraints
- Build-out of the development will be done in several phases and will be over a time-frame of five plus years.

In a letter dated September 10, 2014 from the Town of The Blue Mountains, the Town indicates that they have no objections to a three year extension.

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.

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