

Report PDR-PCD-15-14

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

From: Randy Scherzer, Director of Planning

Meeting Date: April 15, 2014

Subject: **42T-2007-10 (Cedarpoint) – Three Year Draft Approval Extension Request**

Status: **Recommendation Adopted as Presented per PCD50-14; Endorsed by Council per CC59-14 May 6, 2014**

Recommendation(s)

WHEREAS draft plan approval was granted for Plan of Subdivision File 42T-2007-10 by the County of Grey on May 15th, 2008;

AND WHEREAS a three year extension of draft approval was granted by the Planning and Community Development Committee on March 10, 2011;

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

AND WHEREAS the Township of Southgate supports the request for an additional three year extension;

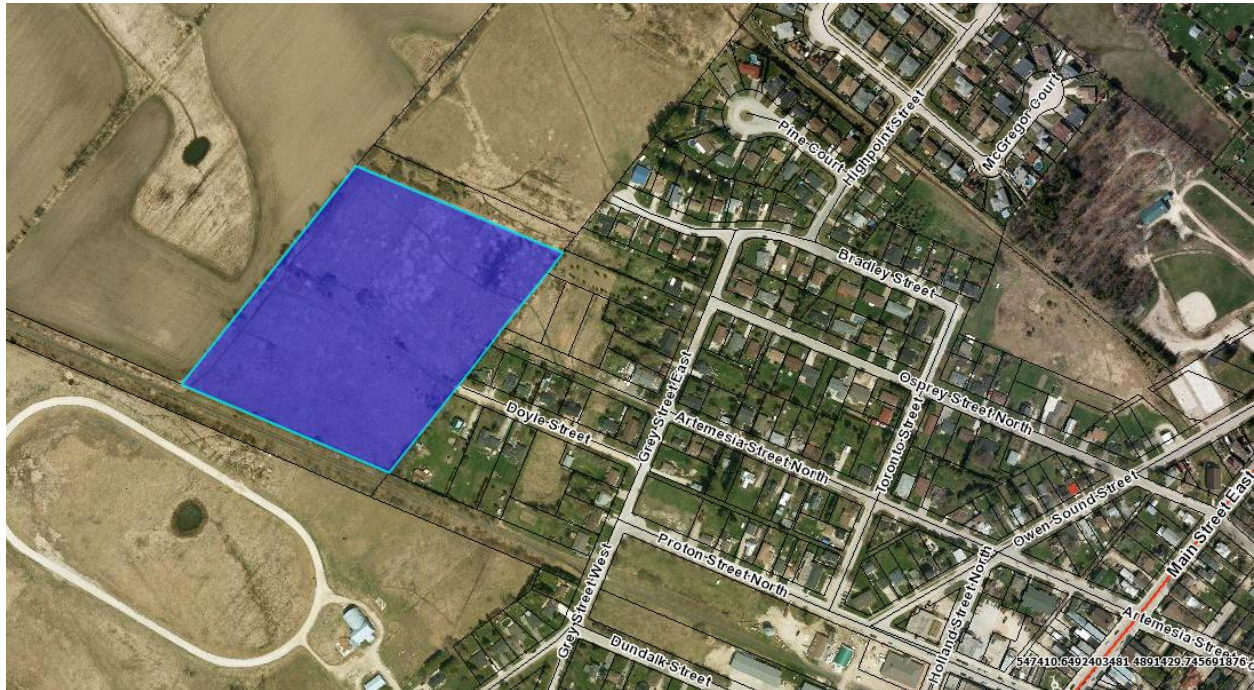
NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-15-14 be received and that under the authority delegated to it by Grey County Council, the Planning and Community Development Committee hereby grants an extension of draft approval for subdivision file no. 42T-2007-10 to May 15th, 2017 under Section 51(33) of The Planning Act, RSO 1990, as amended.

Background

Plan of Subdivision Application 42T-2007-10 received draft approval on May 15th, 2008. The draft approved subdivision includes a total of 54 single detached residential lots, 12 semi-detached lots and blocks for stormwater management and road allowance purposes. The subject lands are described as Lot 227, Concession 2, geographic

Village of Dundalk, Township of Southgate. The lands are situated in the northwest end of Dundalk, directly northeast of the former railway lands, and can be accessed via Doyle Street in Dundalk (see Map 1 below).

MAP 1: Cedarpoint Subject Lands



A three year draft approval extension was granted by the County Planning and Community Development Committee on March 10, 2011 which extended draft approval to May 15, 2014. 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 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 existing owner is working with the consultants to bring this plan to final approval and the owner believes that the local market conditions are favorable for a residential development of this nature. As such, the letter notes that the owner is in the process of assembling a consulting team to address the conditions of draft approval.

On March 19, 2014, Township of Southgate Council supported the three year extension to 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 Southgate supporting the request for a three year extension, County staff recommends an additional 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