

Report PDR-PCD-28-16

To: Chair McQueen and Members of the Planning and Community Development Committee
From: Randy Scherzer, Director of Planning
Meeting Date: July 14, 2016
Subject: **42T-2005-08 (Boyd Subdivision) – Draft Approval Extension Request**
Status: Recommendation adopted by Committee as presented per Resolution PCD91-16; Endorsed by County Council August 2, 2016 per Resolution CC96-16;

Recommendation(s)

WHEREAS draft plan approval was granted for Plan of Subdivision File 42T-2005-08 (Boyd) by the County of Grey on July 21, 2009;

AND WHEREAS a request has been received from the owner requesting a two year draft approval extension;

AND WHEREAS the Municipality of West Grey on July 4, 2016 passed a motion supporting the request for an additional two year extension;

NOW THEREFORE BE IT RESOLVED THAT the Planning and Community Development Committee receives Planning Report PDR-PCD-28-16;

AND THAT the Planning and Community Development Committee hereby grants an extension of draft approval for Plan of Subdivision File 42T-2005-08 to July 21, 2018 under Section 51(33) of the Planning Act, RSO 1990, as amended.

Background

Plan of Subdivision File 42T-2005-08 (Boyd) was originally draft approved on July 21, 2009 which has a total of 13 single detached lots. The subject lands are described as Part of Park Lots 2 and 3, North of George Street, Plan 500 (geographic Town of Durham), Municipality of West Grey (see Map 1 below). The subject lands are situated

south of Chester Street West and west of College Street North. The lots will be accessed via a cul-de-sac off of Chester Street West.

Map 1: Subject Lands



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

In a motion dated July 4, 2016, the Council for the Municipality of West Grey supports a two year extension to the Boyd Subdivision.

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 Municipality of West Grey supporting the request for a two year extension, County staff recommends that a two (2) 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