



42-CDM-2008-11 Kerbel Plan of Condominium Redline Revision

Addendum to PDR-PCD-01-15
Geographic Township of Euphrasia,
Municipality of Grey Highlands



42-CDM-2008-11: Redline Revision Background Information

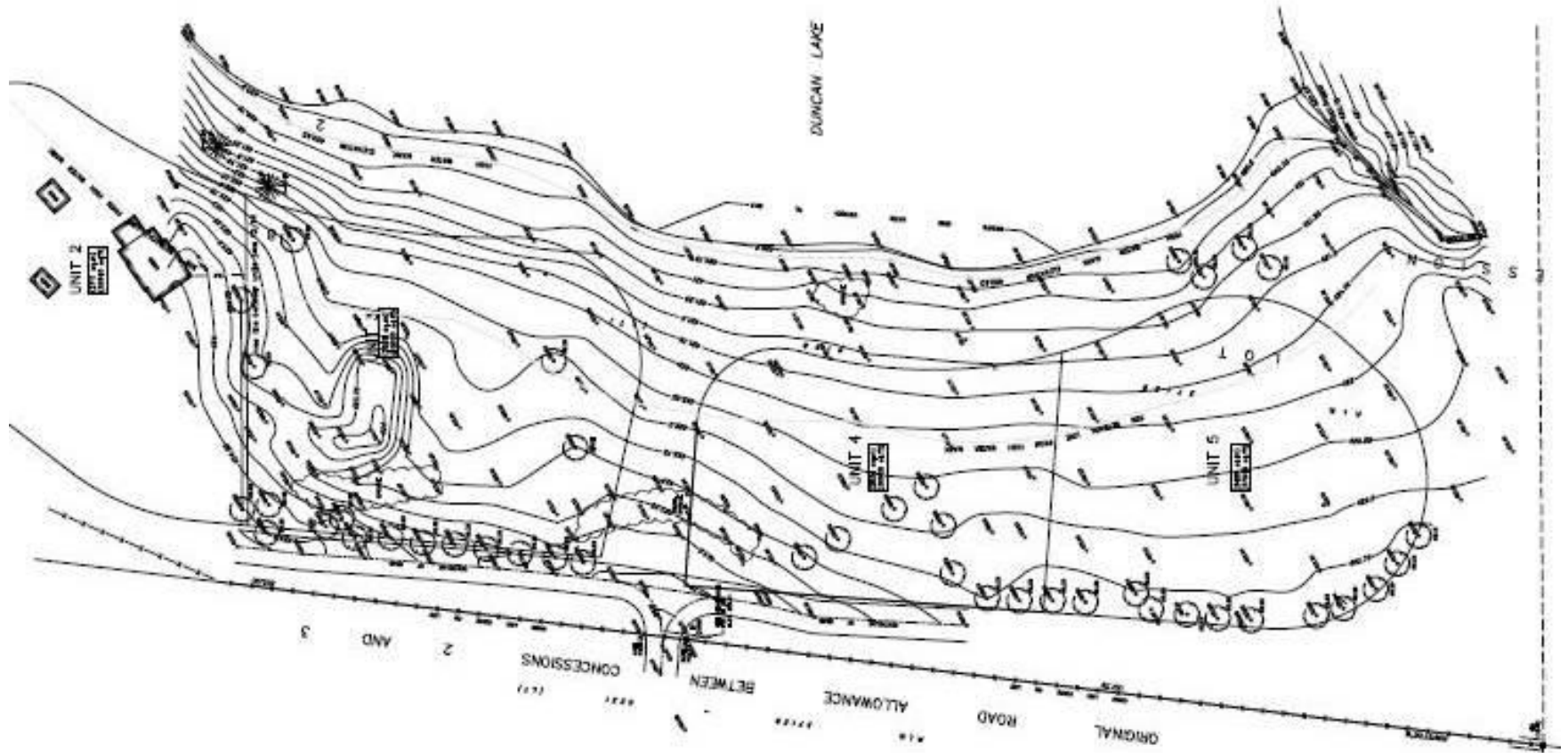
- } The subject property and applications have a significant history to them.
- } In 1990 a Niagara Escarpment Plan Amendment (NEPA) was approved to permit 8 dwelling units on the property.
- } In 2008 the proponents came forward with a Grey Highlands Official Plan Amendment and a Plan of Condominium for the 8 dwelling unit proposal. A 5-unit Official Plan Amendment was ultimately approved.
- } Niagara Escarpment Development Permit applications were also submitted and later approved.
- } Draft approval to the 5-unit plan of condominium was given by the County of Grey on December 16, 2014.
- } A minor redline revision application was received in 2015.

42-CDM-2008-11: Redline Revision Current Proposal

“The proposed revisions are essentially described as;

- } Enlarging Units 2 & 3 by extending the western boundary to the west so that they are adjacent to the internal road; and*
- } Enlarging Unit 3 by extending the southern boundary to the south to accommodate the sewage disposal system.*

No change has been made to the eastern boundary (closest to the Lake) so setbacks to Duncan Lake are identical. The changes to Unit 3 will allow the septic system to be located to west of the proposed dwelling and much further from Duncan Lake. The minor enlargement will also provide a larger space outside the 30 m setback from Duncan Lake for buffer planting and landscaping around the proposed dwelling.” (Kathie Houghton – Planning Memo)



42-CDM-2008-11: Redline Revision Comments Received

- } No comments or concerns were raised by members of the public with respect to the proposed redline revision.
- } Agency comments were received by the Niagara Escarpment Commission (NEC), the Grey Sauble Conservation Authority (GSCA) and the Municipality of Grey Highlands. The NEC noted that no further development permit applications were needed at this time, but that any further changes to the draft plan would necessitate new development permit applications. All three of these agencies expressed no further concern with the redline revision, and nor did they request any changes to the draft plan conditions.

42-CDM-2008-11 Redline Revision: Summary

Based on the very minor nature of the changes being requested, and no concerns from the public or agencies, County staff remain of the opinion that the proposed redlined plan of condominium application, with the attached conditions of draft approval;

- has regard for matters of Provincial interest under the *Planning Act*,
- is consistent with the Provincial Policy Statement, and
- conforms to the goals and objectives of the County of Grey Official Plan.

WHEREAS the County has received a redline revision application to plan of condominium application 42-CDM-2008-11 for lands described as Lots 7 and 8, and Part of Lot 9, Concession 2, geographic Township of Euphrasia, Municipality of Grey Highlands;

AND WHEREAS Municipality of Grey Highlands Official Plan Amendment 18 has been approved by the County of Grey;

AND WHEREAS the corresponding Development Permit applications have been approved by the Niagara Escarpment Commission;

AND WHEREAS the County of Grey draft approved the initial plan of condominium application 42-CDM-2008-11 on December 16, 2014;

NOW THEREFORE BE IT RESOLVED THAT Addendum to Report PDR-PCD-01-15 be received;

AND THAT in consideration of the draft plan of condominium and the matters to have regard for under Subsection 51(24) of the Planning Act RSO 1990 as amended, the Grey County Planning and Community Development Committee hereby approves the redline revision to plan of condominium File 42-CDM-2008-11, subject to the revised conditions set out in the Notice of Decision;