

To:	Warden Halliday and Members of Grey County Council
Committee Date:	May 10, 2018
Subject / Report No:	PDR-CW-18-18
Title:	Beaver Valley Village Extension Request – 42T-2007-16
Prepared by:	Randy Scherzer
Reviewed by:	Kim Wingrove
Lower Tier(s) Affected:	Municipality of Grey Highlands
Status:	Recommendation adopted by Committee as presented as per Resolution CW121-18; Endorsed by County Council on May 24, 2018.

Recommendation

1. That Report PDR-CW-18-18 regarding Beaver Valley Village Extension Request be received and that approval is given for a two year extension of draft approval for Plan of Subdivision File 42T-2007-16 to May 10, 2020 under Section 51(33) of the Planning Act, RSO 1990, as amended.

Executive Summary

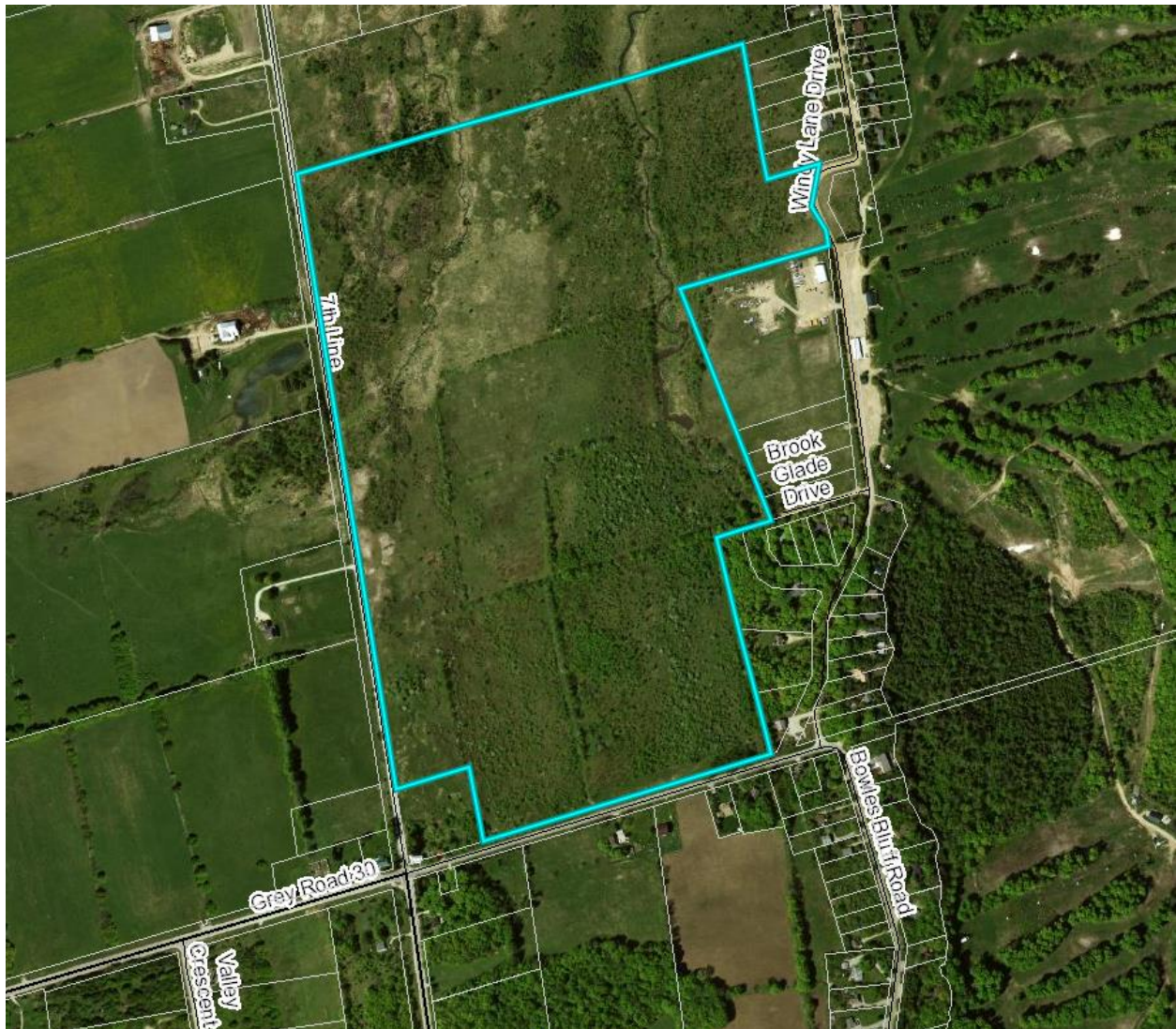
Plan of Subdivision File 42T-2007-16 (Beaver Valley Village) was originally draft approved on May 10, 2012. A redline revision was approved by the County on January 12, 2017. The current draft approved plan contains a total of seventeen (17) single detached residential lots with seven (7) lots having direct frontage onto Bowles Bluff Road and ten (10) lots along an internal road. The applicant has requested a draft approval extension in order to provide more time to address the draft plan conditions. The Municipality of Grey Highlands supports a two year extension. Based on the support from the Municipality of Grey Highlands, staff recommends that a two year extension of draft approval be granted.

Background and Discussion

Plan of Subdivision File 42T-2007-16 (Beaver Valley Village) was originally draft approved on May 10, 2012. A redline revision was approved by the County on January 12, 2017. The current draft approved plan consists of a total of seventeen residential lots. Seven of the lots will front directly on Bowles Bluff Road and the other ten lots will have access to an internal road to be constructed as part of the development. A future development block also forms part of the draft plan.

The draft approved subdivision is located on lands legally described as Part of Lots 1 and 2, Concession 6 (geographic Township of Euphrasia), Municipality of Grey Highlands (see Map 1 below). The subject lands are located west of the Beaver Valley Ski Club and are located on the northeast corner of Grey Road 30 and the 7th line, on the north side of Bowles Bluff Road. Further information about the draft approval subdivision can be found in the following staff report: [PDR-CW-06-17 Beaver Valley Village Redline Revision](#)

Map 1: Beaver Valley Village Subject lands



The County has received a request from the Owner's agent requesting an additional five year draft approval extension. The current draft approved lapse date is June 10, 2018 as a temporary one month extension was granted to provide further time to bring this report forward to Committee. In correspondence dated April 19, 2018, the Municipality of Grey Highlands supports only a two year extension request.

Extension requests beyond one year are currently required to be approved by Committee of the Whole. The draft approved lots are to be serviced by private wells and septic systems and

therefore there is no impact to the municipal servicing capacity. Based on the Municipality of Grey Highlands supporting the request for a two year extension, County staff recommends that a two (2) year draft approval extension be granted.

Legal and Legislated Requirements

Planning Act

Financial and Resource Implications

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.

Relevant Consultation

- Internal (list)
- External (Municipality of Grey Highlands, Developer's Agent)

Appendices and Attachments

None