

## Report PDR-PCD-29-16

**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-2006-08 (Byers Subdivision) – Draft Approval Extension Request**  
**Status:** Recommendation adopted by Committee as presented per Resolution PCD92-16; 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-2006-08 (Byers) by the County of Grey on August 16, 2011;**

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

**AND WHEREAS the Township of Georgian Bluffs on June 15, 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-29-16;**

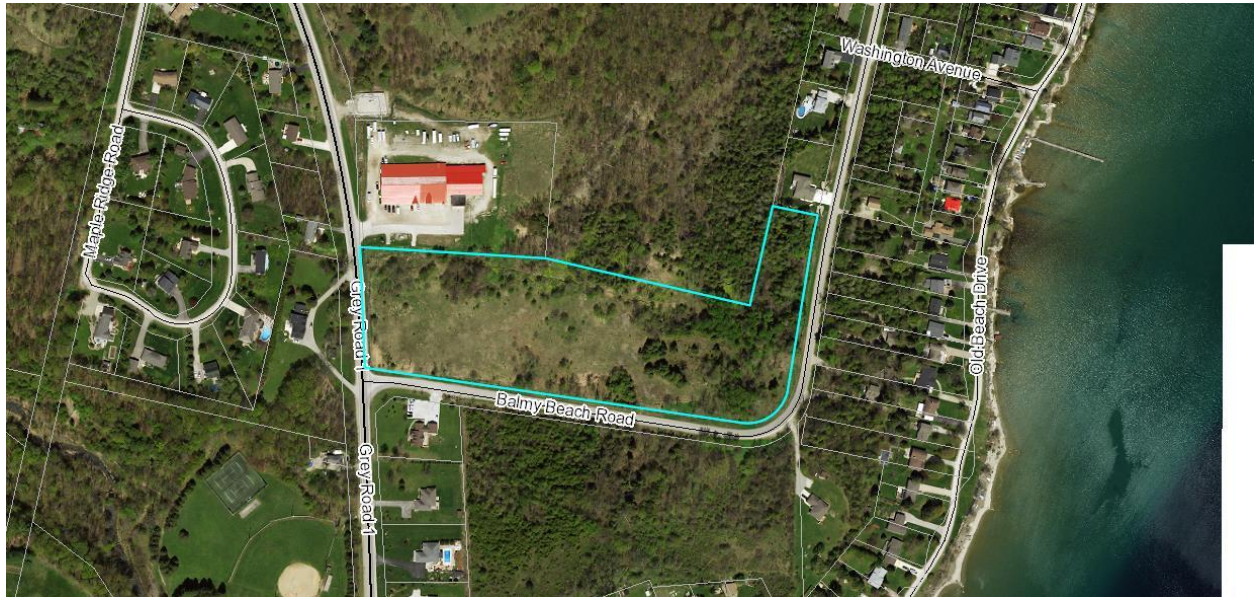
**AND THAT the Planning and Community Development Committee hereby grants an extension of draft approval for Plan of Subdivision File 42T-2006-08 to August 16, 2018 under Section 51(33) of the Planning Act, RSO 1990, as amended.**

### Background

Plan of Subdivision Application 42T-2006-08 received draft approval on August 16, 2011. The draft approved subdivision includes a total of nine (9) single detached residential lots. The subject lands are described as Part of Lot 17, Concession 3, Part

Lot A, Plan 171 Township of Georgian Bluffs. The lands are situated north of Balmy Beach Road and east of Grey Road 1 (see Map 1 below).

*Map 1: Byers Subject Lands*



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

On June 15, 2016, the Township of Georgian Bluffs Council supported the two year extension for 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 Township of Georgian Bluffs supporting the request for a two year extension, County staff recommends that a two (2) 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