



# Committee Report

<b>To:</b>	Warden McQueen and Members of Grey County Council
<b>Committee Date:</b>	April 23, 2020
<b>Subject / Report No:</b>	PDR-CW-19-20
<b>Title:</b>	Beaver Valley Village Subdivision (42T-2007-16) – Draft Approval Extension Request
<b>Prepared by:</b>	Randy Scherzer
<b>Reviewed by:</b>	Kim Wingrove
<b>Lower Tier(s) Affected:</b>	Municipality of Grey Highlands
<b>Status:</b>	Recommendation adopted by Committee as presented per resolution CW76-20; Endorsed by Council May 14, 2020 per Resolution CC50-20;

## Recommendation

- 1. That Report PDR-CW-19-20 regarding an extension request for a draft approved subdivision known as Beaver Valley Village be received and that approval is given for a five year extension of draft approval for Plan of Subdivision File 42T-2007-16 to May 10, 2025 under Section 51(33) of the Planning Act, RSO 1990, as amended.**

## Executive Summary

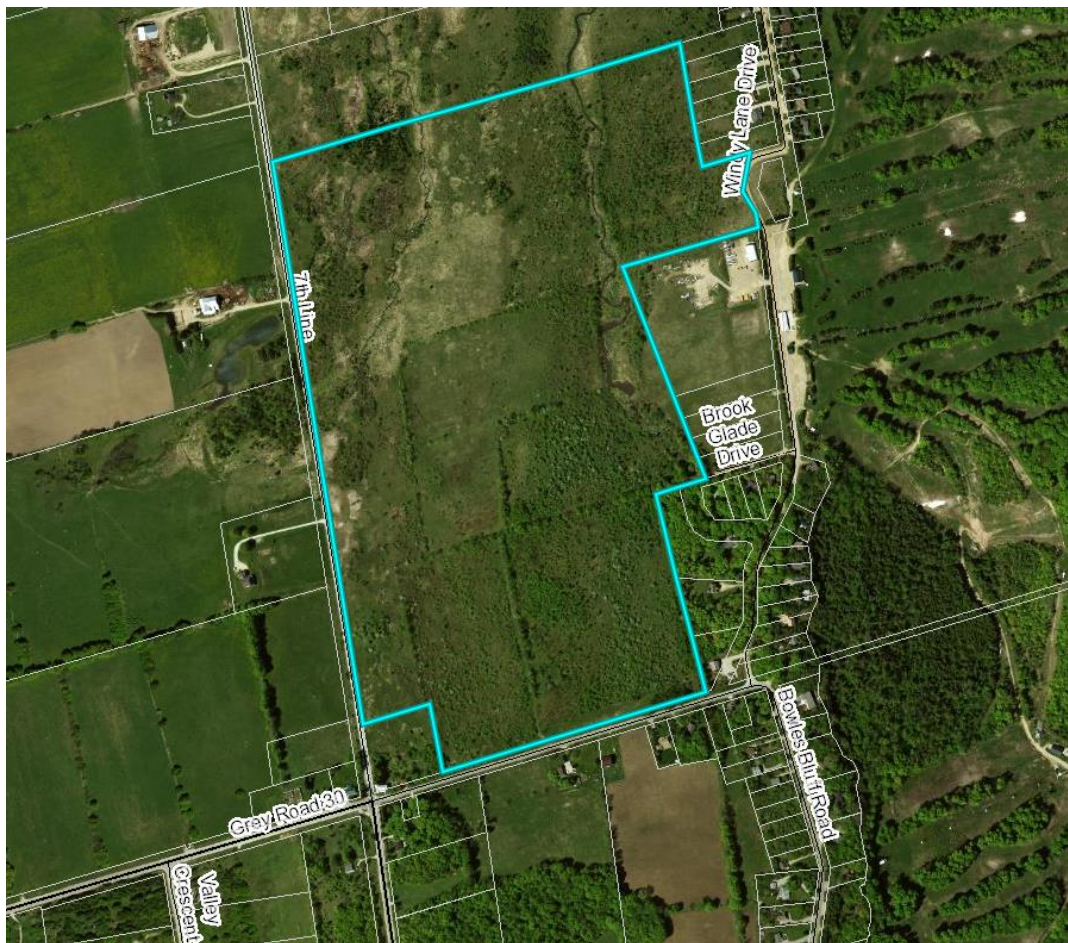
Plan of Subdivision File 42T-2007-16 (Beaver Valley Village) was originally draft approved on May 10, 2012. A redline revision was approved by the County on January 12, 2017. The current draft approved plan contains a total of seventeen (17) single detached residential lots with seven (7) lots having direct frontage onto Bowles Bluff Road and ten (10) lots along an internal road. The applicant is close to addressing the conditions for Phase 1; however, monitoring of the septic systems will need to occur following the full construction of the first phase and prior to moving forward with the second phase. Based on the additional time required for the monitoring program, the applicant has requested a five-year extension to the existing draft approved plan. The Municipality of Grey Highlands supports a five year extension. Based on the support from the Municipality of Grey Highlands and the justification provided, staff recommends that a five 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 7<sup>th</sup> line, on the north side of Bowles Bluff Road. Further information about the draft approved 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 May 10, 2020. In correspondence dated March 26, 2020 the Municipality of Grey Highlands supports a five year extension request.

Extension requests beyond three years are 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 which is usually a consideration when extending draft approval. The applicant is very close to addressing the conditions for final approval of the first phase. The conditions of draft approval requires a monitoring program to be established following the full construction of the first phase to ensure that the septic systems are not causing any impacts. The results of the monitoring program of the first phase is required prior to proceeding with the second phase. Given the additional time required for the monitoring program, the applicant has requested a 5 year draft approval extension.

Section 9.13.1 of the County Official Plan identifies criteria to be considered when considering draft approval extension requests. The policy notes that if a draft plan meets four out of the ten criteria, that an extension to the draft plan will generally be supported by the County subject to the local municipality supporting the extension request. The Applicant's agent has submitted correspondence indicating how the current draft approval plan meets at least four of the ten criteria in Section 9.13.1. County staff generally agrees with the justification provided.

Based on the Municipality of Grey Highlands supporting the request for a five year extension, as well as the justification provided by the Applicant's agent, County staff recommends that a five (5) year draft approval extension be granted.

## Legal and Legislated Requirements

The extension request is being considered in accordance with the *Planning Act*.

## Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with the proposed extension request. The County has collected the requisite fee for this request.

## Relevant Consultation

- Internal: Planning Department
- External: Municipality of Grey Highlands

## Appendices and Attachments

None