

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Members of Council

MEETING DATE: Monday, January 12, 2009

REPORT NO.: PL.09.01

SUBJECT: Request for Draft Plan Extension
File No. 42-CDM-2002-05
Craigleith Ski Club
Part Lot 21, Concession 3 and 4
Town of The Blue Mountains

PREPARED BY: Shawn Postma,
Planner II
Peter Tollefsen
Director of Planning

A. Recommendations

THAT Council does receive Planning Staff Report PL.09.01, “Request for Draft Plan Extension, File No. 42-CDM-2002-05, Craigleith Ski Club, Part Lot 21, Concession 3 and 4, Town of The Blue Mountains”;

AND THAT Planning Staff support the extension of Draft Plan Approval of a Plan of Condominium as noted in the Planning Staff Report for a maximum period of one (1) year from the expiry date of February 28, 2009.

B. Background

The purpose of this report is to consider a request by the Craigleith Ski Club (see attached letter) for an extension to a Draft Plan Approved Plan of Condominium for the Craigleith Ski Club Cabins.

The County of Grey granted Draft Plan Approval on March 12, 2004 for the conversion of the 22 existing cabins at Craigleith Ski Club to be converted into a Plan of Condominium with limited capabilities for expansion and relocation. The condition of Draft Plan Approval was to expire in three years from the date of approval in accordance with the County and Town Plan.

Two subsequent requests for extension have been granted by Council in 2007 and 2008. This is the third extension request.

In accordance with Section 9.8 of the Town of The Blue Mountains Official Plan, extensions may be recommended for one year intervals where the Town is satisfied that the development will proceed. In considering an extension, the Town must also have regard for the servicing reservation and limitations contained in the Plan.

The Ski Club is still reviewing development options that will ultimately reduce the total number of units within the Plan, and also reduce the overall impact of the development

on the escarpment. Planning Staff met with the Ski Club in November to determine the status of the development and to confirm that the development is moving forward. The Club has indicated that they are working towards a revised plan for the Spring of 2009 suitable to the Club, the NEC, and the Town.

The extension of Draft Plan Approval will not impact servicing reservation and limitations identified in the Official Plan. Typically water and sewer allocations can be tied up and not paid for up until the registration of a development. In this case, the Ski Club development accounts for existing units and therefore servicing and servicing allocations have already been accounted for.

Based on the foregoing Planning Staff would support a one year extension to Draft Plan Approval.

C. The Blue Mountains' Strategic Plan

Strategic Plan Goal #1:

"Managing growth to ensure the ongoing health and prosperity of the community."

D. Budget Impact

NIL

E. Environmental Impact

The proposed Draft Plan Extension does not appear to generate any significant environmental impacts that can be regulated by the Town.

F. Attached

1. Draft Plan Approval Extension Request

Respectfully submitted,

Shawn Postma, BES
Planner II
26 Bridge Street – Box 310
Thornbury, ON NOH 2PO
519-599-3131 ext.248
1-888-258-6867
F: 519-599-3018
spostma@thebluemountains.ca

Peter Tollefsen
Director of Planning
26 Bridge Street – Box 310
Thornbury, ON NOH 2PO
519-599-3131 ext.247
1-888-258-6867
F: 519-599-3018
ptollefsen@thebluemountains.ca



December 10, 2008

Mrs. Janice McDonald, MCIP RPP
Director of Planning
Planning Department
595 9th Avenue East
Owen Sound, ON
N4K 3E3

RECEIVED
DEC 17 2008

Dear Mrs. McDonald,

**RE: Craigeleith Ski Club: Extension Request
Draft Plan Condominium File 42-CDM-2002-05
Our File: 2.111.1**

Our office has been retained to assist Craigeleith Ski Club in realizing it's planning and development objectives on the above-noted file. We understand that the existing Draft Plan Approval lapses on February 12, 2009.

The purpose of this letter is to request a one year extension to the Draft Plan Approval for Vacant Land Condominium.

We note that the current approval accounts for a plan for existing units and therefore servicing and servicing allocations are already accounted for. I believe this would address the matters raised under Section 5.3.4 of the local Official Plan.

Your file will show that we had asked for an extension to draft plan approval last year and it expires February 12, 2009. The basis of that request was to essentially allow the Club to revisit some design-related matters. Although it has taken some time, I believe we are approaching a resolution by the Club and the existing cabin owners.

We had a meeting with the Ski Club a couple of weeks ago for the purposes of confirming their revised draft plan condo. We are currently in the process of refining some engineering matters, building envelopes and, getting same to Lynn Patten for inclusion into the revised plan. We had meetings with Lynn Richardson and the town planners (early November) and I believe we are on the same page. Our immediate next step is to follow up with the NEC and town on the revised plan (which seeks a reduction in the number on proposed lots on the hill).

We are asking for an extension to the existing Draft Plan Approval as we do not have a revised plan agreed to by the Club or a conclusive response from the NEC or the Town. Those responses on our revised plan could be as late as spring 09. . Although it appears all parties support the notion of a reduced plan area we still need to go through an iterative design process prior to formalizing our request to your office to review and approve our revised plan. Obviously we do not want to jeopardize our current plan status in the event the proposed changes fail.

By copy of this am advising Shawn Postma at the town of the status of the revised plan and, that we are requesting an extension to your office, and, that we are asking for Council resolution.

In the meantime, should your office have any additional information requirements please do not hesitate to contact me at your earliest convenience. The Extension Request Fee of \$400.00 is enclosed.

Yours truly,

A handwritten signature in black ink, appearing to read "Colin Travis". The signature is fluid and cursive, with a large initial "C" and a long, sweeping underline.

Travis & Associates Inc.
Colin Travis, MCIP RPP

Cc: Jeff Courtemanche, General Manager
S. Postma, Town of The Blue Mountains