

**STAFF REPORT: PLANNING & BUILDING SERVICES**



**REPORT TO:** Planning & Building Committee  
**MEETING DATE:** September 9, 2009  
**REPORT NO.:** PL.09.102  
**SUBJECT:** Request for Draft Plan Extension  
File No. 42-CDM-2006-11  
Keepers Cove  
Part Lot 39, Concession 12 being part of  
Lots 1 & 3, Registrars Compiled Plan 1032  
Town of The Blue Mountains  
**PREPARED BY:** David Finbow, Director Planning &  
Building Services

**A. Recommendations**

**THAT Planning & Building Committee does receive Planning Staff Report PL.09.102, "Request for Draft Plan Extension, File No. 42-CDM-2006-21, Keepers Cove, Part Lot 39, Concession 12 being Part of Lots 1 & 3 Registrars Compiled Plan 1032, Town of The Blue Mountains"; and**

**THAT Council 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 October 12, 2009.**

**B. Background**

The purpose of this report is to consider a request by Reid's Heritage Homes Ltd. (see attached letter) for an extension to a Draft Plan Approved Plan of Condominium for Keepers Cove.

The County of Grey granted Draft Plan Approval on October 12, 2006 for the construction of 212 residential units within five (5) condominium corporations, a common element condition to include all other shared lands including 7 roads, the existing recreational centre, storm water management facilities, parking areas and park land. The condition of Draft Plan Approval was to expire in three years from the date of approval in accordance with the County and Town Official Plans.

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 next phase of the Keeper's Cove Development is proceeding and is still under construction.

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, Reid's Heritage Homes has now proceeded with registration of Phase 1 of the proposed Plan of Condominium.

Based on the foregoing, Planning Staff 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**

N/A

### **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.

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David Finbow  
Director, Planning & Building Services



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AUG 24 2009

TOWN OF THE BLUE MOUNTAINS  
PLANNING & BUILDING SERVICES  
PER \_\_\_\_\_

August 28, 2009

82310-0037  
Via email and courier

County of Grey  
595 9<sup>th</sup> Avenue East  
Owen Sound, Ontario  
N4K 3E3

Town of Blue Mountains  
26 Bridge Street  
P.O. Box 310  
Thornbury, Ontario  
N0H 2P0

Attention: **Janice McDonald**  
**Director of Planning**  
**and Development**

Attention: **Mr. David Finbow**  
**Director of Planning**  
**and Building**

Dear Ms. McDonald and Mr. Finbow,

**Re: *Keepers Cove – Draft Plan Extension Request***  
***42-CDM-2006-11 - Revised – Draft Plan Expiry Date October 9, 2009***

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Further to our recent discussion and my recent voicemail message to Mr. Finbow, please accept this letter as a formal request for extension of draft plan approval of condominium 42-CDM-2006-11 (Revised) known as the Village of Keeper's Cove on behalf of the partnership 1382491 Ontario Limited and Blevins Developments (Cove) Ltd..

As noted in condition 15 of the original conditions of approval (attached herein) from the County of Grey, draft plan of condominium approval will lapse on October 9, 2009. Accordingly we are seeking an extension to draft plan approval until October 9, 2012 for a three year extension. We feel this request is appropriate as the 'Village of Keeper's Cove' project is still in its early stages.

Enclosed herein is a cheque made payable to the County of Grey in the amount of \$400.00 as required by condition of approval. Additionally, we require the Town of Blue Mountains to provide a Council resolution supporting extension of the draft plan for three years. At this time we would request that the Town process this request for Council consideration as soon as possible.

We trust that you will find all information necessary to process the request for draft plan extension; however, should you require any additional information, please do not hesitate to contact us.

Yours truly,  
Reid's Heritage Group



Jim Dodd  
Land Development Project Manager

Encl.,  
JD:jd

c.c. Tim Blevins, Blevins Developments (Cove) Ltd. (email only)  
Jill Kitchen, 1382491 Ontario Limited (email only)