

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.

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 9th 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

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)