

STAFF REPORT: Planning



REPORT TO: Mayor & Members of Council
MEETING DATE: March 5, 2007
REPORT NO.: PL.07.14
SUBJECT: Draft Plan Approval Extension Request – County of Grey File No. 42T-2001-01 LMCM Holdings Lot 19, Concession 2 Town of The Blue Mountains
PREPARED BY: Robert Armstrong, Manager of Development Services & IS

A. Recommendations

THAT Council does hereby receive Planning Staff Report PL.07.14, Draft Plan Approval extension request, LMCM Holdings, Part Lot 19, Concession 2; and

THAT Council recommends that the County of Grey grant a one year extension to Draft Plan Approval of Condominium, Grey County File No. 42-CDM-2001-01 with it being noted that the Town will not support any additional extensions beyond this extension request.

B. Background

The County of Grey originally granted Draft Plan Approval for the proposed 41 lot single detached residential plan of subdivision on March 13, 2003. The condition of Draft Plan Approval was that Draft approval was to expire in three years in accordance with the County and Town Plan. A one year extension was granted in 2006 on the basis that there were ownership issues resulting from the death of the owner that had to be resolved. This extension also included a revision to the Draft Plan Approval conditions to address some storm water management requirements of the Town.

The proponent's consultant has requested an extension (see attached letter) for an additional year and has cited various reasons for this request.

In accordance with Section 9.8 of the approved Official Plan for the Town, extensions may be considered for a maximum period of one year where the Town is satisfied that the development will proceed. In considering an extension, the Town must have regard for the servicing reservation and limitations contained with the Official Plan.

It should be noted that the Town Engineer and Planning Staff have been meeting with the proponent over the last six months to address some servicing issues. In particular, the provision of services and road upgrades on Tyrolean Lane which could be considered a public benefit to have an existing partially serviced area serviced with sewer by the Developer. The detailed engineering has now been received and is under review by the Town.

In addition, we note that a recent review of water and sewer servicing allocation in the Craighleith area has determined that there is adequate servicing capacity for developments that will be proceeding in the next few years and therefore this extension will not adversely impact any other developments. The 2006 year end reports will confirm the capacity issue.

Based on the attached letter, an extension could be considered for one year based on the position that they intend to proceed this year.

C. The Blue Mountains' Strategic Plan

In that this Development is an infilling project that would assist in servicing existing unserviced development it would be consistent with the Strategic Plan goal *1. Managing growth to ensure the ongoing health and prosperity of the community.*

D. Budget Impact

Nil

E. Attached

1. Draft Plan Approval Extension request.
2. Draft Plan

Respectfully submitted,

Robert Armstrong MCIP RPP CPT
Manager of Development Planning and IS