

STAFF REPORT: Planning



REPORT TO: Council
MEETING DATE: December 17, 2007
REPORT NO.: PL.07.154
**SUBJECT: Draft Plan Approval Extension Request – County of Grey File No. 42-CDM-2002-05
Craigleith Ski Club
Part Lot 21, Concession 3 and 4
Town of The Blue Mountains**
PREPARED BY: Robert Armstrong

A. Recommendations

THAT Council receives Planning Staff Report PL.07.154, “Draft Plan Approval Extension Request – County of Grey File No. 42-CDM-2002-05, Craigleith Ski Club, Part Lot 21, Concession 3 and 4”;

AND THAT Planning Staff have no objection to the extension of Draft Plan Approval of a Plan of Condominium (Grey County File 42-CDM-2002-05), Craigleith Ski Club Cabin Condos, Part Lot 21, Concession 3 and 4 for a maximum period of one (1) year from the expiry date of February 28, 2008.

B. Background

The County of Grey granted Draft Plan Approval on March 12, 2004 for the conversion of the twenty two existing cabins at Craigleith Ski Club to be converted to a Vacant Land Plan of Condominium with certain expansion and relocation capabilities. The condition of Draft Plan Approval was that draft approval was to expire in three years in accordance with the County and Town Plan.

One extension was granted for one year on January 22, 2007.

The proponent has requested an extension (see attached letter) and has cited various reasons for this request.

C. Comments

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.

Based on the attached letter, an extension could be considered for one year based on the position that this development, which is existing, does not impact servicing allocation provisions within the Official Plan.

The biggest constraint to moving forward with this application has been the concerns of the existing cabin owners with regard to the cost involved in moving forward. A recent meeting was held with the Club and the NEC to discuss potential changes. The result of these changes would be to reduce the number of units on the escarpment slope, which is supported by our Official Plan. These changes will take some time, as an Official Plan Amendment will be required based on the detailed nature of the policies in the absence of zoning. In the meantime, it is considered appropriate to extend the current Draft Plan Approval for another year.

Based on the foregoing we would support a one year extension to Draft Plan Approval conditional upon a revision as mentioned herein.

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