

**STAFF REPORT:** Town of The Blue Mountains Planning Department



**REPORT TO:** Planning Committee

**MEETING DATE:** Monday, March 2, 2009

**REPORT NO.:** PL.09.16

**SUBJECT:** Request for Draft Plan Extension  
File No. 42-CDM-2006-01  
Far Hills  
Park Lots 11 and 10, NE of Alfred Street  
and SW of Alice Street.  
Town of The Blue Mountains

**PREPARED BY:** Shawn Postma,  
Planner II

## **A. Recommendations**

**THAT Planning Committee does receive Planning Staff Report PL.09.16, "Request for Draft Plan Extension, File No. 42-CDM-2006-01, Far Hills, Park Lots 11 and 10, NE of Alfred Street and SW of Alice Street, 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 March 17, 2009.**

## **B. Background**

The purpose of this report is to consider a request by Zubek, Emo, Patten & Thomsen Ltd. (see attached letter) for an extension to a Draft Plan Approved Plan of Condominium for the Far Hills Development.

The County of Grey granted Draft Plan Approval on March 17, 2006 for the construction of 39 townhouse dwelling units, a small community building, a tennis court, swimming pool and two three-storey condominium structures containing 48 residential units. 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.

The total development is to be constructed in two phases. The first phase includes 22 townhouse units, the community building, tennis court, swimming pool and one of the three-storey condominium structures. This phase has been substantially completed save and except for the three-storey condominium building and was registered in December 2008. Some minor works remain outstanding, but the Town is holding securities in order to ensure their completion. The second phase includes 17 townhouse units and the second three-storey condominium structure. This phase remains under construction in anticipation of registration within the next year.

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 second phase of the Far Hills 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, Far Hills has entered into a Site Plan Agreement, and was required to pay the required development charges, including the water and sewer portions prior to obtaining building permits. Therefore servicing and servicing allocations have already been accounted for.

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**

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,

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GEORGE J. ZUBEK  
O.L.S., C.L.S.  
1961-2002

January 20, 2009

Town of the Blue Mountains  
26 Bridge Street  
PO Box 310  
Thornbury, Ontario N0H 2P0

**ATTENTION: MR. JOHN METRAS**

**RE: "FAR HILLS"  
DRAFT PLAN OF PHASED CONDOMINIUM  
PARK LOTS 11 AND 10, N.E. OF ALFRED STREET  
AND S.W. OF ALICE STREET  
TOWN PLOT OF THORNBURY  
(Formerly Town of Thornbury)  
TOWN OF THE BLUE MOUNTAINS  
OUR FILE 2003-02 78-4-3**

**COUNTY OF GREY FILE 42-CDM-2006-01**

Dear Sir:

As noted in my email to you the draft plan of phased condominium pertained to two proposed "phased" condominium corporations and the draft plan was approved March 17, 2006. We note in the approval that it will lapse on March 17, 2009 and we are requesting a three year extension to this approval.

Please find enclosed a copy of the letter sent to Janice MacDonald requesting a 3 year extension to this approval. The county has requested a resolution from The Town of The Blue Mountains Council supporting this application and as such we are requesting that you put this request to council.

If you have any questions regarding the enclosed or require additional information please give me a call.

ZUBEK, EMO AND PATTEN LTD.  
PER:



Lynn H. Patten, O.L.S.  
c.c. John D'Angelo

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