



# Staff Report

## Planning & Building Services – Planning Division

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**Report To:** COW - Operations, Planning and Building Services  
**Meeting Date:** June 10, 2025  
**Report Number:** PBS.25.048  
**Title:** Request for Draft Plan Extension – Part of Lots 22, 23 & 24,  
Concession 3 (G.H. Fleming & Associates Limited)  
**Prepared by:** Diksha Marwaha, Senior Planner

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### A. Recommendations

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THAT Council receive Staff Report PBS.25.048, entitled “Request for Draft Plan Extension – Part of Lots 22, 23 & 24, Concession 3 (G.H. Fleming & Associates Limited)”;

AND THAT Council support the addition of the following Draft Plan Conditions in addition to existing Draft Plan Conditions:

1. That the sanitary sewer servicing system be designed in accordance with the updated Town Engineering Standards, with it being noted that Low Pressure Sanitary Sewage Systems will not be accepted by the Town.
2. That the Owner shall agree in the Subdivision Agreement to convey to the Town a block(s) for a municipal sanitary pumping station, to the satisfaction of the Town.

AND THAT Council support a three (3) year extension to the Georgian Woodlands Phase 4 Draft Plan Approval thereby extending the draft approval expiry date from August 17, 2025, to August 17, 2028.

### B. Overview

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The purpose of this report is to receive a decision of Council’s direction regarding a request to extend Draft Plan Approval for the undeveloped portions of Georgian Woodlands Phase 4.

The Overall Phasing Plan for all of Georgian Woodlands is shown in Figure 1.

In accordance with the Town of The Blue Mountains Delegation By-law 2021-61, as amended, the Director of Planning and Development Services has the authority to consider Draft Plan Extensions only when the Draft Plan Approval is less than 10 years old. Draft Plan Approvals older than 10 years must be considered by Council.

Planning Staff recommend that Council support the requested three-year extension, conditional upon inserting select Draft Plan Conditions, as outlined in Attachment #1 to this report.

## C. Background

Draft Plan Approval for Georgian Woodlands Phase 4 was originally granted in August 2010 by the Ontario Municipal Board (now Ontario Land Tribunal). The Draft Plan included 241 residential units, comprising both single detached and multiple attached dwellings. Development has occurred in sub-phases, with 64 single detached lots created to date. The current Draft Plan Approval is in its 15th year and is set to lapse on August 17, 2025. The approval has been extended four times previously, in 2013, 2016, 2019, and 2022. The 2022 extension included updates to conditions related to servicing capacity, pre-servicing works, warning clauses, and construction communications to align with updated Town standards.

The Owner is currently working with the Town on a sanitary servicing strategy for Phase 4-2 (Lots 65–101), while development of Phase 4-3, located below the ridge, remains to be determined. The Owner has requested a three-year Draft Plan extension to bring the project closer to completion.

The Ontario Land Tribunal remains the approval authority and requires confirmation of support or non-support from both the Town of The Blue Mountains and the County of Grey prior to issuing a decision considering the Draft Plan extension.

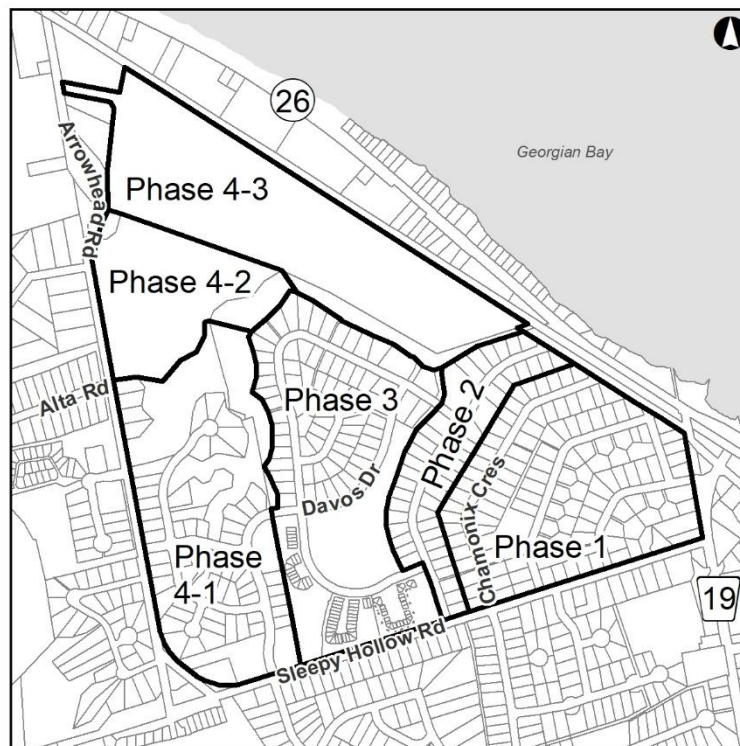


Figure 1: Georgian Woodlands Overall Phasing Plan (boundaries are approximate)

## **D. Analysis**

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Draft Plan Extension requests are evaluated against the Official Plan and whether the development is reasonably progressing towards final approval and construction. The subject lands are designated Residential Recreational Area and Hazard under the Town's Official Plan. The form of development continues to comply with the policies of the Official Plan. The draft approval continues to have merit and aligns with the policies outlined in the Town's Official Plan.

The Town of The Blue Mountains' engineering standards guide the design and construction of municipal infrastructure. The most recent update to these standards was adopted in 2023 and introduced a requirement for gravity sewer systems and/or sewage pumping stations/forcemains over individual low-pressure sanitary (LPS) systems. In addition, the Town's Operations Division has noted significant challenges with low-pressure systems in other residential subdivisions, including general resident awareness, blockages, installation of incorrect grinder pumps, and problems related to wastewater stagnation in seasonal homes or during power outages when pumps cannot operate.

It is noted that the original subdivision was designed to accommodate Low Pressure Sanitary sewers under the 2010 original draft plan approval. Since that date, the Town has updated its engineering standards to no longer permit new low pressure sanitary sewer systems. The impact on this development will require the installation of a new municipal sewage pumping station and may require a redline revision to the existing draft plan to accommodate a block of land to accommodate the pump station. Further engineering design will be required to determine the final sanitary sewer design and pump station / land needs.

Town staff have reviewed the extension request and, considering the updated engineering standards, recommend adding the following new Draft Plan Conditions related to servicing. These conditions are in addition to the conditions already in place.

1. That the sanitary sewer servicing system be designed in accordance with the updated Town Engineering Standards, with it being noted that Low Pressure Sanitary Sewage Systems will not be accepted by the Town.
2. That the Owner shall agree in the Subdivision Agreement to convey to the Town a block(s) for a municipal sanitary pumping station, to the satisfaction of the Town.

### *End of New Draft Plan Conditions*

Minor modifications to the numbering will also be required to reflect these additions. The list of modifications to the draft plan conditions are included under Attachment #1 to this report.

Planning Staff have no objections to Council supporting a three (3) year extension conditional upon inserting the new Draft Plan Conditions as outlined in this report.

## **E. Strategic Priorities**

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### **2. Organizational Excellence**

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

### **3. Community**

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

### **4. Quality of Life**

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

## **F. Environmental Impacts**

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There are no adverse environmental impacts anticipated as a result of the recommendations contained in this report.

## **G. Financial Impacts**

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Low pressure sanitary sewer systems are under the maintenance and ownership of each individual land owner. The costs associated with a maintaining and eventual replacement of a pump station is the responsibility of the Town. Indirect financial impacts related to service calls and requests for sanitary sewer redesign by area owners have been spent. In the absence of a resolution from Council supporting the extension and modifying the Draft Plan Conditions the applicant may choose to appeal the file once again to the OLT. In doing so, there will be legal and other third-party costs for the municipality to participate in a hearing and/or settlement negotiations.

## **H. In Consultation With**

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Mark Service, Allison Kershaw Operations Staff  
Brian Worsley, Development Engineering Staff  
Shawn Postma, Manager of Community Planning

## **I. Public Engagement**

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The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Diksha Marwaha, [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

## **J. Attached**

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1. Attachment 1: List of New Draft Plan Conditions.
2. Attachment 2: August 17, 2010, OMB Decision PL030216 with Draft Plan Conditions and Zoning By-law (Georgian Woodlands Phase 4 Draft Plan of Subdivision).

Respectfully submitted,

Diksha Marwaha  
Senior Planner

For more information, please contact:

Diksha Marwaha  
[planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)  
519-599-3131 extension 262

### Report Approval Details

Document Title:	PBS.25.048 Request for Draft Plan Extension - Part of Lots 22, 23 and 24, Concession 3 (G. H. Fleming Associates Limited).docx
Attachments:	- PBS-25-048-Attachment-1.pdf - PBS-25-048-Attachment-2.pdf
Final Approval Date:	May 30, 2025

This report and all of its attachments were approved and signed as outlined below:

**Shawn Postma - May 29, 2025 - 4:57 PM**

**No Signature - Task assigned to Adam Smith was completed by delegate Tim Murawsky**

**Adam Smith - May 30, 2025 - 9:28 AM**