



PLANNING & DEVELOPMENT

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To: Sandra Weber, Director
From: Craig Metzger, Senior Planner
Date: November 23, 2021

Re: Extension of Draft Plan Approval Subdivision 40T05003 Taylor

Part Lot 1244, Plan 376, Exeter, Municipality of South Huron

Applicant: Barbara G. Rosser, Planning Consultant Owner: 1068775 Ontario Limited

RECOMMENDATION

The County of Huron **approve** the application to extend draft plan approval for subdivision file 40T05003 for a further three year period.

BACKGROUND

Subdivision file 40T05003 was originally an 80 dwelling unit residential subdivision submitted in 2005 that received draft plan approval in 2006. Draft plan approval was extended in 2009 and 2012 for 3 year periods each. In 2014, final approval was granted for 15 dwelling units in the first phase of the subdivision and draft plan approval was extended for the remaining two phases of the draft subdivision for a further 6 years. In 2020, draft plan approval was extended to February 2, 2022 and redline modifications were approved to introduce more dwelling type variety to the subdivision by introducing a 22 unit apartment block and two semi-detached dwelling blocks. The number of multiple attached blocks was reduced so the total overall number of units for the subdivision remained at 80.

The first phase of the subdivision has now been built out and the developer is very close to obtaining final approval for the second phase. However, the subdivision agreement for Phase 3 and the other work necessary to obtain final approval will not be completed in time to meet the February, 2022 draft plan expiry date. In addition, Phase 2 of the subdivision will take some time to build out so the developer is requesting a three year extension of draft plan approval.

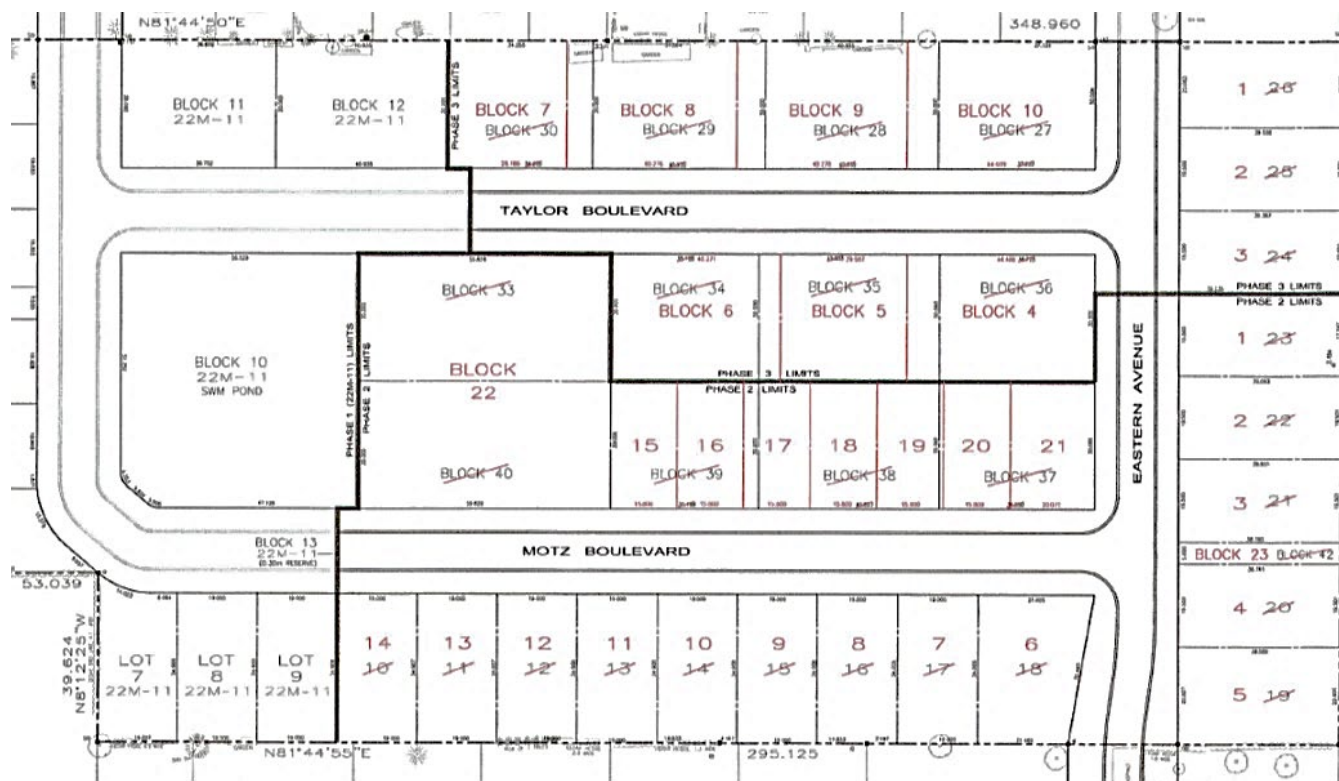
REVIEW

The subject lands are designated Residential on Schedule "C" of the South Huron Official Plan and zoned R1 (Residential Low Density), R1-H (Residential Low Density with a holding symbol), R2-5 (Residential Medium Density – Special Zone), R3-1-H (Residential High Density – Special Zone with a holding symbol) and R3-12 (Residential High Density – Special Zone) in the South Huron Zoning By-law (Zone Map 5F).

Figure 1. Subject Parcel – 2020 Air Photo (blue outline)



Figure 2. Subdivision Lot Layout showing Phases 2 & 3



Circulation of the requested draft plan approval extension to Municipal staff did not raise any objections or concerns.

The Municipality of South Huron has recommended that the request for a three year extension of draft plan approval be approved.

The extension of draft plan approval for an additional three year period is appropriate since the additional time should allow for the registration of Phase 2 and the servicing and registration of Phase 3 of the subdivision.

I recommend the County of Huron approve the application to extend draft plan approval for subdivision file 40T05003 for a further three year period.

Sincerely,

Craig Metzger
Senior Planner

Pursuant to the County of Huron By-law 025-2020 and subject to the conditions set forth in the decision of the County of Huron dated February 2, 2006, the extension of draft plan approval to February 2, 2025 is hereby approved under Section 51 of the Planning Act, RSO 1990, as amended.

Sandra Weber, Director
Planning & Development Department
County of Huron