



## PLANNING & DEVELOPMENT

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**www.huroncounty.ca**

To: Sandra Weber, Director  
From: Craig Metzger, Senior Planner  
Date: May 31, 2023

**Re: Plan of Subdivision 40T10001 Extension of Draft Plan Approval**

Location: Part Lot 10, Con. 6, Crediton, Stephen Ward, Municipality of South Huron

Owner: 1028094 Ontario Ltd.

Applicant: Ken Palen

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### RECOMMENDATION

The County of Huron approve the application to extend draft plan approval for subdivision file 40T10001 for a further six-year period.

### BACKGROUND

The applicant seeks a six (6) year extension of draft plan approval for this subdivision. Draft plan approval was initially granted on September 7, 2011 for a six year period and subsequently renewed for an additional six years in 2017. The current draft plan approval lapses on September 7, 2023. No other changes to the draft plan have been requested by the applicant. Extending draft plan approval would provide an additional six years for the applicant to satisfy all conditions, obtain final approval, and register the subdivision; otherwise, the approval lapses and the subdivision file is closed.

### REVIEW

This residential subdivision comprises 25 lots on 1.9 hectares of a larger 36 hectare property in the southeast quadrant of Crediton, east of King Street and south of Victoria Avenue East (County Road 10).

The subdivision is to be developed in five phases of five lots each. The first phase saw the five lots along the east side of King Street receive final approval in January, 2023. The remaining 20 lots are along Victoria Avenue East.

Figure 1 on the following page has the 2020 air photo with the 25 lots of the subdivision outlined in blue.

**Figure 1. 2020 Air Photo with subdivision lots outlined in blue**



Information included with the draft plan approval extension request identified the following factors/reasons for the requested extension:

1. Completion of the plan was delayed by the pandemic, market conditions, and reduced demand.
2. Waiting for Ministry of Environment approval of the Environmental Compliance Approval (ECA) to complete work on Victoria Avenue East (application submitted to Ministry in March, 2022).
3. Development pressure for new building lots in Crediton has been non-existent in the past and the development of Phase 1 (the five King Street lots) starting in 2023 will provide an indicator of market demand. The other phases are to be built out starting in 2024 and completed over the following 4-5 years depending on market conditions.

Circulation of the requested draft plan approval extension to South Huron staff did not raise any objections or concerns and the Ausable Bayfield Conservation Authority indicated they do not oppose the extension request.

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

Although the subdivision was granted draft plan approval in 2011, very little development work proceeded during the first 8-10 years. However, circumstances have changed as the demand in the overall housing market in South Huron and elsewhere has increased substantially in the last few years and the developer is actively undertaking work on the

subdivision as evidenced by clearing all the conditions for, and obtaining final approval of, Phase 1 of the subdivision. Unfortunately, it's unknown when the ECA permit will be granted but it should be well within the requested extension period to allow the remainder of the subdivision to receive final approval without a further draft plan approval extension. As a result, the requested six-year draft plan approval extension request is appropriate and supported.

Sincerely,

  
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Craig Metzger  
Senior Planner

Pursuant to the County of Huron By-law 2022-032 and subject to the conditions set forth in the decision of the County of Huron dated September 7, 2011, the extension of draft plan approval to September 7, 2029 is hereby approved under Section 51 of the Planning Act, RSO 1990, as amended.

  
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May 31, 2023

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Sandra Weber  
Director  
Planning & Development Department  
County of Huron

\_\_\_\_\_  
Date