



PLANNING & DEVELOPMENT

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To: Sandra Weber, Director of Planning and Development

From: Celina McIntosh, Planner

Date: December 17th, 2024

Re: Extension of Draft Plan Approval Subdivision 40T05003 Taylor

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

Applicant: Ron Davidson, Planning Consultant

Owner: 1068775 Ontario Limited c/o Jeff Taylor

RECOMMENDATION

That the recommendation of the Municipality of South Huron to extend draft plan approval for subdivision file 40T05003 for a further five-year period be approved.

BACKGROUND

Subdivision file 40T05003 was originally an eighty dwelling unit residential subdivision submitted in 2005 that received draft plan approval in 2006. It is the oldest outstanding approved draft plans in the County. The following is a timeline of events since draft plan approval was granted:

Date	Event
2006	Draft plan approval granted by the County of Huron.
2009	Three-year draft plan approval extension granted.
2012	Three-year draft plan approval extension granted.
2014	Final approval granted for fifteen dwelling units contained within Phase One of the subdivision. Six-year draft plan approval extension granted.
2020	Redline modifications to the draft plan were approved to introduce more dwelling type variety to the subdivision through introducing a twenty-two unit apartment block and two semi-detached dwelling blocks, as well as reducing the number of multiple-attached blocks (no change to overall number of units from eighty). Two-year draft plan approval extension granted.
2021	Three-year draft plan approval extension granted. Final approval granted for Phase Two of the development containing twenty-one single detached lots and the apartment block.
February 2, 2025	Current expiry date for draft plan approval.

The second phase of the subdivision, while registered, has yet to be fully built out. The applicant is requesting a further five-year extension of draft plan approval at this time.

REVIEW

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

Staff originally recommended that approval for the draft plan only be extended for a further three year period. However, when the file was brought forward to the Municipality of South Huron, it was emphasized by their Council that, for the reasons note below, they were supportive of the requested five year extension:

- The developer has made continuous progress since receiving draft plan approval;
- The developer is local to the community; and
- The municipality wishes to work with developers.

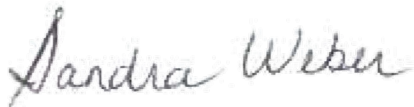
For these reasons, staff are in a position to support South Huron's recommendation that draft plan approval be extended for an additional five years.

Sincerely,



Celina McIntosh
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 February 2, 2006, the extension of draft plan approval to February 2, 2030 is hereby approved under Section 51 of the Planning Act, RSO 1990, as amended.



Sandra Weber
Director
Planning & Development Department
County of Huron

December 17, 2024
Date