

December 23, 2020

Lorelie Spencer, Manager (Planning and Development)  
Development and Compliance Services  
The Municipality of West Grey  
402813 Grey County Road 4  
RR2 Durham, ON N0G 1R0

Dear Ms. Spencer:

**RE: Request for Draft Plan Approval Extension (42T-91011)**  
**696 Queen Street, Neustadt**  
**Part of Lots 1 and 2, Concession XIII (Former Village of Neustadt)**  
**Paul Gutzke**  
**OUR FILE 20117'A'**

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On behalf of our client, Mr. Paul Gutzke, we are writing to request a three-year extension to the Draft Plan of Subdivision (Draft Plan) Approval for the above-referenced property ('the subject lands'). Draft Plan Approval for the subject lands was originally received from the County of Grey in 1994 (File No.: 42T-91011). A major red-line revision and associated Zoning By-law Amendment was also approved in 2013 for 'Phase' 1 of the subdivision, which includes residential development planned along the Queen Street frontage.

The lapsing date of Draft Plan Approval is April 16, 2021, subsequent to the Draft Plan Approval extension issued by the County of Grey Approval Authority on or about March 25, 2019.

### **Draft Plan Status**

The subject lands are designated 'Primary Settlement Area' on Schedule A (Land Use Types) of the County Official Plan. The eastern portion of the site is designated 'Residential' on Schedule B (Land Use Plan: Neustadt) of the Municipality of West Grey Official Plan, with the western portion designated 'Future Development'. Likewise, the eastern portion of the subject lands are predominately zoned 'Residential Zone (R2)', pursuant to the Municipality of West Grey Zoning By-law No. 37-2006, with the western portion primarily zoned 'Future Development (FD)'. The subject lands are currently vacant and are predominately used for agricultural purposes (cultivated farmland).

The Phase 1 plan integrates a mix of 43 residential lots intended for single detached dwellings and four development blocks intended for street townhouses (yielding 16 units). The Phase 1 plan, which measures approximately 6.14 ha, also contains a stormwater management block, two open space blocks and an internal street network accessed from Queen Street. This plan yields a net residential density of 16 units/ha and provides approximately 0.43 ha of open space. It is anticipated that the lands intended

for open space would be dedicated to the Municipality for parkland (equating to 7.0% of the Phase 1 land base).

Additionally, please be advised that an application for a red-line revision to the approved Draft Plan is being prepared for submission to the County of Grey. This application is to introduce semi-detached dwelling units into Phase 1, in order to respond to market demands and to offer a broader range of housing choice within the development. MHBC has drafted a Planning Justification Report in support of the proposed red-line revision. This report evaluates the merits of the proposed design modifications with consideration for the site context and the applicable planning framework.

In effect, the proposed red-line revision would increase the overall density of Phase 1 from 16 units to approximately 20 units/ha. This residential layout would more closely align with the 20 units/ha minimum net density provision (1) for Primary Settlement Areas, pursuant to Section 3.5 of the County Official Plan, and (2) for the Residential designation, pursuant to Section D.2.4.5 of the West Grey Official Plan.

### **Draft Plan Extension Request**

#### a. Three-Year Request

Subsequent to the planned red-line revision, Phase 1 of the Draft Plan is to advance to the final approval stage in the near future. In this respect, our client has advised that a local builder is proposing to develop the entirety of this phase. However, it will not be possible for our client to satisfy all conditions of Draft Plan Approval and to register the plan in advance of the noted lapsing date. Accordingly, we respectfully request that your office initiate the formal process to extend Draft Plan Approval for a three-year period. The requested extension will afford our client sufficient time to coordinate the planning approvals and registration of agreements for the subdivision.

#### b. Section 9.13.1 Considerations (County of Grey Official Plan)

The Draft Plan extension request has been evaluated in the context of Section 9.13.1 (Extension of Draft Plan Approval) of the County Official Plan. This Section sets out ten criteria to warrant a Draft Plan extension, and states the County will generally support the request if at least four of the criteria are met (and subject to support for the request by the local municipality). In light of the nature and scope of the Draft Plan as discussed above, in our opinion, the proposal satisfies the following criteria:

- "1) The proposal is within an identified designated settlement area land use type in the County and municipal official plans.
- 2) The proposal can be serviced with municipal services. ...
- 4) The proposal provides a mix of housing types (e.g. single detached, semi-detached, townhouse, or multi-residential).
- 7) The proposal provides for a mix of land uses, including more than just residential uses, but which may also include commercial, employment, or recreational uses. For the purposes of this policy recreational uses need to be either passive or active recreational uses, which go beyond a standard 5% parkland dedication."

Additionally, in accordance with Section 9.13.1, written support from the Municipality of West Grey is required for County support of the extension. We understand that this Draft Plan extension request will be reviewed by West Grey Council on January 19, 2021.

Given these considerations, provided that West Grey Council endorses this request, in our opinion the extension proposal is in keeping with Section 9.13.1 of the County Official Plan.

**Enclosed Materials**

In support of this application, please find enclosed one copy of the Draft Plan extension application. We understand our client has made separate arrangements to submit the application fee to your office.

Should you have any questions pertaining to our submission, please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read "Scott Allen", written in a cursive style.

Scott Allen, MA, RPP  
Partner

Encl.

cc. *Paul Gutzke*

## Planning & Development Draft Approval Extension Application Form

For applying for approval under Section 51 of the *Planning Act*  
and Section 9 of the *Condominium Act*

**Application is hereby made to:**

The Corporation of the County of Grey  
Planning & Development Department  
595 9th Avenue East  
Owen Sound, ON N4K 3E3  
Phone: 519 372-0219 x 1232

Email: [planning@grey.ca](mailto:planning@grey.ca)

**FOR OFFICE USE ONLY**

Date Accepted: \_\_\_\_\_

Accepted by: \_\_\_\_\_

Roll Number (s): \_\_\_\_\_

Fee: \$ \_\_\_\_\_ Paid [ ]

**Grey County Subdivision or Condominium File #** 42T-91011

In accordance with the County of Grey Fees and Services By-law No. 4735-11, or any successor thereto, the following fees are set for the processing of the Approval of Plans of Subdivision and Plans of Condominium.

Draft Approval Extension:	Fee Amount
<input type="checkbox"/> 1 year	\$885.00
<input type="checkbox"/> 2 years	
<input checked="" type="checkbox"/> 3 years	
<input type="checkbox"/> Emergency Extension	

**Please send a digital copy of this form by CD, USB stick or dropbox**

**Payment Options:**

- Visa or Mastercard by calling our Administrative Assistant - ext. 1232
- Cheques payable to County of Grey

**Requirements for Submission:**

In addition to the application fee the following is required to be considered a complete application:

<input checked="" type="checkbox"/>	
<input type="checkbox"/>	1 copy of this form completed and signed
<input type="checkbox"/>	Letter of support from applicable Municipality
<input type="checkbox"/>	Letter addressing section 9.13.1 of the Grey County Official Plan

**Property Information:**

Municipal Address: Roll # 4205 020 00108400.0000  
Lot: 142 Concession: 13  
Geographic Township: West Grey  
Registered Plan: DRAFT # 42T-91011  
Part(s): 142 of Lot(s): Concession 13

**Registered Owner (s):** PAUL GUTZKE

Address: [REDACTED] DRIVE KITCHENER [REDACTED]  
Email Address: [REDACTED]@gmail.com  
Telephone Number: [REDACTED]

**Applicant (s):** PAUL GUTZKE

Address: [REDACTED] KITCHENER ONTARIO [REDACTED]  
Email Address: [REDACTED]@gmail.com  
Telephone Number: [REDACTED]

**Consultant/Agent:** \_\_\_\_\_

Address: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

**Person submitting the Draft Approval Extension Application:**

Printed Name: PAUL GUTZKE Signature: Paul Gutzke