



Council report

Meeting date:	February 16, 2021
Title:	GUTZKE Draft Plan of Subdivision – Request for Council Support
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnston, CAO

Recommendation

That council provide a letter of support to extend the deadline for the fulfillment of draft plan conditions for file 42T.91011 for a period determined by the County of Grey.

Executive summary

The land owner has requested that Council support the extension of the draft plan approval for file 42T.91011. The history of the draft plan of subdivision is detailed below. The subject lands are located at 696 Queen Street (Part of Lots 1 and 2, Concession XIII) in the settlement area of Neustadt.

Background and discussion

The above noted draft plan of subdivision was approved by the Province in 1994. Practices at the time did not require a lapse date to be applied to the draft Plan. At that time, there was no requirement for extension. In 2013 there was a redline revision completed by the current land and approved by the County. This redline revision added units to the plan and the application of a deadline to fulfill the conditions of approval.

There was a West Grey Official Plan Amendment approved following 2013 which dealt with the remainder of Mr. Gutzke's lands.

Based on the history of extension requests since 2013, Planning staff recommend that Council support the extension request but provide the landowner with notice as part of the correspondence that further requests may not be supported. Council may wish to further request that the Applicant define how they intend to proceed with the development and a timeline when forwarding the request to the County.

The supporting correspondence from West Grey Council will be forwarded to the County with the application and fee. The Director of Planning has delegated authority to approve the draft plan extension for an additional three (3) years.



March 2, 2021 (2)

Legal and legislated requirements

Part VI of The Planning Act R.S.O. 1990, as amended deals with matters pertaining to the subdivision of land. At this time a formal application to further redline the draft plan has not been provided and will be reviewed if and when it is received in accordance with the Act.

Financial and resource implications

None.

Staffing implications

None.

Consultation

- County of Grey Planning and Development Department (Scott Taylor, Senior Planner)

Alignment to strategic vision plan

Pillar: Build a better future

Goal: Invest in business

Strategy: Take a co-operative approach to development

Attachments

- Original draft plan approval
- Previous approval for extension (2019)
- Request for Council's letter of support to extend draft plan approval

Next steps

Should council provide a letter of support, West Grey planning staff will provide the letter to Grey County planning staff.

Respectfully submitted:

