



Council report

Meeting date:	January 4, 2022
Title:	42T-97005 – Blackthorn Development Corp., Request for extension
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnston, CAO

Recommendation

THAT council receives Planner Spencer's report and hereby supports the extension of draft plan approval for file 42T-97005 for an additional three (3) year period to permit the submission of a redline revision to the plan of subdivision.

Executive summary

The subject lands are located on the east side of Forler Street in the village of Neustadt. The property is legally identified as lot 4, concession 13 in the former township of Normanby. A long-standing draft plan of subdivision exists on the property which was previously identified as the 'Jemmet Subdivision'. The lands were recently purchased by the current property owner who wishes to proceed with development but requires a redline revision to the draft plan approval in order to provide different types of housing on the subject lands than previously approved.

Background and discussion

The County of Grey is the approval authority for plans of subdivision. To accommodate the redline revision, an extension to the current draft plan is required. As part of the extension process, support from the lower-tier municipality is necessary. Due to the date of the existing approval and the current planning policy regime, updated documents will be required to address matters related to servicing, traffic impact and the newly proposed site plan.

Planning staff note that the current approval is set to lapse on January 8, 2022 however an emergency extension to ensure that the current approval does not lapse has been issued by the county.

Pre-consultation with the current landowner has occurred and staff are confident that the intent of the landowner to proceed with development and the update to plans and reports is evident.

Legal and legislated requirements

None.

Financial and resource implications

None.

Staffing implications

None.

Consultation

- The County of Grey Planning and Development Department

Alignment to strategic vision plan

Pillar: Work together

Goal: Support growth

Strategy: Review official plan policies and zoning provisions

Attachments

- Proposed site plan

Next steps

Once a motion supporting the draft plan extension is provided by council, staff will forward the necessary copy to the County of Grey Planning and Development Department as required. Further assessment of the redline revision will be provided to council once formally submitted.

Respectfully submitted:



Lorelie Spencer, Ba.U.R.Pl., MCIP, RPP
Manager of Planning and Development