REPORT TO: COMMITTEE OF THE WHOLE
FROM: Brent Spagnol, Manager of Planning
DATE: February 17, 2015
SUBJECT: Heritage Village – Request for Draft Plan Extension

REPORT HIGHLIGHTS

- A request for an extension to draft plan approval for the Heritage Village Plan of Subdivision dated January 16, 2015 was received by the Township.
- The proponent is seeking a three (3) year extension to draft plan approval
- The applicant has indicated that additional time is required to consider infrastructure requirements to pursue clearance of conditions of approval.
- The Ontario Municipal Board (OMB) approved the subdivision on April 30, 2008.
- The subdivision is planned to consist of a total of 346 single detached houses, 127 townhouses and the opportunity for a senior’s housing development. The Ontario Planning Act permits the extension of draft plan approval in three (3) year increments and the proponent has obtained one extension to date (April 2012), which the Township did not object to.
- Staff recommends that the Township not object to the requested extension.

RECOMMENDATION

THAT the report from the Manager of Planning regarding Heritage Village- Request for Draft Plan Extension, dated February 17, 2015, be received;

THAT the Township not object to the Heritage Village draft plan extensions.

BACKGROUND

This report is being generated in response to a letter request (Appendix A) submitted for an extension to draft plan approval for the Heritage Village Plan of Subdivision dated January 16, 2015. The proponent is seeking a three (3) year extension to draft plan approval indicating that additional time is required to consider infrastructure requirements to pursue clearance of conditions of approval.

The Ontario Municipal Board (OMB) approved the subdivision on April 30, 2008. The subject property is located in Hillsdale and is designated ‘Urban Residential’ in the Official Plan and zoned to permit residential development that is predicated on full municipal water and sanitary services.
The draft plan subdivision (Appendix B) is planned to consist of a total of 346 single detached houses, 127 on-street townhouses and the opportunity for a senior’s housing development. The Ontario Planning Act permits the extension of draft plan approval in three (3) year increments and the proponent has obtained one extension to date, which the Township did not object.

However, the final decision with respect to the extension rests with the Ontario Municipal Board (OMB) as the original approver of the subdivision and implementing zoning by-law.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

CONCLUSION

Consideration of draft plan approval extension provides the municipality, County or in this case the Ontario Municipality Board (OMB) to revise, delete or add conditions of approval prior to extension.

Staff has reviewed the conditions of approval and revisions, deletions or additions and do not required any changes at this time.

Staff recommends that the Township not object to the extension of draft plan approval.

GUIDING PRINCIPLES

The above initiative supports Council’s guiding principle of:
   1. Infrastructure, Financial Management & Service Delivery

APPLICABLE MUNICIPAL POLICY OR LEGISLATION

Ontario Planning Act RSO, 1990
Ontario Municipal Board Rules of Practice and Procedure
Provincial Policy Statement (PPS), 2014
Growth Plan for the Greater Golden Horseshoe, 2014

APPROVALS