



## PLANNING & DEVELOPMENT

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To: Municipality of South Huron  
From: Craig Metzger, Senior Planner  
Date: February 1, 2022

**Re: Extension of Draft Plan Approval for Subdivision 40T09001**

Location: North Half Part Lot 21, Concession 1, Usborne Ward, Municipality of South Huron

Owner: CVD Exeter Inc.

Agent: Paul Gabriele on behalf of CVD Exeter Inc.

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### RECOMMENDATION

That the Municipality of South Huron recommend to the County of Huron that the request for a one year extension of draft approval for Plan of Subdivision file 40T09001 be **denied**.

### PURPOSE AND EFFECT

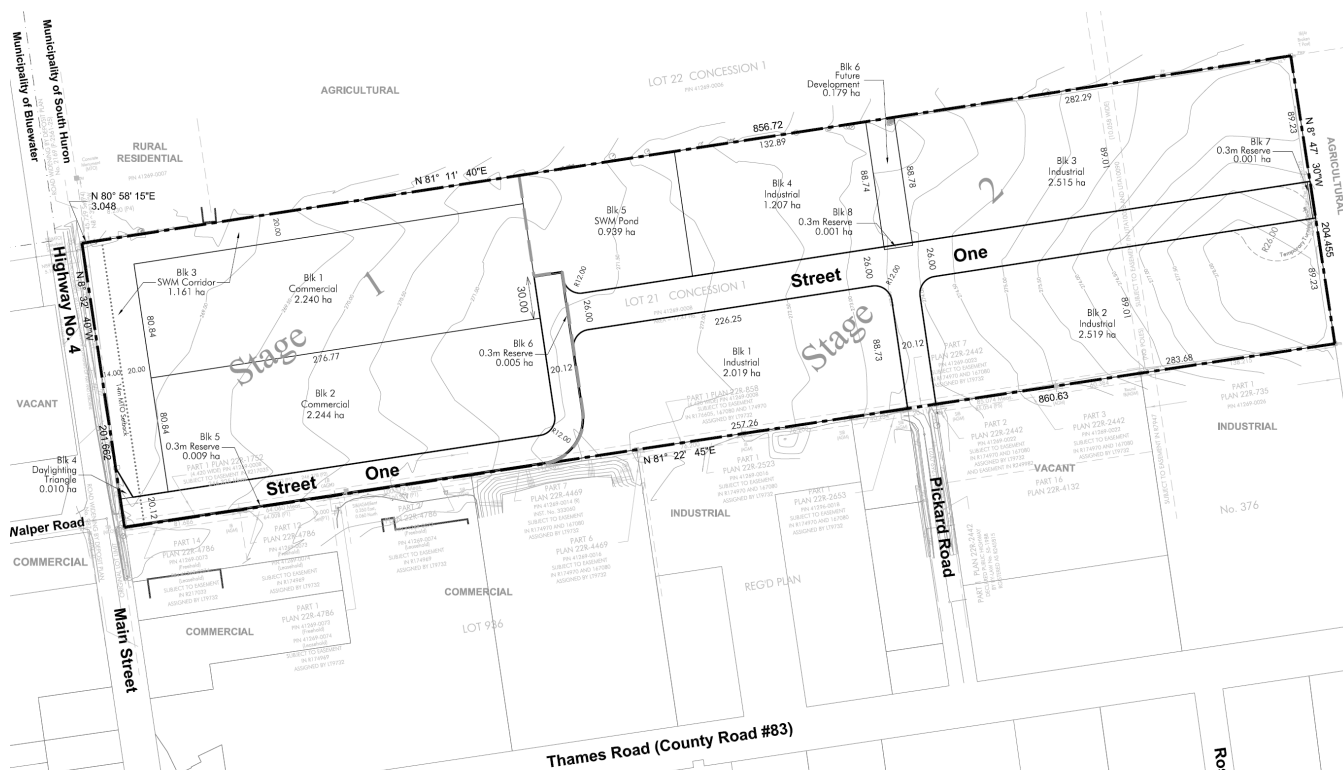
The plan for subdivision file 40T09001 was originally granted draft approval by the County of Huron on April 6, 2011 and has subsequently had draft plan approval extended four times since then: March 5, 2014, February 15, 2017, March 4, 2020, and March 29, 2021. The current draft plan approval lapses on April 6, 2022. No other changes to the draft plan have been requested by the applicant. The effect of extending draft plan approval would be to provide an additional year for the applicant to satisfy all conditions and receive final approval before the approval lapses.

### BACKGROUND

The subject lands are located at the north end of Exeter and have a total area of 17.47 hectares (43.17 acres). The lands front on both Main Street (Highway 4) and Pickard Road. The approved draft plan of subdivision is shown on Figure 1 of the following page.

The approved draft plan is to develop in two stages: Stage One includes two parcels of Highway Commercial development and Stage Two includes four parcels of Industrial development. Access is proposed via an extension to Pickard Road, and a new road under Stage One. Municipal water and sewage services would be extended, and the balance of the lands will accommodate stormwater management facilities.

**Figure 1. Approved Draft Plan of Subdivision**



The original owner of the property (Landrush Incorporated) sold the property in 2019 to the current owner, CVD Exeter Inc. Two 1 year extensions to draft plan approval have been granted to CVD Exeter Inc. with the latest extension to lapse on April 6, 2022. To avoid the approval lapsing and having to restart the entire subdivision approval process, the owner has requested another one year extension (the new draft approval lapse date would be April 6, 2023).

In requesting this one year extension of draft plan approval, the owner noted that the ongoing pandemic has placed additional hardships on the development process and also outlined the following actions as having been undertaken in the past year:

- Land surveyor, soils, civil engineer, and landscape consultants have been hired
  - The following plans and reports were completed
    - Draft M Plan (June 4, 2021)
    - Soils Report (June 23, 2021)
    - Topographic plan (June 28, 2021)
    - Boundary plan (July 14, 2021)
  - Civil engineers have begun detailed design and are currently resolving drainage issues
  - Request has been made to the land surveyor to confirm external drainage characteristics.
- EMC Group Ltd. Has also been working with information from the Conservation Authority and the Drainage Engineer for confirmation.

## DISCUSSION

This site represents a prime industrial and commercial area in Exeter and is a significant opportunity for future employment in the Municipality of South Huron. The Planning Act allows approval

authorities to grant further extensions to approved draft plans of subdivision provided the request for the extension has been submitted to, and then granted by, the approval authority before the lapse date (April 6, 2022 in this case).

From a land use planning standpoint, the subdivision continues to conform to the Official Plan both in terms of meeting the Plan's development objectives and the designation of the property (Highway Commercial along Main Street North / Highway 4 and Industrial to the rear).

As part of the most recent extension approval in early 2021, South Huron staff were agreeable to that extension but noted that if there was no significant progress during the extension period, then there would not be support for a further extension of draft plan approval in 2022 (the current extension request application). In commenting on the current extension request, South Huron staff have indicated that approval of the extension request is not supported based on the following:

- a) Significant activity on advancing the development has not been undertaken over the last year and none of the conditions of approval have been cleared.
- b) The rationale for the extension being tied to the pandemic does not appear to carry validity given the development seen locally within South Huron in the past year.
- c) The current draft plan approval, although meeting current requirements, does not necessarily meet industrial/commercial market needs based on its current configuration. Development referrals have been made regarding this property but have not resulted in any development at this location.
- d) Any discussion in the past related to "red line" revisions for this plan were of a scope that would necessitate a public process. As a result, the benefit of providing an additional extension is questionable.
- e) There is potential conflict between future municipal infrastructure on highway 4 and entrance work to the property.
- f) The viability of this development may require a revision to a mixed use development (combined commercial & residential uses) to provide greater options for the Municipality which may impact traffic and lot configuration (in essence, a new application).

It was also noted if this development continues to be delayed, then it will impact the proposed reconstruction of Main Street North and associated infrastructure upgrades.

Based on the municipal staff comments received, it is recommended South Huron Council recommend to the County of Huron that the request for an extension of draft plan approval be denied.

Sincerely,

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Craig Metzger  
Senior Planner