



Staff Report

Report To: Dan Best, Chief Administrative Officer
From: **Vanessa Culbert, Planning Coordinator**
Date: February 22 2022
Report: PLO2-2022
Subject: 1068775 Ontario Limited (Taylor) Request for No Occupancy Agreement under Subdivision Agreement for Phase 2

Recommendations:

That South Huron Council receives the Staff Report from V Culbert, Planning Coordinator re: 1068775 Ontario Limited (Taylor) Request for No Occupancy Agreement under Subdivision Agreement for Phase 2; and

That the No Occupancy Agreement with 1068775 Ontario Limited be approved; and

That the necessary By-law be forwarded to Council for the required three readings.

Purpose:

Approval.

Background and Analysis:

The Subdivision agreement between the Municipality of South Huron and 1068775 Ontario Limited (Taylor) for the second phase of the residential development in Exeter was approved by By-Law 55-2021 at the July 19, 2021 Regular Council meeting. There are a number of conditions included in the agreement that have to be met by the Applicant prior to issuance of a building permit.

The subdivision agreement provides the ability for the Applicant to request Council to enter into an agreement to provide for issuance of a building permit prior to all services required in Section 8.11 of the Subdivision Agreement are installed to the satisfaction of the municipality. This agreement is known as a no occupancy agreement.

1068775 Ontario Limited has requested to exercise their rights under Schedule "I" of the subdivision agreement and request Council enter into a no occupancy agreement. The Applicant has advised that the reason for this request is due to delays obtaining servicing approvals. He has requested that the agreement be entered into on specific properties, known municipally as 472 Eastern Ave and 487 Motz Boulevard.

Staff have reviewed the request and there were no objections to the request. The Applicant expects the services to be completed on the property by May 31st, 2022.

Operational Considerations:

There are no operational considerations as a result of the recommendation in the report.

South Huron's Strategic Plan:

Section 6.2.2 of the Municipality of South Huron 2015- 2019 Strategic Plan identifies key priorities and strategic directions. The following elements are supported by the actions outlined in this memo:

- ✓ Administrative Efficiency and Fiscal Responsibility
- ✓ Transparent, Accountable, and Collaborative Governance

Financial Impact:

Staff have advised that no further securities are required as a result of this agreement as there are no works outstanding on municipal lands. There are no financial implications for the Corporation as a result of the proposed recommendation.

Legal Impact:

There are no legal implications for the Corporation as a result of the proposed recommendation.

Staffing Impact:

There are no staffing implications for the Corporation resulting from the proposed recommendation.

Consultation:

Don Giberson, General Manager of Infrastructure and Development
Rebekah Msuya-Collison, Clerk/ General Manager of Corporate Services
Mike Rolph, CBO

Related Documents:

[By-Law 55-2021](#) – Subdivision Agreement 1068775 Ontario Limited
Request from 1068775 Ontario Limited
Proposed By-Law and No Occupancy Agreement – By-Law section of Agenda

Respectfully submitted,

Vanessa Culbert, Planning Coordinator