



## PLANNING & DEVELOPMENT

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To: Mayor Finch and Members of Council of the Municipality of South Huron

From: Celina McIntosh, Planner

Date: November 22nd, 2024

**Re: Extension of Draft Plan Approval Subdivision 40T05003 Taylor**

Part Lot 1244, Plan 376, Exeter, Municipality of South Huron

Applicant: Ron Davidson, Planning Consultant

Owner: 1068775 Ontario Limited c/o Jeff Taylor

### RECOMMENDATION

The Municipality of South Huron recommend to the County of Huron that the application to extend draft plan approval for subdivision file 40T05003 for a further three-year period, as opposed to the five-year period requested.

### BACKGROUND

Subdivision file 40T05003 was originally an eighty dwelling unit residential subdivision submitted in 2005 that received draft plan approval in 2006. As such, it is one of the oldest outstanding approved draft plans in the County. The following is a timeline of events since draft plan approval was granted:

Date	Event
2006	Draft plan approval granted by the County of Huron.
2009	Three-year draft plan approval extension granted.
2012	Three-year draft plan approval extension granted.
2014	Final approval granted for fifteen dwelling units contained within Phase One of the subdivision. Six-year draft plan approval extension granted.
2020	Redline modifications to the draft plan were approved to introduce more dwelling type variety to the subdivision through introducing a twenty-two unit apartment block and two semi-detached dwelling blocks, as well as reducing the number of multiple-attached blocks (no change to overall number of units from eighty). Two-year draft plan approval extension granted.
2021	Three-year draft plan approval extension granted. Final approval granted for Phase Two of the development containing twenty-one single detached lots and the apartment block.

February 2, 2025	Current expiry date for draft plan approval.
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Staff note that the second phase of the subdivision, while registered, has yet to be fully built out.

**REVIEW**

The subject lands are designated Residential on Schedule “C” of the South Huron Official Plan and zoned R1-H (Residential Low Density - Holding) and R3-1-H (Residential High Density – Special - Holding) in the South Huron Zoning By-law (Zone Map 5F).

For Council’s reference, three years is the standard period for extensions granted for draft plan approval within the County of Huron. Three years is felt to strike an appropriate balance between giving the developer additional time to work with agencies on clearing conditions while also ensuring that developments can be appropriately reviewed for potential modifications or submissions in a timely manner as applicable planning legislation evolves and to ensure the proposal remains desirable for the community.

The applicant has submitted a letter outlining a request for a five-year extension as opposed to three. They contend that the outstanding build outs for Phase Two provide the developer with an adequate supply of building lots for a few years. Economically, the applicant has suggested it does not make sense for the developer to proceed with obtaining final approval for Phase Three due to the infrastructure costs he will face for the installation of services, road installation, and posting of securities in accordance with the development agreement. It is for these reasons, as well as the new extension application fee, that the applicant is requesting a five-year extension.

It is County staff’s opinion that there is no planning rationale to continue to extend draft plan approval indefinitely. There are no conditions through which the developer is needing to work through, as is typically the case in a request for extension. Rather, the only outstanding condition pertaining to final approval for Phase Three is the entering into of the development agreement, which can be pursued at any time by the developer. While staff recognize that the developer is seeking to work at a preferred pace, there is a need for housing within Exeter, and further delaying registration is not in the public interest. At most, staff can support a three-year extension from the position that the development agreement should be pursued during this period and that no further extensions are warranted or supported at this time.

Circulation of the requested draft plan approval extension to Municipal staff and Ausable Bayfield Conservation Authority (ABCA) did not raise any objections or concerns.

To summarize, County staff are recommending that South Huron Council recommend that the requested five-year extension to draft plan approval not be approved, and rather that a three-year extension be approved. The extension of draft plan approval requires County of Huron approval.

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'CM' or a stylized 'Celina McIntosh'.

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Celina McIntosh  
Planner



RON DAVIDSON  
LAND USE PLANNING CONSULTANT INC.

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November 1, 2024

County of Huron  
Planning & Development Department  
57 Napier Street  
Goderich, ON  
N7A 1W2

Attention: Celina McIntosh  
Planner

Dear Celina:

**Re: Application for Draft Plan Approval Extension  
Part Lot 1244, Plan 376, Geographic Town of Exeter, Municipality of South  
Huron  
File No.: 40T05003  
Owner: 1068775 Ontario Limited c/o Jeff Taylor**

Further to our recent discussion and email exchange, I am submitting this letter in support of an application to extend Draft Approval of the above-noted development. Please consider the following:

Draft Approval of this Plan of Subdivision was originally granted in 2006. Following extensions of Draft Approval in 2009 and 2012, Final Approval was granted for 15 dwelling units in the first phase of the subdivision, and Draft Approval was extended for six years for the balance of the subdivision. In 2020, Draft Approval was extended again, and redline modifications were approved to permit a greater variety of housing types, including apartments and semi-detached dwellings. Draft Approval was granted again in 2022. Final Approval for the second phase has since been granted, leaving only the third phase with Draft Approval. Draft Approval of these remaining lands will lapse on February 2, 2024 unless further extension is given.

To date, Mr. Taylor has constructed houses on seven of the 21 lots in the second phase. Two of those houses remain unsold. Given the current slowdown in the home

construction business, the remaining 14 parcels are expected to provide him with an adequate supply of building lots for a few years. As such, it makes no economic sense for Mr. Taylor to introduce additional lots by obtaining Final Approval of the third phase given the significant infrastructure costs for the installation of services, road construction, etc. and the requirement for posting of securities. For this reason, the application for extension of Draft Approval has merit and should be given favourable consideration.

Mr. Taylor is requesting a five-year extension, as opposed to just three years, because he's presently unsure whether he'll be needing to create additional lots in the third phase before the standard three-year extension lapses. Given the recent, significant increase in the application fee (approximately 500%) and the fact that Mr. Taylor has been actively developing these lands over the last few years, a five-year extension would seem fair and reasonable.

I trust this information is satisfactory.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

Ron Davidson, BES, RPP, MCIP

c.c. Jeff Taylor