



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Extension of Draft Approval for Plan of Subdivision, Part Lots 216 to 218 Registered Plan 232 Ripley

Date: Sep. 4, 2024

Report Number: BLD-2024-09-20

Department: Building and Planning

File Number: C11 BLD 24

Prepared By: Michele Barr, Deputy Chief Building Official

Attachments: Draft Plan of Subdivision

Recommendation:

THAT the Township of Huron-Kinloss Committee of the Whole hereby approves Report BLD-2024-09-20 prepared by Michele Barr, Deputy CBO;

AND FURTHER that Committee of the Whole direct Staff to recommend approval to the County of Bruce for a two (2) year extension for the Draft Plan of Subdivision, Part Lots 216 to 218 Registered Plan 232 , Geographic Village of Ripley Township of Huron-Kinloss.

Background:

The County of Bruce has received a request from 1519201 Ontario Inc. c/o David Brown for a two (2) year extension of Draft Approval of Plan of Subdivision. The lands being Part Lots 216 to 218, Registered Plan 232 (geographic Village of Ripley) and having Roll # 41-07-160-011-00400.

The current decision lapses on September 24, 2024. The extension will allow the owner time to finalize the approval process and start construction.

Discussion/Analysis/Overview:

Draft Approval for the above noted subdivision was initially granted by the County of Bruce on July 27, 2009, with subsequent extensions to Draft Approval in 2012, 2014 and 2016. A Major Revision was granted in 2017 with an associated lapsing date of September 25, 2020. A two-year extension was granted in 2020, and again in 2022 with a further minor red-line revision to include an enlargement to the storm water management facility, and re-configured lots to accommodate the increased size.

The current lapsing date for Draft Approval is September 25, 2024.

A municipal drainage project (Park Street Drain) was undertaken to address drainage issues in the watershed area, where the property is located. Any delays to the development of the property, which may have resulted from this Drainage project

are no longer in effect as the Park Street drainage project is now substantially complete.

The owner and his consultants have been working with the Municipality and other approval agencies to finalize the details of the proposed subdivision and address the conditions of Draft Approval. The owner has indicated that additional time is required to negotiate and execute the subdivision agreement with the Township, install the survey bars on site, finalize the M-plan for final registration, and ultimately obtain Final Approval.

The Draft Plan of Subdivision is not changing, and the approved Conditions of Draft Approval will remain applicable. Draft Plan of Subdivision attached for reference.

Financial Impacts:

Any Financial impacts will be included and addressed at the time of the Subdivision Agreement for the development. By supporting the extension, the Township is essentially holding capacity for the servicing of the development.

Performance Measurement:

N/A

Strategic Area:

- | | |
|--|---|
| <input type="checkbox"/> Embrace a thriving rural lifestyle | <input type="checkbox"/> Enhance Municipal Service Delivery |
| <input checked="" type="checkbox"/> Prepare for Inclusive Growth | <input type="checkbox"/> Ensure Financial Stability |

Strategic Goal: Build Community Capacity

Respectfully Submitted By:

Michele Barr, Deputy Chief Building Official

Report Approved By:

Jodi MacArthur, Chief Administrative Officer