



## The Corporation of the Township of Huron-Kinloss

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### Staff Report

**Report Title: Extension of Draft Approval for Plan of Subdivision (Brown), Pt Lots 216 to 218 Registered Plan 232 Ripley**

**Date: Sep. 3, 2025**

**Report Number: BLD-2025-20**

**Department: Building and Planning**

**File Number: C11**

**Prepared By: Brett Pollock**

**Attachments: Draft Plan**

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#### **Recommendation:**

THAT the Township of Huron-Kinloss Committee of the Whole hereby approves Report BLD-2025-20 prepared by Brett Pollock;

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

AND FURTHER that Committee of the Whole, in accordance with Section A8 Existing Approvals of the Water and Wastewater Capacity Allocation Policy, remove all capacity allocation for Lots 216 to 218 Registered Plan 232, Geographic Village of Ripley Township of Huron-Kinloss;

AND FURTHER that a new Water and Wastewater Allocation request be submitted at the time of registration of the plan subdivision.

#### **Background:**

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

The current decision lapses on September 24, 2025. The extension would allow the owner time to monitor the markets and finalize the approval process.

#### **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 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 red-line revision to include an enlargement to the storm water

management facility, and re-configured lots to accommodate the increased size. An extension was granted in 2024 for one year.

The current lapsing date for Draft Approval is September 24, 2025.

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 has indicated that additional time is required due to the vacant lot market plummeting across the province over the last year, therefore finalizing the subdivision makes no financial sense at this time. As such the owner wishes to keep Draft Approval on the Plan of Subdivision for now and seek Final Approval once the market for new houses improves.

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

The request has also been reviewed by Staff in accordance with the Water and Wastewater Capacity Allocation Policy dated June 16, 2025.

The allocation policy Section A8 Existing Approvals: If lands are subject to Draft Approval Plans of Subdivision before this Allocation Policy comes into effect the Township may seek to amend the conditions of Draft Plan Approval for all existing files, pursuant to subsection 51(44) of the *Planning Act*, so that there is no capacity allocation for the subdivision or vacant land condominium.

If uncommitted hydraulic reserve capacity exists within any of the systems (Ripley), the development would be evaluated against the Allocation Policy in effect at the time of final approval/registration of the Subdivision. At that time, the allocation of capacity and availability of the committed capacity allocation in phases or stages to facilitate the orderly build-out of the proposal.

By removing capacity from the development at this time and deferring allocation until registration it would allow the Township to utilize the capacity for future development that may occur in a timelier manner, meanwhile ensuring the financial investments and work to date are not entirely lost.

**Financial Impacts:**

Any Financial impacts will be included and addressed at the time of the Subdivision Agreement for the development. By implementing Water and Wastewater Capacity Allocation Policy Section A8 it would allow future development to proceed on a first come first served basis.

**Performance Measurement:**

N/A

**Strategic Area:**

- Embrace a thriving rural lifestyle
- Enhance Municipal Service Delivery
- Prepare for Inclusive Growth
- Ensure Financial Stability

**Strategic Goal: Ensure municipal systems support future growth**

**Respectfully Submitted By:**

Brett Pollock, Manager of Building and Planning

**Report Approved By:**

Jodi MacArthur, Chief Administrative Officer