

To:	Warden Hicks and Members of Grey County Council
Committee Date:	September 26, 2019
Subject / Report No:	PDR-CW-40-19
Title:	Flato East – Draft Plan Extension – 42T-2015-05
Prepared by:	Randy Scherzer
Reviewed by:	Kim Wingrove
Lower Tier(s) Affected:	Township of Southgate
Status:	Recommendation adopted by Committee as presented per Resolution CW189-19; Endorsed by Council October 10, 2019 per Resolution CC80-19;

Recommendation

1. That Report PDR-CW-40-19 be received and that draft Plan of Subdivision 42T-2015-05 Flato East (Township of Southgate) be granted a five year extension as supported by the Township of Southgate which would extend draft approval to November 10, 2024 as per Section 51(33) of The Planning Act, RSO 1990, as amended.

Executive Summary

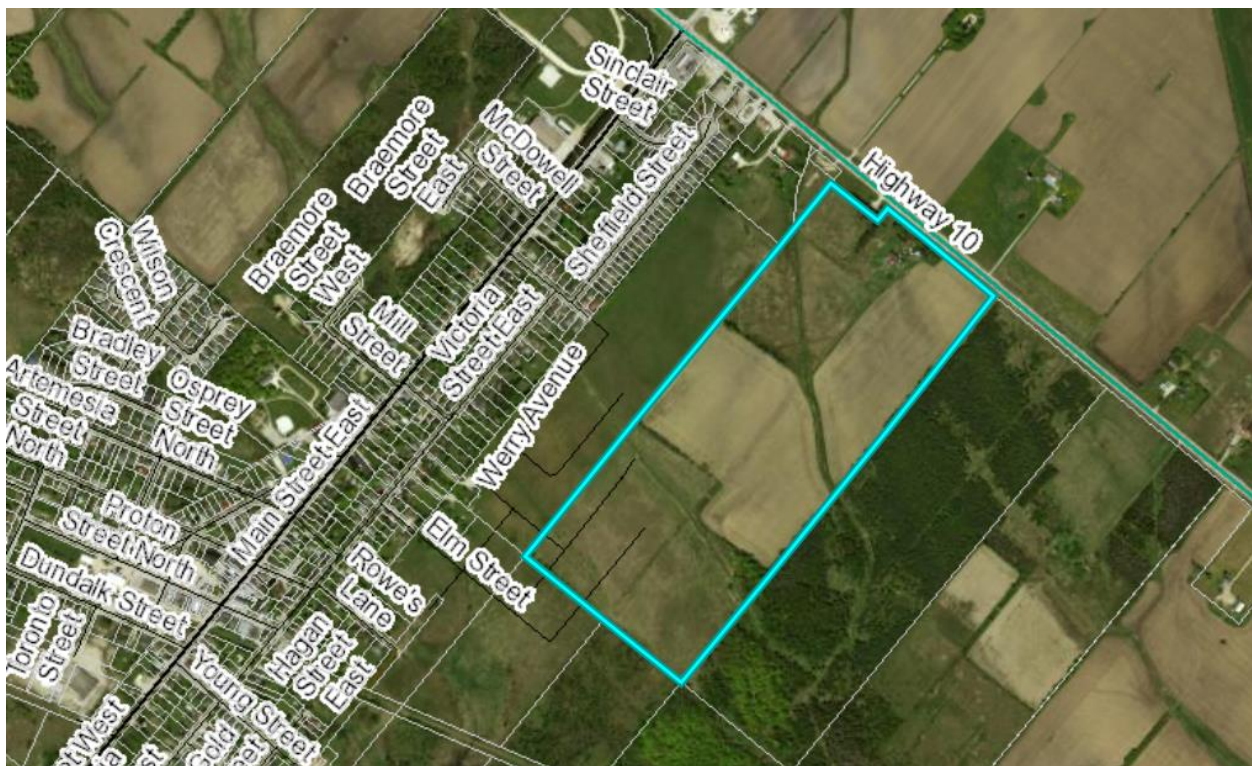
A request has been received to extend draft approval for Plan of Subdivision 42T-2015-05 known as Flato East for a period of 5 years. The Township of Southgate supports the extension request. Given that the Applicant continues to develop phases of the overall Flato Developments and based on the current absorption rate it is anticipated that build out of the remaining phases will likely take 5 years or more. It is recommended that a draft plan extension be granted for 5 years.

Background and Discussion

Plan of Subdivision Application 42T-2015-15 – Flato East received draft approval on November 10, 2016 and was revised on February 23, 2017 and June 13, 2019. The proposed subdivision is located on Part of Lots 233 and 234, Concession 1 (Geographic Township of Proton) in the Township of Southgate (see Figure 1). The current draft approved plan consists of a total of 500 residential lots which includes 310 single detached dwellings and 190 townhouse dwellings. The lands are located west of Highway 10 and are part of an overall planned development that consists of three plans of subdivision known as Flato West, Flato East and Flato North which

consists of a total of 933 residential units. Flato West has been given final approval and consisted of 70 units, all of which have been constructed. Phases of Flato East and Flato North have also been given final approval and a total of 71 permits have been issued to date with another 10 permits to be issued in the next few weeks. Phases 4, 5 and 6 of Flato North are also getting close to final approval. There have been approximately 70 permits issued per year for these developments and if that absorption rate continues the remaining phases of the Flato development will take approximately 10 years. The Applicant also notes that the Township is undertaking servicing improvements which will allow some of the later phases of the development to proceed. Based on the current absorption rate and the fact that servicing improvements will take some time to complete, the Applicant has requested a 5 year draft approval extension.

Figure 1: Subject Lands – Flato East



Section 9.13.1 of the County Official Plan identifies criteria to be considered when considering draft approval extensions. The policy notes that if a draft plan meets four out of the ten criteria noted below, that an extension to the draft plan will generally be supported by the County subject to the local municipality supporting the extension request.

1. The proposal is within an identified designated *settlement area land use type* in the County and municipal official plans.
2. The proposal can be serviced with municipal services. Where an extension is being considered in a *settlement area land use type* that does not have municipal services, extensions can be supported if private or communal services can feasibly service the development.

3. The proposal provides a lot density which meets any applicable *County* or municipal official plan targets. Where such density targets do not currently exist, it shall be demonstrated that the density makes efficient use of land and municipal water and wastewater services.
4. The proposal provides a mix of housing types (e.g. single detached, semi-detached, townhouse, or multi-residential).
5. The proposal provides rental housing.
6. The proposal provides affordable housing as per section 4.2 of this Plan.
7. The proposal provides for a mix of land uses, including more than just residential uses, but which may also include commercial, employment, or recreational uses. For the purposes of this policy recreational uses need to be either passive or active recreational uses, which go beyond a standard 5% parkland dedication.
8. The proposal represents infilling, redevelopment of an underutilized property, and/or intensification within or immediately adjacent to a built-up area.
9. Earlier phases of the same development have already been registered, and the draft approval extension represents development in accordance with an approved phasing plan, or master development agreement.
10. Substantial progress towards clearance of conditions of draft approval, including at least one of the following actions have been demonstrated since the date of draft approval or previously granted extension of draft approval:
 - a. Completion of a supporting study as required by the conditions of draft approval;
 - b. Submission and/or acceptance of final servicing drawings;
 - c. Drafting and/or execution of a municipal agreement;
 - d. Zoning by-law amendment or site plan applications have been submitted and/or completed; or
 - e. Clearance letter received from a municipality or agency.

The applicant notes that in their opinion, the draft plan meets 8 out of the 10 criteria noted above. County staff generally concurs that this draft plan meets at least four of the above noted criteria including Criteria 1, 2, 3, 4, 7, 8, 9 and 10, and therefore an extension can be considered.

The standard period of time for extensions of draft approval is typically 3 years or less. The granting of up to 3 year extensions has been delegated to the Director of Planning subject to the local municipality supporting the extension request. Extension requests beyond three years are required to be approved by the Committee of the Whole. County staff typically recommends that extensions to draft approval only be for three years or less to ensure that the proponent is continuing to move forward with fulfilling the conditions and to allow local municipalities to have the option of not extending draft approval if the municipality is experiencing servicing capacity issues. Based on the reasons noted above and based on the fact that the Township of Southgate supports a 5 year extension, staff recommend that a draft plan extension be granted for 5 years.

Legal and Legislated Requirements

The extension request is being considered in accordance with the *Planning Act*.

Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with the proposed extension request. The County has collected the requisite fee for this request.

Relevant Consultation

- Internal: Planning Staff
- External: Township of Southgate

Appendices and Attachments

None