



TOWN OF MINTO

MEETING DATE: May 7th, 2024
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2024-020 – 23T-15004: BreyMark Homes
Draft Plan of Subdivision Extension Request

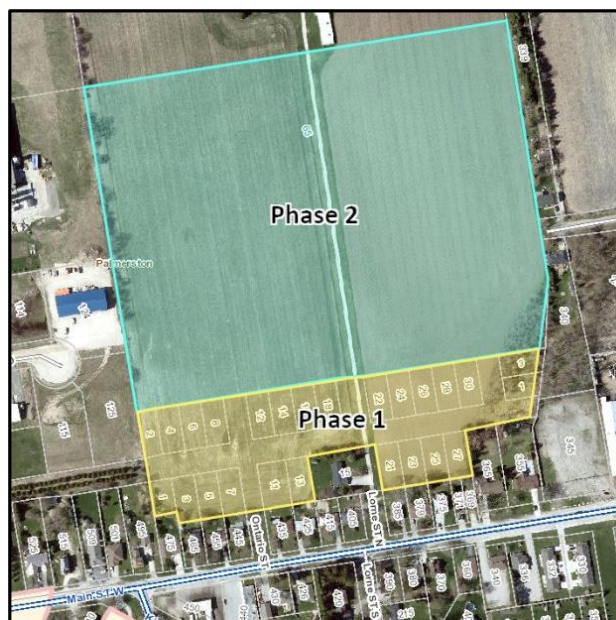
RECOMMENDATION

THAT the Council of the Town of Minto receives report PLN 2024-020 regarding the Draft Plan of Subdivision 23T-15004 for BreyMark Homes, in the Town of Minto.

AND FURTHER the Council of the Town of Minto supports the request to extend the Draft Plan of Subdivision lapsing date to December 2025.

BACKGROUND

The Draft Plan of Subdivision 23T-15004, located on property legally described as Part of Lot 23, Concession 1 in the Town of Minto, received approval from the County of Wellington on November 29th, 2016. This approval included 27 conditions for a 40-unit subdivision comprising single-detached, semi-detached, and street townhouse dwelling units. Originally, the deadline to fulfill the required conditions was November 30th, 2021. However, due to the property's acquisition by BreyMark Homes, this deadline was extended to December 31st, 2022. Another extension request has been made for June 2024 to accommodate the redline amendment process, and a subsequent extension request is for December 2025 due to delays in the redline amendment process.



The draft plan, approved in 2016, had its lapsing date extended to December 2022. BreyMark Homes acquired the land and planned to revise the subdivision to increase density, aligning with provincial and County policies.

In September 2022, an 18-month extension until June 2024 was granted for the draft plan to accommodate the redline amendment process. In December 2022, the redline amendment application was submitted alongside a request to sever land for Phase 2 of the subdivision.

In April 2023, the proposal was revised based on feedback from County and Town planning staff, resulting in a new internal road layout and a condo block addition. Conditional approval for Phase 2 consent was granted by the County on June 15th, 2023, with final consent conditions being cleared for the Phase 2 land transfer to Breymark Homes.

Since the public meeting on September 5, 2023, feedback from municipal and county staff has highlighted concerns about access to the draft plan and Phase 2 lands.

Discussions are ongoing to address these concerns, potentially leading to a revised subdivision design and adjustments to servicing and traffic reporting. Due to delays in the redline amendment process, an 18-month extension until December 2025 is requested, including a new approval date to ensure completion of remaining conditions.

COMMENTS

Town staff are recommending that Council passes a Resolution to support the extension of the subdivision for the following reasons:

- The developer is in the process of applying for a redline amendment to revise the Draft Plan and increase density, to bring it more into conformity with current provincial and County policy.
- The developer of the property recently purchased the lands and requires additional time to complete the required engineering works and due diligence.
- The developer and their consultants have been actively working with Town and County staff to complete the required studies and engineering works.
- The developer is proposing a more cohesive development within the urban boundary by now incorporating a Phase 2.
- Town staff believe an 18-month extension is a reasonable amount of time to complete the required work and fulfill all 27 conditions.

STRATEGIC PLAN

Goal 1: Manage Our Infrastructure

Maintain, renew, and expand our municipally owned infrastructure to enhance healthy growth and our environment.

PREPARED BY: Sama Haghighi, Planning Coordinator

RECOMMENDED BY: Chris Harrow, Interim Chief Administrative Officer
Mark Potter, Interim Chief Administrative Officer