

COMMUNICATION 130191

Received from: Joanna Bowes, Manager of Development Services
Addressed to: Committee of the Whole
Date: October 22, 2019
Topic: Taber Street Subdivision Extension, 2nd request

SUMMARY

The County has received a letter from ZanderPlan requesting a second extension for the Taber Street Subdivision (09-T-15003) draft plan approval which is set to lapse December 11, 2019. ZanderPlan has requested a one (1) year extension with a lapsing date of December 11, 2020 on behalf of CP Rentals and Property Management Thorbjornsson Group Ltd. A one-year extension is permitted under the Planning Act.

The request has been made on the grounds that while it is likely that all draft conditions will be met by the current deadline, there is no absolute guarantee that they will be completed. A further concern is that staff will have limited time to draft the Subdivision Agreement and review final plans by the deadline given the multitude of applications that have been submitted in the past few months.

COMMENT

The Planning Act allows for applicants to request an extension to Draft Plan Approval for subdivisions for a maximum period of three (3) years. Further extensions are not permitted because:

- The validity of the supporting technical reports and studies may be out of date with current trends and growth that has occurred after the issuance of draft approval;
- The time since the statutory public meeting would be too great resulting in the public and staff potentially not being fully informed on the file.

The original subdivision application was supported by three (3) items:

1. A Planning Rationale Report by Parsons that explained how the approval of the draft plan is consistent with the Provincial Policy Statement and conforms to the County of Lanark's and Town of Carleton Place's Official Plans.
2. A Development Servicing Study by Novatech Engineering; and
3. An Environmental Impact Statement- Species at Risk Assessment by Muncaster Environmental Planning

Staff has reviewed the supporting reports and have found that their findings remain valid.

With respect to the Planning Rationale Report, the policies of the Provincial Policy Statement 2014, the County of Lanark's Official Plan and the Town of Carleton Place's Official Plan have not been amended since the application was received in 2015.

The Development's Engineering Study was undertaken in conjunction with the adjacent Jackson Ridge Subdivision since the proposed municipal services for the Taber Street Subdivision are shared with that development. All plans and findings remain valid.

The findings of the Environmental Impact Statement have been deemed to remain valid. The report concluded that no species at risk were observed on or adjacent to the site during field work and that no significant habitat was observed. Given the proximity of this site to the construction site at Jackson Ridge, it has been determined that no further updates to this study are required.

It is the opinion of staff that the draft conditions are still relevant and, as a result, Staff supports a one (1) year extension to the draft approval for the Taber Street subdivision as requested. Any further extensions will require an update to the Environmental Impact Statement supporting the file.

STAFF RECOMMENDATION

THAT Council supports a one (1) year extension of the Draft Approval for the Taber Street Subdivision; and

THAT Staff be instructed to inform the County of Lanark.