



## The Corporation of the Town of Tecumseh

Planning & Building Services

**To:** Mayor and Members of Council

**From:** Brian Hillman, Director Planning & Building Services

**Date to Council:** September 14, 2021

**Report Number:** PBS- 2021-44

**Subject:** Request for Extension of Draft Plan of Subdivision Approval  
1061160 Ontario Inc. (Santarossa Business Park)  
County of Essex Application: 37-T-17003  
North-East Corner of 8th Concession Rd/County Rd 46 Intersection  
OUR FILES: D12 SANTA

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### Recommendations

It is recommended:

**That** the request for a three-year extension to Draft Plan of Subdivision Approval for the application submitted by 1061160 Ontario Inc. (County of Essex Application: 37-T-17003) for a subdivision comprising five business park lots, a block containing an existing woodlot/natural area and associated buffer and a block containing a proposed stormwater management facility on a 29.0 hectare (71.6 acre) parcel of land situated at the north-east corner of the 8<sup>th</sup> Concession Road/County Road 42 intersection, **be supported**;

**And further that** the County of Essex **be advised** of Council's support of the three-year extension.

### Background

Town Council, at its meeting held February 27, 2018, passed resolution RCM-64/18 supporting the granting of Draft Plan of Subdivision Approval by the County of Essex (County of Essex Application 37-T-17003) for the application submitted by 1061160 Ontario Inc. for a subdivision comprising five business park lots, a block containing an existing woodlot/natural area and associated buffer and a block containing a proposed stormwater management facility on a 29.0 hectare (71.6 acre) parcel of land situated at the north-east corner of the 8th Concession Road/County Road 42 intersection ("subject property") (see Attachments 1 and 2). This

resolution, which included the Town's requested conditions associated with the proposed subdivision, was subsequently provided to the County of Essex (the Approval Authority).

On December 3, 2018, Draft Plan of Subdivision approval was granted by the Approval Authority. The approval of the draft plan with associated conditions is in effect until December 3, 2021, after which the draft plan approval will lapse if the conditions of approval are not met.

Subsequent to the granting of the original Draft Plan Approval, the Town had been working with the Owner on drafting of the associated subdivision agreement and the detailed design of services. The only significant outstanding matter is with respect to finalizing the design for the stormwater management facility, subsequent to which it is anticipated that the draft subdivision agreement will be provided to Council for approval.

In August of this year, the Owner formally requested an extension to the Draft Plan of Subdivision approval. The Owner advised that the COVID-19 pandemic has resulted in unforeseen delays. As a result, the projected timelines for this subdivision have been significantly delayed. The Owner has requested for a three-year extension to the Draft Plan Approval.

## Comments

Extensions to Draft Plan of Subdivision approval are permitted, in accordance with subsection 51(33) of the *Planning Act*, subject to the support of the local municipality and the Approval Authority. This request must be made by the Owner to the Approval Authority prior to the lapsing date. As part of the request for extension, the request must include reasons the extension is needed as well as a Council resolution supporting the request.

The Approval Authority has indicated that it has no concerns with the granting of the extension, subject to the Town's support. Town Administration has reviewed the request and the particulars regarding the proposed subdivision development and also have no concerns with the granting of the extension. The proposed extension will provide the time necessary to finalize the servicing details and the associated development agreement. Approval of the development agreement will be brought forward for Council consideration and approval by way of a future report, subsequent to which construction of the development may proceed.

Based on all of the foregoing, Town Administration recommends Council support the granting of a three-year extension to the Draft Plan of Subdivision approval for County of Essex File No. 37-T-14003 and that the Approval Authority be advised accordingly.

## Consultations

Public Works & Environmental Services  
County of Essex

## Financial Implications

None

## Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input checked="" type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

## Communications

Not applicable ☒

Website ☐

Social Media ☐

News Release ☐

Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

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Reviewed by:

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Reviewed by:

Phil Bartnik, P.Eng.  
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Reviewed by:

Brian Hillman, MA, MCIP, RPP  
Director Planning & Building Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

Attachment Number	Attachment Name
1.	Property Location Map
2.	Approved Draft Plan of Subdivision