



## The Corporation of the Town of Tecumseh

Development Services

**To:** Mayor and Members of Council

**From:** Brian Hillman, Director Development Services

**Date to Council:** January 28, 2025

**Report Number:** DS-2025-02

**Subject:** Request for Extension of Draft Plan of Subdivision Approval  
Old Castle Heights Inc.  
County of Essex File 37-T-21004  
Northeast Corner of 8th Concession/North Talbot Road  
OUR FILE: D12 OLD

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### Recommendations

It is recommended:

**That** report DS-2025-02, entitled “Request for Extension of Draft Plan of Subdivision Approval Old Castle Heights Inc., County of Essex File 37-T-21004, Northeast Corner of 8th Concession/North Talbot Road”, **be received**;

**And that** the request for a three-year extension to Draft Plan of Subdivision Approval for the application submitted by Old Castle Heights Inc. (County of Essex Application: 37-T-21004) for a subdivision consisting of 157 blocks/lots fronting new roads which accommodate 220 dwelling units comprising 132 detached units, 12 semi-detached units, 76 attached units and 10 blocks identified for buffer areas/passive open space/multi-purpose pathways, stormwater corridors and a stormwater pond on a 20.7 hectare (51.3 acre) parcel of land described as Part Lot 11, Concession 8 and situated on the northeast corner of the North Talbot Road/8th Concession Road intersection, **be supported**;

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

## Background

### Past Planning Approvals

Town Council, at its meeting held November 9, 2021, passed resolution PCM-51/21 supporting the granting of Draft Plan of Subdivision Approval by the County of Essex (County of Essex Application 37-T-21004) for the application submitted by Old Castle Heights Inc. for a subdivision proposed on a 20.7 hectare (51.3 acre) parcel of land situated on the northeast corner of the North Talbot Road/8th Concession Road intersection (“subject property”) (see Attachment 1). The Draft Plan (see Attachment 2) comprises:

- i) 157 blocks/lots fronting new roads which accommodate 220 dwelling units, being:
  - a. 132 detached dwellings units;
  - b. 12 semi-detached units (six semi-detached dwellings);
  - c. 76 attached units (one 3-unit townhouse dwelling, one 5-unit townhouse dwelling and 17 4-unit townhouse dwellings); and
- ii) 10 blocks identified for buffer areas/passive open space/multi-purpose pathways, stormwater corridors and a stormwater pond.

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 February 14, 2022, Draft Plan of Subdivision approval was granted by the Approval Authority. The approval of the Draft Plan with associated conditions is in effect until February 14, 2025, after which the draft plan approval will lapse if the conditions of approval are not met. On May 10, 2022, Council authorized the execution of a Residential Development Agreement between the Town and the Owner in relation to the services and works to be constructed on the lands of the Draft Plan.

The Owner’s intent was to commence construction of the Phase 1 works shortly after the execution of the Development Agreement (Phase 1 and 2 of Subdivision shown on Attachment 2). However, commencement of construction was delayed due to a requirement to undertake a Stage 3 Archaeological Assessment on the westerly portion of the Phase 1 lands. This, combined with unforeseen delays in the installation of certain services due to supply chain constraints resulted in the overall construction of Phase 1 being considerably delayed. Ultimately, on December 10, 2024, Council

placed the municipal services in Phase 1 on maintenance and allowed the release of building permits in accordance with Report [DS-2024-43](#).

## **Owner's Request for Draft Plan Approval Extension**

As a result of the delays in the finalization of the Phase 1 works, the Owner formally requested the Approval Authority to grant a three-year extension to the Draft Plan of Subdivision Approval in December of 2024. The Owner advised that in addition to the delays in the construction of Phase 1, the downturn in the market, high interest rates and funding pressures necessitate additional time to complete the construction of the Phase 2 works. It is anticipated that funds derived from the sale of residential lots in Phase 1 of the development will assist the Owner in addressing funding pressures.

## **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 Phase 2 construction and the completion of the entire residential subdivision

Based on 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-21004 and that the Approval Authority be advised accordingly.

## **Consultations**

Public Works & Engineering Services  
County of Essex

## Financial Implications

None.

## Link to Strategic Priorities

Applicable	<a href="#">2023-2026 Strategic Priorities</a>
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

## 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:

Enrico DeCecco, BA (Hons), MCIP, RPP  
Senior Planner

Reviewed by:

Chad Jeffery, MA, MCIP, RPP  
Manager Planning Services & Local Economic Development

Reviewed by:

Phil Bartnik, P.Eng.  
Director Public Works & Engineering Services

Reviewed by:

Brian Hillman, MA, MCIP, RPP  
Director Development Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1.	Property Location
2.	Approved Draft Plan of Subdivision