



A People Place, A Change of Pace
SHELBURNE
ONTARIO, CANADA

Meeting Date: Monday, March 08, 2021

To: Mayor Mills and Members of Council

From: **Steve Wever, Town Planner**

Report: P2021-06

Subject: **Request for Extension of Draft Approval of Plan of Subdivision (DPS 17/01) and Draft Approval of Plan of Condominium (DPC 17/01), 600 Main Street East**

Recommendation

1. That Report P2021-06 be received for information.
2. That Council approve the request for extension of the Conditions of Draft Plan Approval by Innovative Planning Solutions for Draft Plan of Subdivision (DPS17/01), for a period of one year.
3. That Council approve the request for extension of the Conditions of Draft Plan Approval by Innovative Planning Solutions on behalf of Centreville (Shelburne) Inc. for Draft Plan of Condominium (DPC 17/01), for a period of one year.

Background

The Site is located on the north side of Main Street East (Highway 89), has a municipal address of 600 Main Street East, and is legally described as Part of East Half of Lot 1, Concession 2, Old Survey, Parts 1-9 Plan 7R-2670 and Parts 1-11 Plan 7R-5087 in the Town of Shelburne, County of Dufferin. Irregular in shape, the property is 2.27 hectares (5.6 acres) in size, with frontage onto Main Street East and Centennial Road. The Site is currently vacant and is characterized as an open field with clusters of vegetation. The Besley Drain

flows from southwest to northeast on the western and northern parts of the Site. The conditions of approval require that the land along the Besley Drain including the land within the existing trunk sanitary sewer easements is required to be dedicated to the Town. A trail connection from Main Street East to Greenwood Park is also required alongside the Besley Drain.

Analysis

A request has been received from Innovative Planning Solutions on behalf of Centreville (Shelburne) Inc. (the "Owner") requesting extension of the Conditions of Draft Plan Approval for Draft Plan of Subdivision (DPS 17/01) and Draft Plan of Condominium (DPC 17/01) (see attached letter).

The Draft Plan of Subdivision (DSP 17/01) was approved with conditions on March 12, 2018 for the creation of lots/blocks for residential (58 townhouse units), natural environment lands, a stormwater management facility, a parkette, open space and parkland.

The Draft Plan of Condominium (DPC 17/01) was approved with conditions on March 12, 2018 to create functional elements of the development, including the internal roadways, visitor parking, parkette, open space, stormwater management pond and water and sanitary services that will form part of the condominium. The lots created through the Draft Plan of Subdivision would be Parcels of Tied Land (POTL), with each lot tied to the Common Element Condominium. The common elements would be privately and jointly owned by the owners of the townhouse units who would be responsible for these lands and facilities in perpetuity.

The current draft approval for the Draft Plan of Subdivision and Draft Plan of Condominium will lapse on April 2, 2021. The associated conditions must be cleared before the final plans can be registered.

Since conditional draft plan approval was granted in March 2018, the applicant has been working towards addressing the conditions of approval for both the DPS 17/01 and DPC 17/01. To date, a detailed design submission has been submitted and technical review comments have been received and provided to the applicant. At the time of writing this report, the applicant and consultant team are currently working to address the technical review comments received and are preparing to make a second submission at the beginning of March 2021.

Centreville Homes is also marketing the development as Ravines Edge. The marketing site plan and related information are available online on the Centreville Homes website. Two-storey townhomes are shown in "country" and "modern" styles.

The applicant is requesting an extension of the draft plan conditions for a period one (1) year which will provide an appropriate timeframe to satisfy conditions of approval for the Draft Plan of Subdivision and Draft Plan of Condominium.

As per the servicing allocation policies of the Town's Official Plan, Council allocated servicing capacity to this Site for 58 units at the time of Draft Plan Approvals, and the allocation runs with the Draft Plan Approvals. By extending the Draft Plan Approvals by one year, the servicing allocation is also extended by the same timeframe.

Consultation and Communications

Ongoing with the owner and the owner's consultants, Town departments and agencies to review submissions as required to satisfy conditions of approval.

Policies & Implications (if any) Affecting Proposal

Town of Shelburne Official Plan

Council Strategic Priorities

Council's Strategic Priorities has three Goals - Sustainable, Engaged and Livable. There are a total of 12 targets with the three Goals.

This report aligns with the Sustainable Goals within the Targets:

Target T4	Promote balanced growth
Target T10	Improve and enhance parks and recreation services
Target T11	Improve community connections

Supporting Documentation

- Draft Plan of Subdivision DPS 17/01
- Draft Plan of Condominium DPS 17/01
- Extension Letter dated February 11, 2021 prepared by Innovative Planning Solutions

Prepared by:

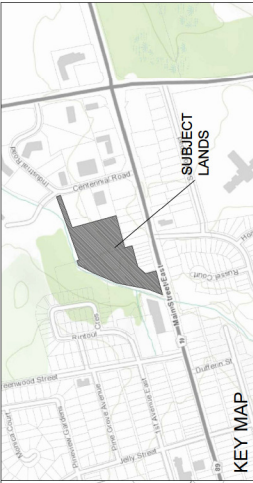
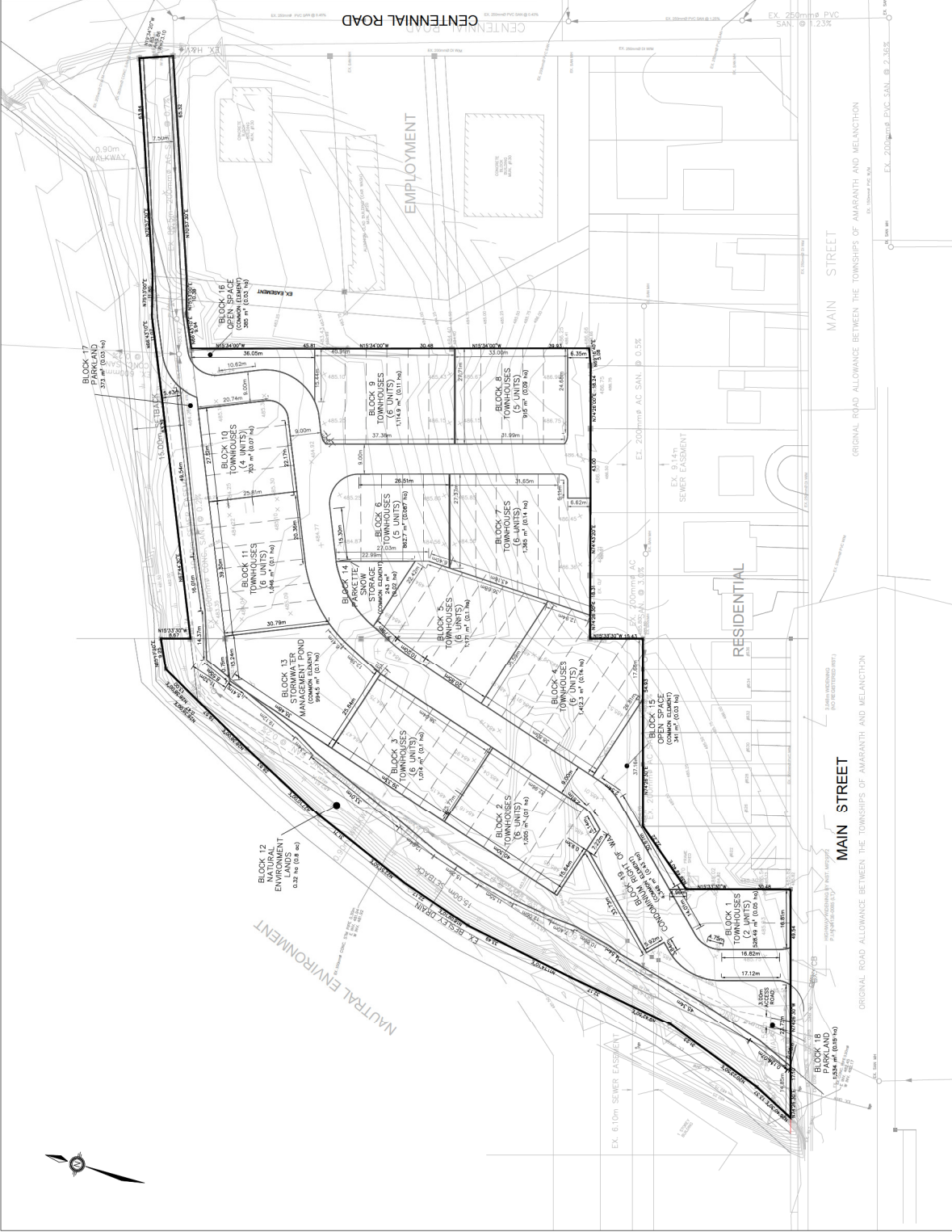
Reviewed by:

Valerie Schmidt, Senior Planner

Steve Weber, Town Planner

Reviewed by:

Denyse Morrissey, CAO



DRAFT PLAN OF SUBDIVISION
PART OF LOT 1, CONCESSION 2
PARTS 1-9 PLAN 7R-2670 & PARTS 1-11
PLAN 7R-5087

IN THE
TOWN OF SHELBURNE
DUFFERIN COUNTY
2018



OWNER'S CERTIFICATE
I, THE UNDERSIGNED, IN ACCORDANCE WITH THE SUBDIVISION ACT, HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

ORIGINAL SIGNED AND DATED
DATE _____
TOWN OF SHELBURNE

SURVEYOR'S CERTIFICATE
I, THE UNDERSIGNED, IN ACCORDANCE WITH THE SUBDIVISION ACT, HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

ORIGINAL SIGNED AND DATED
DATE _____
TOWN OF SHELBURNE

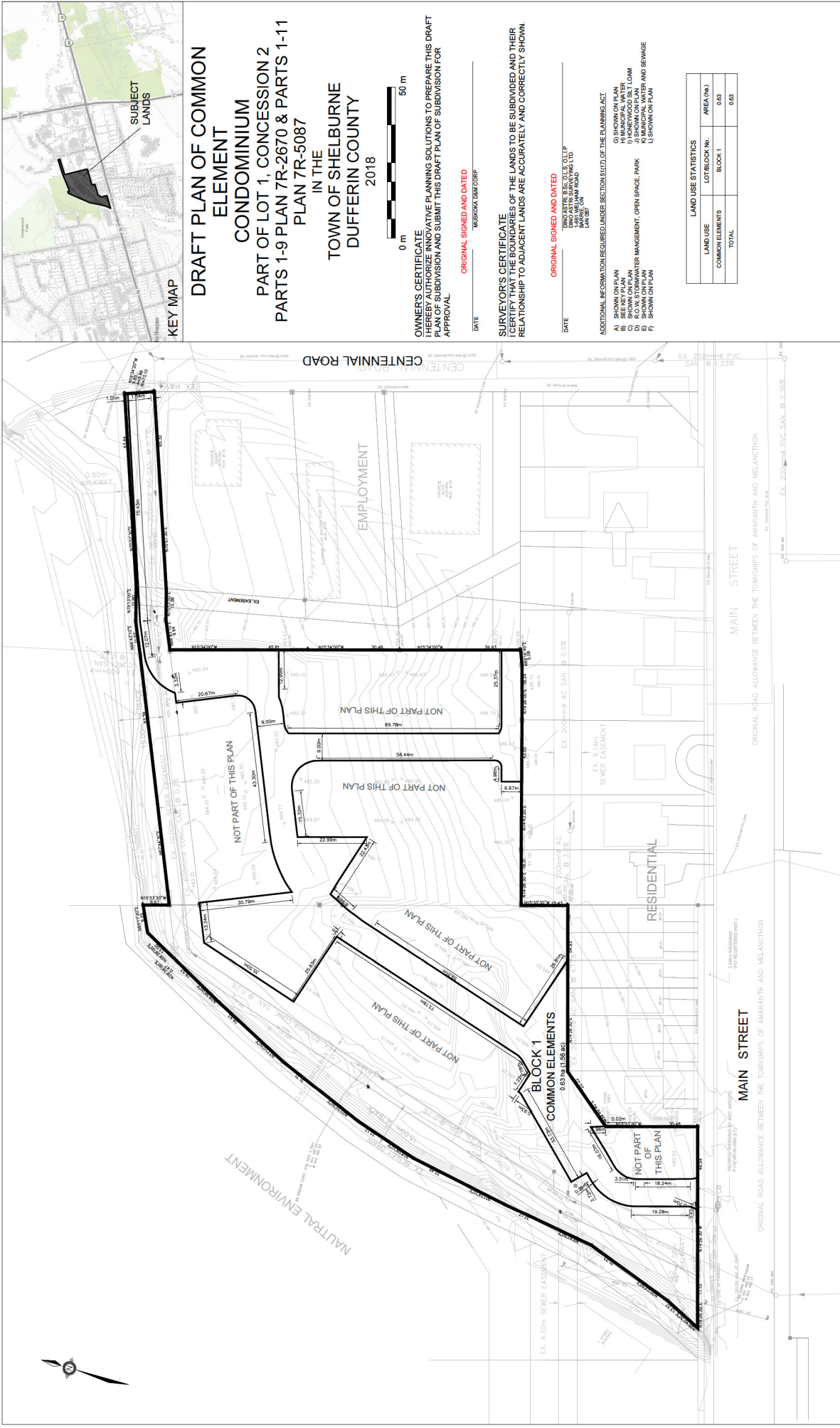
- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 11(1) OF THE PLANNING ACT**
- A) SHOWN ON PLAN
 - B) SEE KEY PLAN
 - C) SHOWN ON PLAN
 - D) SHOWN ON PLAN
 - E) SHOWN ON PLAN
 - F) SHOWN ON PLAN
 - G) SHOWN ON PLAN
 - H) MUNICIPAL WATER
 - I) HOMEWOOD SALT LOAM
 - J) SHOWN ON PLAN
 - K) MUNICIPAL WATER AND SEWAGE
 - L) SHOWN ON PLAN

LAND USE STATISTICS		
LAND USE	LOT/LOCK NO.	AREA (ha)
RESIDENTIAL (TOWNHOUSE)	1-11 (58 UNITS)	1.11
NATURAL ENVIRONMENT	12	0.32
STORMWATER MANAGEMENT	13	0.10
OPEN SPACE (POND)	14	0.02
OPEN SPACE (C&G)	15-16	0.07
PARKLAND	17-18	0.19
RIGHT OF WAY (C&G)	19	0.43
TOTAL		2.27

DRAFT PLAN OF SUBDIVISION
TOWN OF SHELBURNE

IPS
INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
1880 Highway 10 East, Suite 201, Shelburne, ON L4M 1B1
P: 705 • 412 • 3281 F: 705 • 812 • 3438 www.ipsconsulting.com

FILE: 16-621 DF SUB - REVISED 03062018.dwg DATE: MARCH 06, 2018
PROJECT: 16-621 GRANITE CONDOS DRAWN BY: V.L.



DRAFT PLAN OF COMMON ELEMENT CONDOMINIUM

TOWN OF SHELBURNE

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
160 Dundas Street East, Suite 201, Scarboro, ON M1M 1B1
P: 705 • 812 • 3281 F: 705 • 812 • 3438 www.ipsconsulting.com

FILE: 16-621 DP CONDO - REVISED 03062016.dwg PROJECT: 16-621 GRANITE CONDOS
DATE: MARCH 06, 2018 DRAWN BY: V.L.

DRAFT PLAN OF COMMON ELEMENT CONDOMINIUM
PART OF LOT 1, CONCESSION 2
PARTS 1-9 PLAN 7R-2670 & PARTS 1-11
PLAN 7R-5087
IN THE
TOWN OF SHELBURNE
DUFFERIN COUNTY
2018



OWNERS CERTIFICATE
I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL

DATE _____
ORIGINAL SIGNED AND DATED _____
INNOVATIVE PLANNING SOLUTIONS

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE _____
ORIGINAL SIGNED AND DATED _____
TOWN OF SHELBURNE
DRAFTING SERVICES LTD.
DUFFERIN COUNTY

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(1) OF THE PLANNING ACT
- A) SHOWN ON PLAN
 - B) SHOWN ON PLAN
 - C) SHOWN ON PLAN
 - D) SHOWN ON PLAN
 - E) SHOWN ON PLAN
 - F) SHOWN ON PLAN
 - G) SHOWN ON PLAN
 - H) SHOWN ON PLAN
 - I) SHOWN ON PLAN
 - J) SHOWN ON PLAN
 - K) SHOWN ON PLAN
 - L) SHOWN ON PLAN

LAND USE STATISTICS		
LAND USE	LOT/BLOCK No.	AREA (ha)
COMMON ELEMENTS	BLOCK 1	0.63
TOTAL		0.63



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

February 11, 2021

Town of Shelburne
203 Main Street East
Shelburne, Ontario
L9V 3K7

Attention: Valerie Schmidt, Senior Planner, Town Planner

Re: Draft Plan Extension Request Letter
Centreville (Shelburne) Inc.
600 Main Street East
Part of Lot 1, Concession 2
Parts 1-9 Plan 7R-2670 & Parts 1-11 Plan 7R-5087
Town of Shelburne

On behalf of **Centreville (Shelburne) Inc.**, please accept this correspondence as our formal request for an extended timeframe to satisfy the Draft Plan of Subdivision (DPS 17/01) and Draft Plan of Condominium (DPC 17/01) conditions for 600 Main Street East, Part of Lot 1, Concession 2, Parts 1-9 Plan 7R-2670 and Parts 1-11 Plan 7R-5087, Town of Shelburne.

Draft Plan approval for the above noted lands, were approved by the Council of the Town of Shelburne on March 12, 2018.

The approval lapses on April 2, 2021. It is noted that the approval may be extended pursuant to subsection 51(33) of the Planning Act, but no extension can be granted once the approval has lapsed. If final Plan approval is not given to this plan within three (3) years of the approval date, and no extensions have been granted, draft approval will lapse under subsection 51(32) of the Planning Act, R.S.O. 1990.

As you may be aware, since approval of the Draft Plan of Subdivision and Condominium, the owner/developer has been working towards addressing the conditions provided with the decision. The first detailed design submission, to address the conditions was made in September 2020. The applicant received the final technical review comments in January 2021. At this time, the applicant and consultant team are working to address the technical review comments received and preparing to make a second submission in the coming weeks.

Enclosed with this letter is a Conditions Response Matrix, which outlines how conditions have been met or will be met in the future submission. For ease, items highlighted in yellow

are outstanding and require attention. Please note that this document is a working document and will be updated with each submission moving forward.

We are therefore requesting an extension of one (1) year which will provide an appropriate timeframe to satisfy conditions of approval for the Draft Plan of Subdivision and Draft Plan of Condominium. Should you have any questions or comments please do not hesitate to contact the undersigned at your earliest convenience.

Respectfully submitted,
Innovative Planning Solutions

A handwritten signature in black ink, appearing to read "V. Simpson", followed by a period.

Vanessa Simpson, B.ID., M.PI.
Senior Planner