

**CORPORATION OF THE COUNTY OF HURON**

**Planning and Development Department**

**To:** Chair and Members, Committee of the Whole, Day 1  
**From:** Laura Young, Planner  
**Date:** May 4, 2017  
**Subject:** **Extension of Draft Plan Approval – Wingham Creek A2A Development Inc. (Owner),  
Weston Consulting, Ryan Guetter (Agent)  
File 40T 12001, Lots 5 and 6, Concession 1, Wingham Ward, Township of North  
Huron**

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**Recommendation**

RECOMMENDED MOTION

THAT:

The Council of the County of Huron approves the recommendation of Laura Young, Planner, that draft plan approval of Subdivision File 40T 12001, be extended until July 2, 2019 with the addition of the following condition which is considered to be a minor change:

1. Phase 1 of the Plan must be registered by July 2, 2019.

AND FURTHER THAT:

Prior to granting extension for draft plan approval, the Township of North Huron advise the County that all third party review costs incurred to date have been paid by the owner. (This may be deleted if satisfied by May 17, 2017).

**Background**

The draft plan of subdivision is located on the east side of Wingham and is proposed in 3 phases with a mix of housing density in each phase. The Plan also includes areas for stormwater management, parkland, a trail, natural environment along the river, and area for roads and servicing. Phase 1 of the plan includes approximately 176 units.

The subdivision received draft plan approval with conditions from the County on July 2, 2014. The draft plan approval will lapse on July 2, 2017. Weston Consulting has submitted an application to request an extension to draft plan approval to allow time to fulfill conditions.

**Comments**

The request for extension has been discussed with Township of North Huron staff and Council. It is important that progress be made on the Wingham Creek subdivision to accommodate the demand for residential development in Wingham. To date, little progress has been made to fulfill the conditions. Council for the Township of North Huron has passed a motion supporting a 2 year draft plan extension with the addition of a condition that Phase 1 of the subdivision be registered within the extension period. In addition, Council is requesting that the applicant reimburse the Township for all third party review expenses incurred to date, prior to an extension being granted. The Township has sent an invoice to the applicant requesting payment in advance of the County Committee of the Whole meeting on May 17, 2017.

The subject property contains a large supply of the available residential land needed to meet the increasing housing demand in Wingham. North Huron Council has expressed a desire to see progress

on this development over the next 2 years and may not be supportive of future extensions if progress is not made.

**Others Consulted**

Township of North Huron – CAO, Director of Public Works, Chief Building Official  
Greg Stewart – Solicitor for the Township of North Huron  
Bruce Potter – BM Ross Engineering

**Budget Implications – None**

‘Original signed by’

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Laura Young, Planner

‘Original signed by’

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Sandra Weber, Manager of Planning