



SHAPING GREAT COMMUNITIES

December 20, 2021

File No. 12092

City of Owen Sound
808 2nd Ave East
Owen Sound, ON N4K 2H4

Attn: Amy Cann, M. Pl., MCIP, RPP
Manager of Planning & Heritage

**Re: Request for Draft Plan Approval Extension
Former RCA Lands – Draft Plan 42T-16501
Smithcorp Realty Inc.**

Dear Amy,

On behalf of our client Smithcorp Realty Inc. we are submitting this letter to request an extension to Plan of Subdivision 42T-16501 which was originally approved on April 24, 2017. In accordance with the Notice of Decision (Condition 39), Draft Plan Approval shall lapse as follows:

- For the first phase, five (5) years after the date of Draft Approval being April 24, 2017, unless it has been extended by the City; and,
- For any subsequent phases, five (5) years after the date of Final Approval of the preceding phase.

Following the original approvals in 2017 the owners of the property had started to work on detailed design of the subdivision, however, before approval and draft plan registration occurred, there was a change in the ownership structure of the lands which took a number of years to be concluded. Once the ownership structure was resolved, a project recommencement meeting was held with City Staff (September 2021) to commence the detailed design and registration process once again. As the Draft Plan will lapse in April 2022 it is prudent to request an extension at this time, to ensure there is sufficient time to work through detailed design.

The Draft Plan as approved contained a number of conditions to be satisfied prior to registration. In reviewing the conditions, we are of the opinion that they remain relevant and will address the needs of the City, County and Conservation Authority among others. Matters such as detailed engineering design will be reviewed in the context of current best practices and can be approved accordingly. Registration of the first phase will require the preparation of a subdivision agreement and any matters or special conditions can be agreed to through that process.

The draft plan as currently approved, provides for a range of unit types and lot sizes and provides additional housing options to residents of Owen Sound. Further, the plan is being reviewed and may

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be subject to a future modification request. Should a request for modification come forward, Council will further have the opportunity to review and comment. A copy of the approved plan is attached.

Discussions have started with City and County Staff with respect to detailed engineering design and coordination of off-site works. We request Council support the request for extension to allow this project to move forward in a timely manner. Should you have any questions or wish to discuss further please do not hesitate to contact me.

Sincerely,

GSP Group Inc.



Brandon Flewwelling, MCIP, RPP
Associate – Senior Planner

cc. John Smith - Smithcorp Realty Inc
attach.