

April 27, 2022

City of Owen Sound - Community Services Department
Planning & Heritage Division
808 2nd Avenue East
Owen Sound, Ontario
N4K 2H4

Our File: 08-720

Attention: Sabine Robart, Senior Planner

**Reference: Request for Extension of Draft Plan Approval
Subdivision 42T-15501
1905 8th Street East
Owen Sound, Ontario
Redhawk Construction Co. Ltd.**

Monteith Brown Planning Consultants (MBPC), on behalf of our client, Redhawk Construction Co. Ltd., is pleased to submit a request for the **extension of Draft Approval** for Draft Approved Plan of Subdivision 42T-15501. The lands are municipally known as 1905 8th Street East in Owen Sound, Ontario. The Draft Plan was approved by City Council on June 24, 2019; the lapsing date is June 24, 2022.

Our client is requesting a "**3 year**" extension on the lapsing date to allow for sufficient time to address the minor adjustments required to their Draft Approved Plan to respond to the land use changes north and west of the proponent's lands.

More specifically, the Bremont lands to the north have advanced an application for Draft Plan Approval for residential Development, which will require minor adjustments to the proponent's Draft Approved Plan to allow Street 'A' of the proponent's Draft Plan to appropriately align with the proposed 20th Avenue East street of the proposed Bremont subdivision. In doing so, the two streets will align along 8th Street East. Further, the Flato lands adjacent west have explored re-aligning the drainage channel on their lands, which would result in a re-location of the proposed channel as it crosses on the proponent's lands.

The proponent is currently in the process of preparing the necessary applications to address the changes mentioned above. However, at this time, our client requests that a three year extension on the lapsing date be approved to deal with these matters.

In addition, the extension would provide the proponent sufficient time to address Draft Plan Approval conditions, and begin registration of lots/blocks.

In accordance with the City of Owen Sound application requirements, for your review and consideration, please find enclosed the following:

- One (1) Copy of the Signed Planning Application Form A.0;
- One (1) Copy of the Signed Planning Application Form A.6;

The application fee in the amount of \$1,000 for the Extension of Draft Approval Plan of Subdivision, payable to the City of Owen Sound, has been submitted to the City directly by the client.

We trust that this information is satisfactory to address the requirements for the extension and look forward to the timely acceptance and approval of this request. Should you have any questions regarding this matter, or require any additional information, please do not hesitate to contact me.

Respectfully Submitted,

MONTEITH BROWN PLANNING CONSULTANTS



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enc /copies: Roger Howard (email)