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14/05/2025

DELIVERED BY EMAIL

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

Attention: Sabine Robart, Manager of Planning & Heritage, Community Services Department

**RE: Request for Extension of Draft Plan of Subdivision Approval for 42T-20501.
1409 and 1415 8th Street East, Owen Sound**

Flato Owen Sound Community Inc. ("Flato") is the owner of 1409 and 1415 8th Street East, Owen Sound (the "Subject Site").

The purpose of this letter is to request an extension to the draft plan of subdivision approval that applies to the Subject Site. The project description proposed on the Subject Site is outlined in more detail in Schedule "A", attached hereto. As you are aware, the draft plan of subdivision was approved, with conditions, by Council on July 25, 2022. Since that time, there has been considerable work underway to advance the Subject Site to commence construction.

Below are details of the progress to date to address the conditions of the draft plan and to begin construction on the Subject Site:

- Executed the cost sharing agreement with the neighboring parcel to address the servicing constraints on the Subject Site.
- The Subject Site is subject to an existing gas easement. Flato has had numerous meetings with Enbridge to receive approval for the earthworks operations around the existing gas main without requiring its relocation. Enbridge has now provided agreement to the proposed earthworks approach. Accordingly, the engineering design has been updated, and a revised permit application has been submitted to the Grey Sauble Conservation Authority (GSCA) to reflect these changes.
- Received the Stage 1 – Site Preparation & Topsoil Stripping GSCA permit for the Subject Site.
- Flato has secured the Fisheries and Oceans Canada (DFO) signoff for proposed channel re-alignment.
- The Subject Site is subject to an aerial flight path easement. Flato has had numerous meetings to address pre, post and during construction constraints.
- Flato has completed two (2) detailed engineering submissions.
- Flato has executed and posted all required securities for the Earthworks Agreement with the City of Owen Sound.
- Flato has launched the marketing of Greystone Village home sales and is actively selling homes in the first phase of the project.

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- Flato has tendered the earthworks program and has successfully awarded the contract to a local contracting company, McDonnell Contracting.
- Preconstruction meeting was held with the City of Owen Sound and McDonnell Contracting on September 9, 2024.
- Entrance permits for the Subject Site were issued by the County and two (2) entrances were built to the site in November 2024.

With consideration for the work already completed and underway, Flato is requesting a two-year extension to the draft plan approval conditions to July 25, 2027. This will allow Flato to continue to clear conditions. In this regard, we request that you consider this letter Flato's formal request to extend the final approval date of Draft Plan of Subdivision for the Site pursuant to Section 51(33) of the *Planning Act*.

In support of the request for the approval extension, the following materials are provided:

- Cheque in the amount of **\$1,800**, made payable to the City of Owen Sound
- Planning Application Form A.0
- Planning Application Form A.6

We trust the enclosed is adequate to request an extension of the final approval date for the draft plan of subdivision.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Kind Regards,

Flato Owen Sound Community Inc.

Per: -

N. Majidi

Nazy Majidi

Encl.

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Schedule "A"
Project Plan and Description

Type	Block/Lot	No. of Unit	Area (ha)
On-Street Townhouses	Blocks 120-135	86	1.838
Rear Lane Townhouses	Blocks 136-147	62	1.267
Back-to-Back Townhouses	Blocks 148-177	289	3.491
Medium Density Apartment	Block 178-179	160	1.596
Walkway	Block 180		0.027
Utility Easement	Blocks 181-185		0.456
Arterial Commercial	Blocks 186-188		1.991
Park	Blocks 189-190		0.869
SWM Pond Facility	Block 191		1.849
Hazard Lands	Block 192		0.765
Realigned Channel	Blocks 193-194		1.769
Landscape Strip	Block 195		0.022
Overland Flow (SWM)	Block 196		0.027
0.3 m Reserve Block	Blocks 197-199		0.019
Roads			9.206
		716 units	~29.6 ha