

Staff Report

Report To: City Council
Report From: Sabine Robart, Manager of Planning & Heritage
Meeting Date: November 10, 2025
Report Code: CS-25-117
Subject: Extension Request for Draft Plan of Subdivision - Telfer Creek 42T-19501

Recommendations:

THAT in consideration of Staff Report CS-25-117 respecting a request for extension to the draft plan approval for Draft Plan of Subdivision 42T-19501, known as the Telfer Creek Subdivision, City Council:

1. Approves the request by Barry's Construction and Insulation Ltd. dated October 16, 2025;
2. Grants a three-year extension to the draft plan approval for the first phase, being November 18, 2028, unless further extended by the City, in accordance with Section 51 (33) of the *Planning Act*; and
3. Approves that for any subsequent phases, the lapsing date shall be five (5) years after the date of final approval of the preceding phase.

Highlights:

- Barry's Construction and Insulation Ltd. has made an application for an extension to the Draft Plan of Subdivision Approval (42T-19501) for the Telfer Creek Subdivision identified with Roll No. 4259040060010.
- The application is requesting to extend the draft plan approval relating to the first phase for an additional three (3) years to November 18, 2028.

- Since the first extension request in 2022, the owner has added additional lands to the subject property through B01-2023 and pre-consulted with the City for a redline revision of the draft plan to allow for increased density.
- Staff recommend approval of the extension request.

Strategic Plan Alignment:

This report supports the delivery of Core Service.

This report represents a legislated review process.

Climate and Environmental Implications:

This supports the objectives of the City's Corporate Climate Change Adaptation Plan by strengthening the resiliency of City infrastructure or services. Of particular note:

- The development will be serviced by full municipal services, including water and sanitary sewer, and will maximize the use of land and existing municipal services.
- The development has access to active transportation infrastructure and transit.
- The development includes an on-site stormwater management system that will control stormwater quantity and quality.

Previous Report/Authority:

City of Owen Sound Official Plan (2021)

City of Owen Zoning By-law 2010-078, as amended

[CS-19-136](#) Recommendation Report for Draft Plan of Subdivision Telfer Creek 42T-19501

[CS-19-008](#) Recommendation Report – Bremont - OPA 8 and ZBA 26

[CS-22-143](#) Recommendation Report – Request for Draft Plan Extension Telfer Creek

[CS-23-083](#) B01-2023 Telfer Creek Lot Addition

Background:

Barry's Construction and Insulation Ltd. has made an application for an extension to the Draft Plan of Subdivision Approval (42T-19501) for the Telfer Creek Subdivision identified with Roll No. 4259040060010.

The subject property is located on the north side of 8th Street East, immediately east of the Brightshores Owen Sound Hospital and south of Smart Centres (Walmart) and Heritage Grove commercial developments. The 15.5 ha (38.2 acres) property has 198 m of frontage on 8th Street East, which is a County Road. The vacant lands include fields, meadows, hedgerows, and a wide shallow tributary of Bothwell's Creek. One historic driveway access remains located on the west side of the creek. The Bothwell's Creek tributary is located in the southeast corner of the property and continues to the northeast, generally parallel to the rail trail.

Surrounding land uses include (see Orthophoto in Schedule 'A'):

North:	Commercial (Smart Centres & Heritage Grove commercial developments),
East:	Vacant, rural,
South:	Future Redhawk subdivision,
West:	Brightshores – Owen Sound Hospital

The parcel contains no buildings or structures and has historically been used for agricultural purposes.

The subject property is designated 'Residential', 'Open Space' and 'Hazard Lands' in Schedule 'A' of the Owen Sound Official Plan, 2021 (OP). The subject property is within the Sydenham Heights Planning Area and is further refined as 'High Density Residential,' 'Medium Density Residential,' and 'Low Density Residential, 'Hazard Lands', and 'Open Space' in Schedule 'A.2' of the OP.

The subject property is zoned:

- Medium Density Residential with Special Provision 14.108 (R4.108);
- Medium Density Residential with Special Provision 14.109 (R4.109);
- General Residential with Special Provision 14.110 (R5 14.110);
- General Residential with Special Provision 14.111 (R5 14.111);
- General Residential with Special Provision 14.112(R5 14.112);

- Open Space (OS); and
- Hazard Lands (ZH).

The parcel was subject to a lot addition (B01-2023) in 2023, which added approximately 1.86 ha to the northeast corner of the property.

For location context and surrounding land uses, please see the Orthophoto in Schedule 'A'. For the planning policy context, please see the Official Plan and Zoning Map in Schedule 'B'. The subject lands are fully described in Schedule 'C'.

The Proposal

Draft Approved Plan of Subdivision 42T-19501

The subject lands received a draft plan of subdivision approval (File No. 42T-19501) from City Council on November 18, 2019 (see Staff Report CS-19-136). At that time, the subject lands were owned by Bremont (Owen Sound) Corporation. The approved draft plan, attached as Schedule 'D', provides for approximately 328 residential units, including a mix of single-detached dwellings, street fronting and multiple dwellings (apartment dwellings) on full municipal services, the extension of 20th Avenue East, and the construction of local roads, as well as a stormwater management system and parkland blocks. Further, the draft plan provides for a large block containing the hazard land associated with Bothwell's Creek tributary watercourse and its floodplain.

Through [CS-22-143](#), Council provided a three (3) year extension of the draft approval to November 18, 2025.

In accordance with draft plan condition A.2, draft plan approval of the subdivision lapses as follows:

- a. For the first phase, three (3) years after the date of Draft Approval (being November 18, 2025), unless extended by the City; and
- b. For any subsequent phases, five (5) years after the date of Final Approval of the preceding phase.

The owner, Barry's Construction and Insulation Ltd. has submitted a request to extend the draft plan approval relating to the first phase for an additional three (3) years to November 18, 2028. The formal written request is attached as Schedule 'F'.

Analysis:

The purpose of this report is to consider the implications and appropriateness of the requested extension to the lapsing date of the Telfer Creek subdivision draft approval from November 18, 2025, to November 18, 2028.

Section 51 (33) of the Planning Act permits Council, as the approval authority, to extend the lapsing date for the draft plan of subdivision. The length of the extension is at the discretion of the approval authority. Section 51 (44) of the Act further allows Council to withdraw the approval of a draft plan of subdivision or change the conditions of such approval at any time before final approval of the plan of subdivision is achieved. Where approval is withdrawn or conditions are modified, notice must be provided in accordance with Section 51 (45) of the Act and Ontario Regulation 544/06, unless, in the opinion of Council, the change to the draft plan conditions is minor (Section 51(47)).

In accordance with Section 51 (33) of the Planning Act, Planning Staff recommend that the requested three-year extension to the draft plan approval be granted for the completion of the first phase, being November 18, 2028, unless further extended by the City. For any subsequent phases, the lapsing date shall remain five (5) years after the date of Final Approval of the preceding phase in accordance with draft approval condition A2. Section 5.2.3.3 of the City's Official Plan states that where conditions of draft plan approval are not fulfilled within a reasonable time period, the City may not support the extension of development approval and assign the servicing allocation to other developments or areas of the City or hold the capacity in reserve.

The applicant purchased the property in approximately 2022 with a draft approved plan of subdivision, which had been completed by the previous owner. Since then, they have completed the lot addition in 2023, which will allow for simpler drainage and grading in the northeast portion of the property.

In 2025, the owner pre-consulted with the City regarding a redline revision to the draft approval, including modifications to the applicable zoning provisions. The proposed changes include increasing the density of the apartment blocks.

Based on continued communication with the owner, Planning & Heritage staff anticipate that the owner will submit the redline revision application in the coming months.

Planning & Heritage and Engineering Division Staff have reviewed the extension request and the conditions of draft plan approval, noting that through the work noted above, the applicant has been actively working towards revising the draft plan approval to provide for increased density and more efficient design.

Engineering Services Division has no objection to the extension, and no negative implications for service allocations are anticipated that would impact the granting of an extension to draft plan approval for the subject lands.

Planning & Heritage Staff have reviewed the conditions of the draft plan approval and find that no modifications are necessary at this time. The proposed redline revision will enable a comprehensive review of the conditions and is the appropriate time to make any required revisions.

City Staff & Agency Comments

The request for a draft plan extension was circulated to commenting staff and agencies on October 24, 2025. In response to the request for comment from the Planning & Heritage Division, the following comments have been submitted for review and can be found attached hereto as Schedule 'G'.

City of Owen Sound Engineering & Public Works Department

Comment has been received from the Engineering Services Division (ESD) with no objection to the extension of the draft plan of approval for this subdivision at this time.

It is understood that this subdivision will require a redline revision to the Draft Approved Plan of Subdivision in the near future, based on the recent Pre-Consultation Application PC2025-002. The ESD has no objections to the request for a technical extension to the Draft Plan Approval for Subdivision 42T-19501 to prevent a lapse. However, the ESD will require adjustments to the Draft Plan Conditions during the redline revision process.

County of Grey

Comment has been received from Grey County staff with no objection to the request.

Grey Sauble Conservation

Comment has been received from Grey Sauble Conservation staff with no objection to the request.

Financial Implications:

None at this time.

It should be noted that 8th Street East is currently a County road. Through the existing approvals, it was noted that the design and construction of the 8th Street East and 20th Avenue East intersection is the responsibility of the County. County staff noted that the intersection will transition from a stop-controlled intersection to a possible roundabout as the Telfer Creek, Redhawk, and Greystone Village subdivisions are developed.

A subdivision agreement will be required at the time of final approval and set out the costs.

Communication Strategy:

Where an extension to draft plan approval is being granted and the conditions of draft approval remain unchanged, the Planning Act does not require that notice be provided. Planning Staff will notify the applicant of Council's decision via email.

Consultation:

The request for a draft plan extension was circulated to commenting staff and agencies on October 24, 2025.

Attachments:

Schedule 'A': Orthophoto

Schedule 'B': Official Plan and Zoning Map

Schedule 'C': Property Details

Schedule 'D': Draft Plan of Subdivision

Schedule 'E': Conditions of Draft Plan Approval

Schedule 'F': Request for Extension of Draft Plan Approval for 42T-19501

Schedule 'G': Staff and Agency Comments

Recommended by:

Sabine Robart, M.SC. (PL), MCIP, RPP, Manager of Planning & Heritage
Pamela Coulter, BA, RPP, Director of Community Services

Submission approved by:

Tim Simmonds, City Manager

For more information on this report, please contact Sabine Robart, Manager of Planning & Heritage at srobart@owensound.ca or 519-376-4440 ext. 1236.