

## THE MUNICIPALITY OF LAMBTON SHORES

**Report PL 17-2021**

**Council Meeting Date: June 15, 2021**

**TO:** Mayor Weber and Members of Council

**FROM:** Will Nywening, Senior Planner

**RE:** Request for Extension of Draft Approved Plan of Vacant Land  
Condominium File No. 38C-03001 (LS) (Revised)  
5188 Cedar Point Line  
Sifton Properties Limited

### **RECOMMENDATION:**

**THAT** Report PL 17-2021 relating to a request by Sifton Properties Limited to extend draft approval for Vacant Land Condominium File No. 38C-03001 (LS) (Revised) be received; and

**THAT** the lapsing date for Draft Approved Plan of Vacant Land Condominium File No 38C-03001(LS) (Revised) be extended to June 15, 2023.

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### **SUMMARY**

This report relates to a request by Sifton Properties Limited for an extension of the lapsing date to the draft approval of Revised Vacant Land Condominium File No. 38C-03001 (LS) (See Location Map Attachment 1).

### **BACKGROUND**

The proposed development was originally granted draft approval in 2006. It consists of 61 vacant land condominium lots/units, 2 storm water management blocks (Blocks 62 and 63) 3 walkways (Blocks 64, 65, and 66), an open space shoreline block (Block 67), a common element block intended for a clubhouse (Block 68) and a block for a sewage treatment facility (Block 69). (See Attachment 2).

The draft approval's lapsing date has been extended a number of times. It was last extended in 2019 to June 15, 2021 (today). The Municipality has no authority to extend draft approval after the lapsing date has passed.

Sifton Properties Limited, (Subdivider) have requested (pursuant to Section 51(33) of the *Planning Act*) that Council extend the draft approval of Vacant Land Condominium File No. 38C-03001(LS) (Revised) for an additional two years to June 15, 2023 (see Letter, Attachment 3).

The conditions of approval as they are currently drafted make the development conditional upon tying into the Forest sanitary sewage system. No further progress has been made in the development of an extension of the Forest sanitary system to this development. Further, with Councils endorsement, the Municipality and applicant have been exploring the possibility of developing an alternative way of providing sanitary services to this development. Further, the applicant is exploring the potential of revising the development concept to a plan of subdivision rather than condominium and with an entirely revised layout. At this time the applicants simply request an extension of the conditions of draft approval as they are. If the options currently being explored result in changes, the applicant will submit a separate application to amend the conditions of draft approval, or more likely, an entirely new application for draft approval.

The conditions of draft approval with the proposed revised lapsing date are included as Attachment 4.

### **ALTERNATIVES TO CONSIDER**

None at this time.

### **RECOMMENDED ACTIONS**

Staff recommends that Council:

- receive Report PL 17-2021; and
- extend the lapsing date of the draft plan approval for Revised Draft Plan of Vacant Land Condominium File 38C-03001(LS) (Revised) to June 15, 2023.

### **FINANCIAL IMPACT**

A \$500 Draft Extension fee was paid.

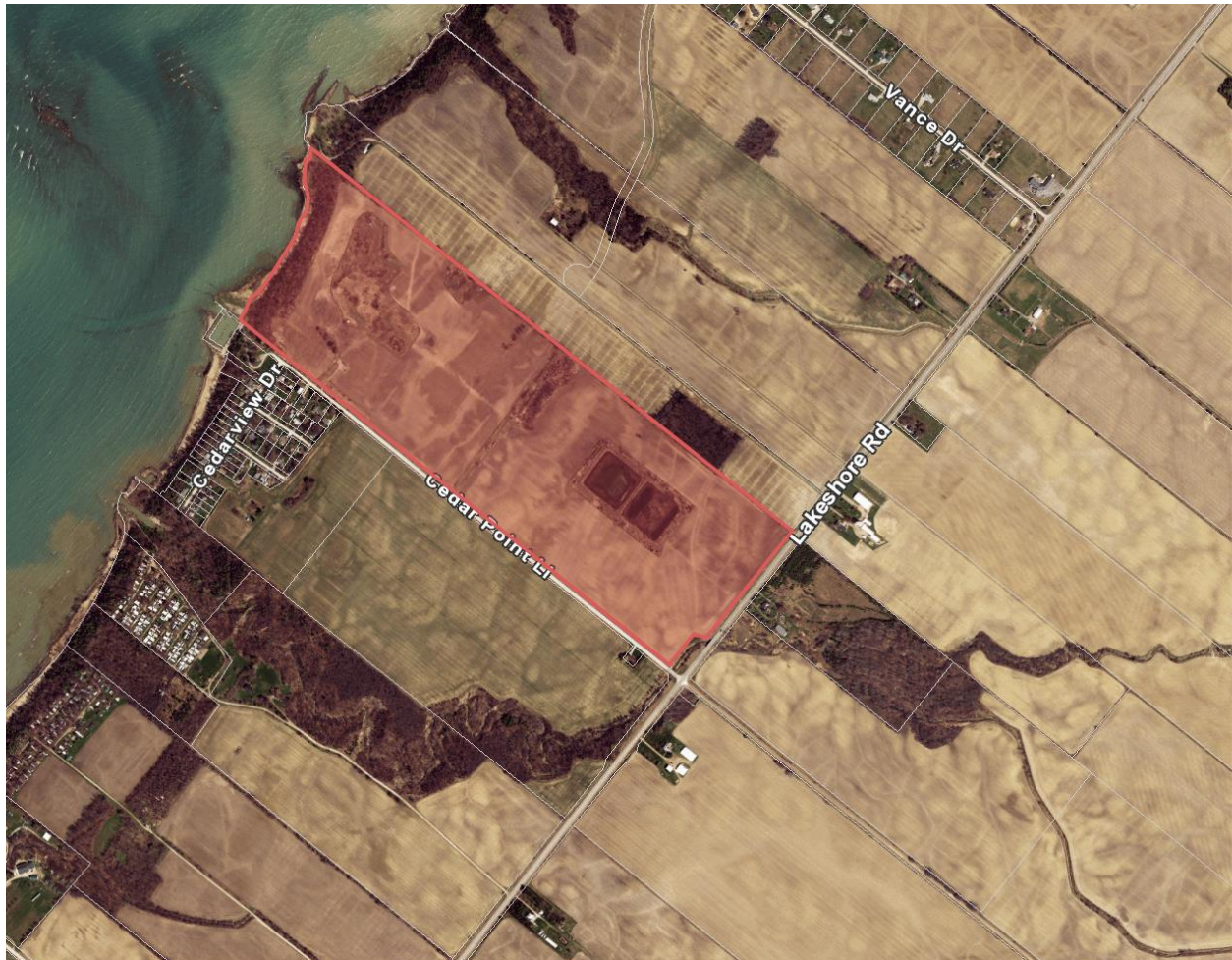
### **CONSULTATION**

None.

### **ATTACHMENTS**

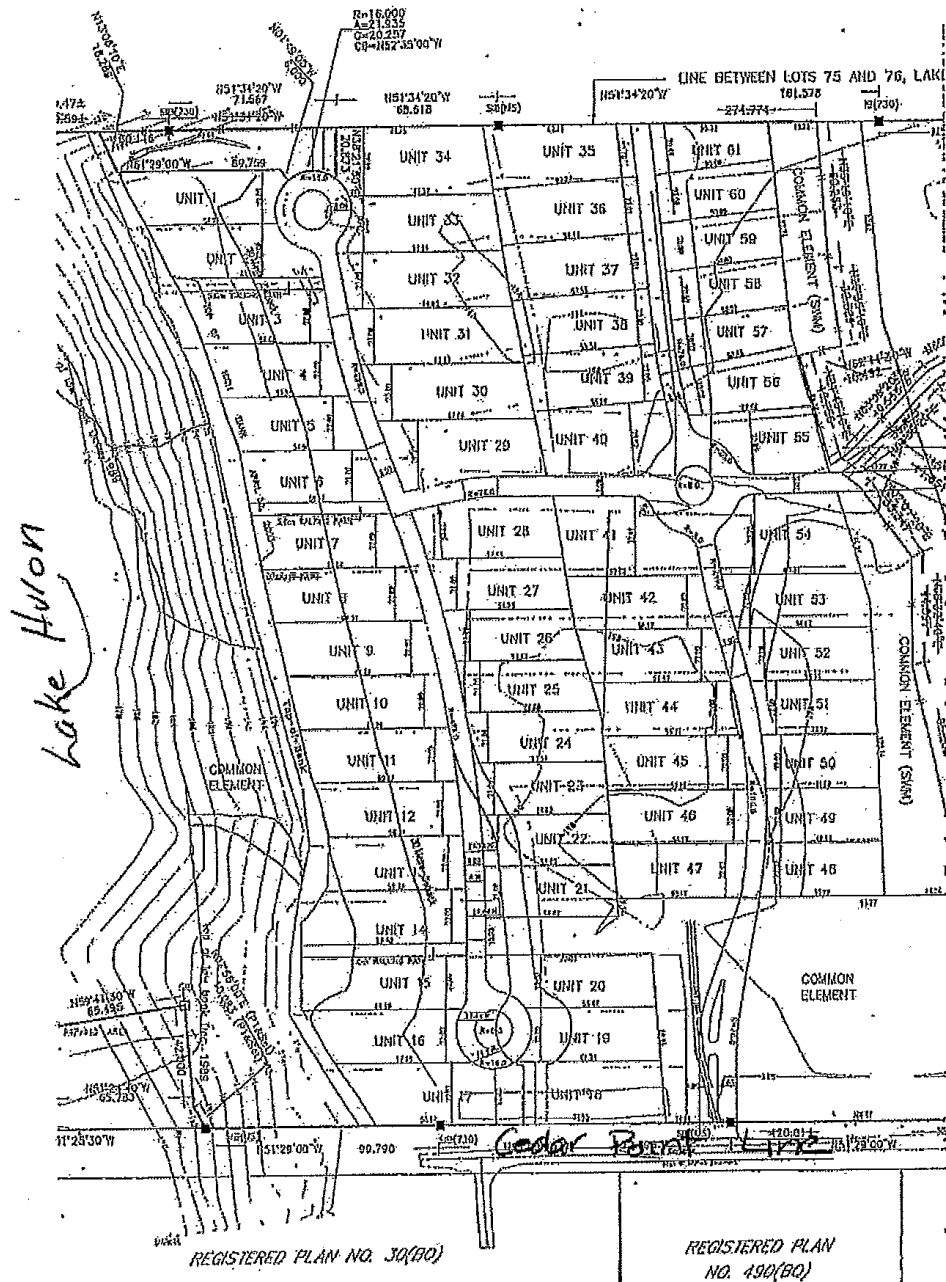
1. Location Map
2. Draft Approved Plan of Vacant Land Condominium (Revised)
3. Request for Extension of Draft Approval, Sifton Properties Limited
4. Proposed Draft Conditions of Approval for Vacant Land Condominium (Revised)

## Attachment 1 – Subject Lands



**SUBJECT LANDS**

## Attachment 2 – Draft Approved Plan of Vacant Land Condominium



## Attachment 3 – Request for Extension of Draft Approval



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March 2, 2021

Municipality of Lambton Shores  
9575 Port Franks Road, RR #1  
Thedford, ON N0M 2N0

**Attention:** Will Nywening, Senior Planner

Dear Mr. Nywening:

**Re:** Sifton Properties Limited – Vacant Land Condominium, File No. 38C-03001 LS (Reflection Shores)  
– Request for Extension of Draft Plan Approval

This letter is submitted to request an extension of draft plan approval for the above noted vacant land condominium, for property owned by Sifton Properties Limited located at Part of Lot 76, Concession Lake Road West, Municipality of Lambton Shores (on Cedar Point Line). The current approval will lapse on June 15, 2021. The extension is being requested as ongoing discussions are occurring regarding the servicing of these lands. The current draft plan condition requires municipal servicing to these lands, which is not currently under consideration by the Municipality. Alternative servicing options are being reviewed in conjunction with the municipality, as well as potential submission of a draft plan of subdivision to replace the VLC plan. We are requesting a 2 year extension to allow sufficient time to pursue the servicing alternatives and associated revised planning applications.

A cheque in the amount of \$500 to cover the required fee will be mailed as soon as we receive it from our Accounting Department. Please let us know when the request will be taken to Council so we may attend if necessary / desired. If you have any questions or require further information or clarification, please do not hesitate to contact us. Your consideration of the foregoing request is greatly appreciated.

Yours truly,

A handwritten signature in black ink, appearing to read "Maureen Zunti", written over a light blue horizontal line.

Maureen Zunti, MCIP, RPP  
Manager, Planning & Development  
Neighbourhood Developments

**Sifton Properties Limited**



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