

THE MUNICIPALITY OF LAMBTON SHORES

Report PL 23-2020

Council Meeting Date: August 11, 2020

TO: Mayor Weber and Members of Council
FROM: Will Nywening, Senior Planner
RE: Request for Extension of Draft Subdivision Approval
Draft Approved Subdivision File 38T-91003 (Widder Estates) 319 Main St,
Thedford

RECOMMENDATION:

THAT Report PL 23-2020, relating to a request to extend draft subdivision approval for County file 38T-91003 be received;

THAT the County of Lambton Subdivision Approval Authority be advised the Municipality of Lambton Shores has no objection to the extending draft subdivision approval by up to an additional 3 years for file 38T-91003.

SUMMARY

This report relates to a request made to the County of Lambton for extension of draft plan of subdivision approval for file 38T-91003 (Widder Estates) by the current owner of the lands known municipally as 319 Main St, Thedford, which are located on the same land as and surrounded by the Widder Station Golf & Country Club (Attachment 1).

BACKGROUND

The subject draft approved plan of subdivision is located on the same lands as the Widder Station golf course. The golf course is designated open space, but the draft approved subdivision is designated "Residential" in the Official Plan and "R1" in the Zoning By-law, which would permit single detached, semi-detached, and duplex dwellings. The draft plan consists of 41 residential building lots (Attachment 2).

The plan was originally granted draft approval in 1997, at a time when the County of Lambton was the subdivision approval authority for the Village of Thedford. Although Lambton Shores now approves its own subdivisions, this file remains with the County. The draft approval's lapsing date was most recently extended in 2017, with the current lapsing date being October 12, 2020.

With the lapsing date approaching, the current owner has submitted a request to the County to extend the lapsing date again, and the County seeks the Municipality's comments.

The County's conditions of draft approval are attached (Attachment 3) and include standard conditions of final subdivision approval that must be met before the subdivision can be constructed and registered. This includes a requirement for the owner to enter into a subdivision agreement with the Municipality. It also requires that the owner have sanitary sewage capacity reserved with the Municipality before the subdivision or any phase thereof can be given final approval and registered.

Nothing has significantly changed since draft approval was last extended in 2017 and the conditions of approval ensure the subdivision does not proceed unless Municipal interests are addressed. Staff therefore has no concerns with extension of draft approval. An extension of 3 years is typical. Staff recommends that Council direct Staff to advise the County that it has no objections to an extension of up to 3 years.

ALTERNATIVES TO CONSIDER

None at this time.

RECOMMENDED ACTIONS

That Council:

- Receive Report PL 23-2020; and
- Instruct Staff to advise the County it has no objection to an extension of draft subdivision approval by up to 3 years.

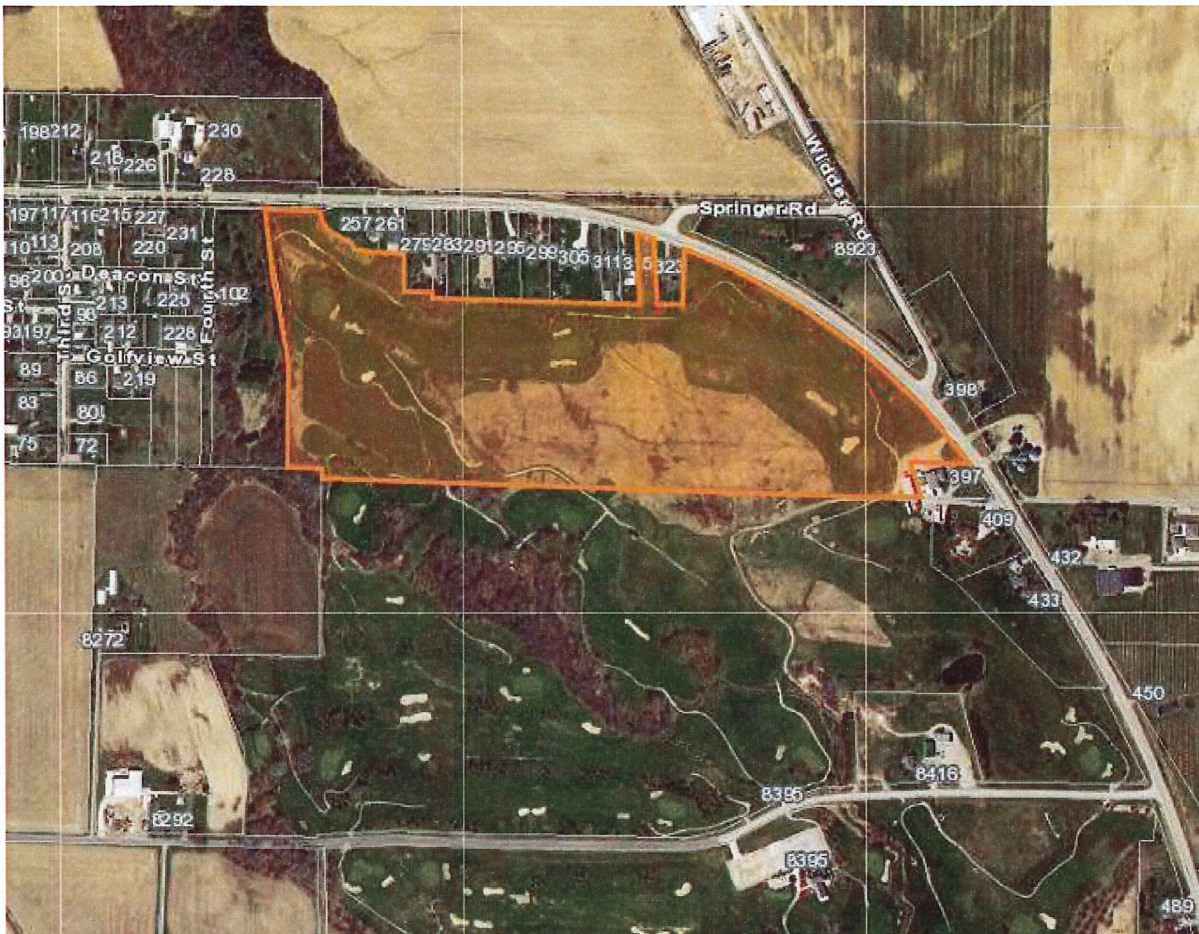
FINANCIAL IMPACT

None.

CONSULTATION

Steve McAuley, Director of Community Services Department
Ben Puzanov, (former) Manager of County Planning & Development Services

Attachment 1 – Subject Lands



Subject Lands

DRAFT PLAN OF SUBDIVISION
 OF PART OF
 CONCESSION 25 R 455
 VILLAGE OF THEODFORD
 FORMERLY TOWNSHIP OF BOSANQUET
 TOWNSHIP OF BOSANQUET
 COUNTY OF LANAN
 1991
 1:10,000 (METRIC)
 MCNEIL & SUTHERLAND LIMITED, OLS
 SCALE: 1" = 100'

KEY PLAN
 SCALE: 1:10,000

THEODFORD STREET
PROPOSED STREET
THE KING'S HIGHWAY
VILLAGE OF THEODFORD
CONCESSION 25 R 455
CONCESSION 20
LOT 1 through **LOT 40**
LOT 41 through **LOT 60**
LOT 61 through **LOT 80**
LOT 81 through **LOT 100**
LOT 101 through **LOT 120**
LOT 121 through **LOT 140**
LOT 141 through **LOT 160**
LOT 161 through **LOT 180**
LOT 181 through **LOT 200**
LOT 201 through **LOT 220**
LOT 221 through **LOT 240**
LOT 241 through **LOT 260**
LOT 261 through **LOT 280**
LOT 281 through **LOT 300**
LOT 301 through **LOT 320**
LOT 321 through **LOT 340**
LOT 341 through **LOT 360**
LOT 361 through **LOT 380**
LOT 381 through **LOT 400**
LOT 401 through **LOT 420**
LOT 421 through **LOT 440**
LOT 441 through **LOT 460**
LOT 461 through **LOT 480**
LOT 481 through **LOT 500**
LOT 501 through **LOT 520**
LOT 521 through **LOT 540**
LOT 541 through **LOT 560**
LOT 561 through **LOT 580**
LOT 581 through **LOT 600**
LOT 601 through **LOT 620**
LOT 621 through **LOT 640**
LOT 641 through **LOT 660**
LOT 661 through **LOT 680**
LOT 681 through **LOT 700**
LOT 701 through **LOT 720**
LOT 721 through **LOT 740**
LOT 741 through **LOT 760**
LOT 761 through **LOT 780**
LOT 781 through **LOT 800**
LOT 801 through **LOT 820**
LOT 821 through **LOT 840**
LOT 841 through **LOT 860**
LOT 861 through **LOT 880**
LOT 881 through **LOT 900**
LOT 901 through **LOT 920**
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