



**TOWNSHIP OF EDWARDSBURGH CARDINAL  
ACTION ITEM**

**Committee:** Committee of the Whole – Administration and Operations

**Date:** November 11, 2024

**Department:** Community Development

**Topic:** Request for Draft Plan Extension, Meadowlands North Subdivision

**Purpose:** To consider a request for a 1-year extension to the lapsing date for draft approval of the Meadowlands North Subdivision, Counties file 07-T-09001.

**Background:** Subdivision 07-T-09001 first received draft approval from the Counties on August 26, 2010. An amendment was granted by the Counties on February 8, 2017, requiring all conditions to be met by February 8, 2020. A 3-year extension was granted by the Counties in 2019, changing the lapsing date to February 8, 2023. Another amendment to the draft plan and conditions was granted by the Counties on November 22, 2022, allowing an additional 40 dwelling units. Another 1-year extension, changing the lapsing date to February 8, 2024 and another to February 10, 2025 was granted by the Counties.

The applicant has requested that the Township support their request to the Counties for a 1-year extension to allow for additional time to address the conditions of approval and register the subdivision.

Staff have been working closely with the developer over the past year to facilitate conversation with CN and Ingredion in order to obtain approval to construct a railway crossing at Gill Street, as required by condition #11.

The railway crossing in the northwest corner has been difficult to navigate, and the developer has purchased abutting lands to the east for a future phase of the subdivision. Both of these will necessitate minor changes to the Draft Plan, and Township staff have identified several things which are required to support these Plan changes.

Staff feel that an extension would allow further conversation to take place and/or other options explored to provide a construction and secondary access to the subdivision.

**Policy Implications:** The final decision to extend the lapsing date rests with the United Counties of Leeds and Grenville.

Condition #3 allows that Draft Approval may be extended for additional periods not to exceed 12 months and shall be granted only with the written concurrence of the Township and the Counties.

**Financial Considerations:** There are no Township fees associated with this request.

**Recommendation:** That Committee recommends that Council recommend in favour of a 1-year extension of the Conditions of Draft Approval for the Meadowlands North subdivision file 07-T-09001.



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Municipal Land Use Planner