



**TOWNSHIP OF EDWARDSBURGH CARDINAL
ACTION ITEM**

Committee: Regular Council Meeting

Date: December 9, 2024

Department: Community Development

Topic: Request for Draft Plan Extension, Lockmaster's Meadow Subdivision

Purpose: To consider a request for a 1-year extension to the lapsing date for draft approval of the Lockmaster's Meadow Subdivision, Counties file 07-T-10005.

Background: Subdivision 07-T-10005 first received draft approval from the Counties on April 24, 2013. Amendments were granted by the Counties to extend the lapsing date to April 24, 2019, and then another to extend to April 24, 2022.

Another amendment to the draft plan and conditions was granted by the Counties, allowing two additional dwelling units, with a new lapsing date of February 25, 2025.

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 to enter into a pre-servicing agreement or to register the subdivision.

Staff have been working closely with the developer over the past year to obtain a satisfactory cost estimate to accurately determine the monetary amount for securities to be provided through the pre-servicing agreement or to finalize the subdivision agreement.

The Township has initiated the peer review process to have the cost estimate reviewed by a third-party expert, to determine its accuracy.

An extension would allow further conversation to take place with the applicant, to determine the accuracy of the cost estimate and required securities through the peer-review process and to allow the owner to obtain the required securities to satisfy the conditions of draft plan approval.

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 Municipal Council recommend in favour of a 1-year extension of the Conditions of Draft Approval for the Lockmaster's Meadow subdivision file 07-T-10005.



Municipal Land Use Planner