

Council refuses extension of draft approval

By Bill Rea

There was some reluctance expressed, but Caledon councillors couldn't go along with granting another extension of draft approval for a proposed development near Inglewood.

Lawyer Ron Webb appeared before council recently, seeking the extension for the draft plan of subdivision for Neola Investments Ltd. at part of Lot 3, Concession 2, in west Caledon.

He said his clients were ready to meet conditions imposed that council deemed reasonable, adding they intended to get the plan registered as soon as possible. He also reminded councillors the draft plan conformed with the Town's Official Plan and the local zoning, and the applicants were ready to meet any revised standards that are now in place, in terms of such things as engineering, environment, etc.

Webb also said there will be no prejudice to the Town in granting the extension, but there would be a hardship to the client if it was not.

As well, he said there was some urgency because the draft approval was scheduled to expire the following day (last Wednesday). Councillor Barb Shaughnessy noted the draft approval had originally be granted in 1984, and she wondered what studies would have been carried out then. Webb said there would have been traffic and environmental studies. He added when the last extension was granted, staff asked for revisions, with conditions added to bring things up to the standards in place then.

?What's the hold up?? Councillor Nick deBoer asked.

Webb explained the current principal of the property is not a developer, although his late father was. He added the current client has been tied up with estate issues, but understands the need to get moving on this.

Town planners reported to council that the last extension was approved Nov. 11, 2012, and there was a stipulation that would be the last one. There was also a call for the developer to look into the possibility of seniors' condominium development.

?There has been no activity to pursue the current draft approval since prior to 2009,? they reported.

Planners' recommendation was that their report be received, but the body of the report indicated their belief that the extension should be refused.

Councillor Doug Beffort said he was inclined to go along with the recommendation, although he pointed out this is not a big deal for Inglewood residents.

He added there were two issues at work; water and wastewater.

Since the original approval, he said it's been understood the property is on a large area of protected water source. In terms of wastewater, Beffort said the plan has been to develop 48 homes to be serviced by septic.

He was concerned that if the extension was not granted, the next developer would have to address the latest requirements from the Province, which could result in more intensification. Beffort said that's something Inglewood residents don't want to see.

Director of Development Approval and Planning Policy Mary Hall told him water is available, and there is still no interest in hooking up the development to local sewers. She added if the approval lapsed, there would be the opportunity for more intensification.

She also told Shaughnessy that any land owner can apply for different densities, but would have to go through the planning process. Beffort concluded there were too many unknowns, as he moved the report be received.