

# CITY OF WELLAND

## POLICY

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| <b>Policy Title:</b> Extension of Draft Plan Approval for Subdivisions |                                    |
| <b>Date of Approval:</b> June 20, 2017                                 | <b>Policy Number:</b> SER-012-0014 |
| <b>Lead Role:</b> Manager of Development Approvals                     | <b>Support Role:</b>               |
| <b>Cross Reference:</b>  | <b>Next Review Date:</b>           |
| <b>Council File Number:</b> 17-84                                      | <b>Revision Date:</b>              |

### Policy Statement:

1. The City is the Approval Authority for granting Draft Plans of Subdivision Approval in accordance with section 51(32) of the Planning Act, as amended.
2. Section 51(33) of the Planning Act states that the Approval Authority may extend the approval for a time period specified by the Approval Authority and may further extend it but no extension is permissible if the approval lapses before the extension is given.
3. The City, as the Approval Authority, recognizes the complexities of developing Plans of Subdivision but it expects that any approval is not designed for land speculation, but rather the land will proceed to development.

### Draft Plans of Subdivision

1. It is the expectation of the City that any Plan of Subdivision granted Draft Approval will proceed to development promptly.
2. The City may consider requests for Extension to Draft Plans of Subdivision, in accordance with Section 51(33) of the Planning Act, as amended, after the initial three (3) year approval, subject to the request being accompanied by reasons for the extension and an explanation of how the Owner has, or intends to, fulfill the Conditions of Draft Approval and the projected time frame for development. The initial request for extension will be for a maximum of one (1) year.
3. The City shall institute Fees for any request for Extension to Draft Plan Approval which will encourage the prompt development of land beyond the original three (3) year Draft Approval period.
4. The General Manager of Infrastructure and Development Services/City Engineer and the Manager of Development Approvals have the authority to provide a one-time temporary extensions to Draft Plans of Subdivision not to exceed three (3) months in duration.
5. No Extension will be granted if an appeal is before the Municipal Property Assessment Corporation (MPAC).
6. No extension will be granted if there are outstanding property taxes or fees owing to the City.