



Council Planning Report

To: Mayor Soloman & Council
From: Mark H. Kluge, MCIP RPP, Manager of Planning
Date: July 22, 2025
Report No.: PLN2025-120
Subject: Draft Plan Approval Extension Request Moco Subdivision 22T-201502

Recommendation:

THAT Report No. PLN2025-120 Draft Plan Approval Extension Request, Moco Subdivision File 22T-201502 be received;

AND FURTHER THAT Council approves the extension of Draft Plan Approval and the Water Pollution Control Plant (WPCP) Agreement for the Moco Subdivision File 22T-201502, for three years to September 23, 2028.

AND FURTHER THAT Council re-confirms the servicing allocation of 196 Single Detached Equivalents (SDE) for the entire Moco Subdivision.

Key Points:

The following are key points for consideration with respect to this report:

- The Moco Subdivision was first draft approved on November 14, 2017.
- Extensions of Draft Plan Approval do not require public notice.
- The Moco subdivision requires municipal infrastructure that has not been constructed yet.

Background:

- **November 14, 2017 - Resolution 2017-11-10 - November 14, 2017:**

The Moco Subdivision is Draft Plan Approved for 3 years to December 12, 2020

- **March 26, 2019 - Resolution 2019-03-29:**

Council approves an extension to the 10-year 2009 Water Pollution Control Plant (WPCP) Agreement for Allocation to be in line with REDLINE Draft Plan Approval (40 additional Single Detached Equivalents (SDE)).

Staff directed to bring forward a Recommendation for the approval of the REDLINE Draft Plan and Zoning By-law to include the additional 40 SDE.

- **September 22, 2020 - Resolution 2020-09-34:**

- Council approves the REDLINE Moco Draft Plan of Subdivision for 2 years to September 22, 2022. See **Appendix 1: Approved REDLINED Draft Plan of Subdivision.**

- **September 13, 2022 - Resolution 2022-09-30:**

Council defers the Draft Plan Approval Extension Request with options for the claw back of allocation.

- **September 20, 2022:**

Staff temporarily extend Draft Plan Approval to September 30, 2022

- **September 27, 2022 - Resolution 2022-09-59:**

Council extends Draft Plan Approval for 1 year to September 27, 2023, with no claw back of allocation.

- **August 8, 2023 - Resolution 2023-08-14:**

Council extends Draft Plan Approval for 2 years to September 23, 2025.

- **June 19, 2025:**

Planning receives Cortel's Request for an Extension of Draft Plan Approval for the Moco Subdivision, see **Appendix 2: Extension Request.**

Planning Analysis

Section 51(45) of the Planning Act allows administrative and technical revisions to approved Draft Plans of Subdivision by the approval authority (Town). If an applicant is unable to fulfill the conditions prior to the lapsing date, the Planning Act permits the Town

to extend the period of draft plan approval, provided the request is received prior to the lapsing date. Furthermore, in accordance with Section 51(47) of the Planning Act no public notice is required.

The development of the Moco Subdivision is dependant upon the completion of the new Well Number 5 which has been constructed and is operational and the new Southeast Sewage Pumping Station which is to be tendered soon.

Cortel continues to refine its Engineering submission in response to Town and Dufferin County comments, meetings have been on-going for the last several months.

Planning is of the opinion that the extension Draft Plan Approval for the Moco Subdivision File 22T-201502 is appropriate and should be approved for a 3-year term, to expire on September 23, 2028.

Attachments:

Appendix 1: Approved REDLINED Draft Plan of Subdivision.

Appendix 2: Extension Request

Report Submitted by

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