

**Subject:** Request for extension of Draft Approval File No. 19T83.015  
Bloomington South

**Staff Report No.** DS-059-24

**Department/  
Commission:** Development Services Commission

**Date:** November 20, 2024

**Recommendation:**

- 1) That Council extend Draft Plan Approval for Subdivision File No. 19T83.015 for a period of one (1) year, subject to conditions of Draft Plan Approval, with a revised lapsing date of March 2, 2026; and,
- 2) That Council authorize the Mayor and Town Clerk to execute the necessary documents and agreements as may be required.

**Report Highlights:**

- On March 2 2022, Council granted a request for extension for Draft Plan of Subdivision 19T-83015 at 13531 Ninth Line (Bloomington South), subject to conditions of Draft Plan Approval for a period of three (3) years which would expire on March 2, 2025;
- Town Staff have received a request from the Biglieri Group (“Applicant”), on behalf of the Owner, to extend the Draft Plan Approval for additional three (3) years;
- Town departments and external agencies have provided clearance for majority of Draft Plan conditions. The outstanding conditions include conditions from the Region of York and registration of the Plan;
- Staff are of the opinion that an additional one (1) year extension would be sufficient to allow the owner to finalize approvals with the Region of York and complete the registration process.

## 1. Purpose:

The purpose of this report is to assess the merits of extending Draft Plan Approval and to request Council to approve the necessary amendments to the conditions of draft approval for a draft plan of subdivision located on Part Lot 9 Concession 9 within the Hamlet of Bloomington, File No. 19T83.015 (Bloomington Estates South).

A request has been received by Town Staff from The Biglieri Group, who has been appointed the agent for 2036737 Ontario Inc. (Owner) for the extension of draft approval associated with File No. 19T83.015 at 13531 Ninth Line. At this time the applicant has requested a three (3) year extension to the current draft approval.

## 2. Background:

### 2.1 Property Location

The subject property is Municipally known as 13531 Ninth Line and legally described as part lot 9 concession 9 Whitchurch-Stouffville. The lands are within the southeast quadrant of the Hamlet of Bloomington. This property represents the southerly of the two development parcels and is the subject of subdivision proposal File No. 19T-83015 (Bloomington South). The lands are situated to the east of Ninth Line, south of Bloomington Road and the Seniors Housing facility, Bloomington Cove.

See Figure 1 below showing the subject property.

**Figure 1**



**Attachment 1** to this Report shows the location of the subject property.

## **2.2 Draft Plan Approval and History**

On October 2, 1990, Subdivision Files No. 19T-83015 and 19T-86101 were issued Draft Approval by the Region of York. Since that time, extensions of Draft Approval have been granted in 2007, 2009, 2014, 2017, 2020 and 2022.

On March 2, 2022, Council granted the most recent extension of Draft Plan Approval for both plans of subdivision as follows

- Bloomington South (19T83.015) – Approved with March 2, 2022 as the effective date of approval for the purposes of the *Planning Act*, with the lapsing date of March 2, 2025.
- Bloomington North (19T-86-101) - received an extension of 6 months only and has since registered the associated subdivision agreement and deposited the plan of subdivision which completes the subdivision approvals process.

**Attachment No. 2** to this Report shows the approved Draft Plan of Subdivision for File No. 19T-83015 (South).

## **3. Analysis:**

### **3.1 Policy Analysis**

The new Provincial Planning Statement 2024 (PPS 2024) which replaces the former Provincial Policy Statement, and the Growth Plan for the Greater Golden Horseshoe is in effect as of October 20, 2024. The existing Draft Plan, showing 32 estate lots, has remained consistent since the updated approvals issued by the OMB in 2011.

The PPS 2024 lays out the direction for growth management and land use planning in the Province of Ontario. The new PPS states that Planning Authorities shall ensure the creation of complete communities by permitting all housing options required by a community as well as all types of residential intensification, including the development and re-development of underutilized areas.

The new PPS does indicate that the policies of the higher order provincial plans including the Green Belt Plan and the Oak Ridges Moraine Conservation Plan are applicable wherever there is contradiction between these plans and the new PPS. Hamlet of Bloomington is designated Rural Settlement in the ORMCP. The policies outlined for Rural Settlements within the Oak Ridges Moraine permit minor infilling provided that the development maintains the character of the rural areas.

The requested extension of the current draft approval Bloomington South (19T83.015), would facilitate the development of the lands with large rural lots similar to those existing in the Hamlet of Bloomington. No change to the Draft Plan is being proposed with the current request for the extension.

### **3.2 Town of Whitchurch-Stouffville Zoning By-law**

The subject property is currently zoned Residential Private Services exception four, holding twenty six [RPS(4)(h-26)] under the Town's Comprehensive Zoning By-law.

The RPS(4) zone permits the development of land with single detached dwellings and establishes site specific zoning regulations to facilitate the development of the estate residential subdivision as currently proposed. No changes are proposed to the approved plan of subdivision.

The conditions for removing the holding symbol (h-26) are as follows:

#### Conditions for Removing the Holding Symbol (h-26)

- i) Authorization to Execute a Subdivision Agreement with the Town
- ii) Satisfactory completion of the Groundwater Monitoring Program

An application to lift the Holding symbol will be required once the conditions have been satisfied.

Town Staff are of the opinion that the proposed developments continue to conform to the Town's Comprehensive Zoning By-law 2010-001-ZO.

### **3.3 2022 Extension of Draft Approval 19T83.015 (Bloomington South)**

Staff indicated in their Report on March 02, 2022, that they were supportive of the three-year extension for the south Draft Plan to allow for ongoing work on the fulfillment of draft plan conditions and registration to occur.

### **3.4 Clearance of Conditions**

Since the last extension in 2022 the applicant has been working to fulfill the outstanding conditions of draft approval associated with the subject draft plan. At the time of writing this report, the only outstanding conditions are related to clearances to be provided by the Region of York and the conditions associated with the eventual registration of the plan. The following agencies have provided Town Staff with clearance letters for their respective conditions of approval:

- Toronto Region Conservation Authority
- Ministry of Tourism, Culture and Sport
- Canada Post
- Enbridge Gas
- Bell Canada
- Rogers Communications
- Hydro One (19T83.015).
- Town of Whitchurch-Stouffville Engineering
- Town of Whitchurch-Stouffville Planning

### **3.5 2024 Request for Extension of Draft Plan Approval [File No. (19T83.015)]**

The current draft approval has a lapsing date of March 2, 2025. The current request to the Town for extension of Draft Plan Approval, is for an additional three years which would revise the new lapsing date to March 02, 2028.

The Owner has also submitted Official Plan Amendment and Zoning By-law Amendment applications in September 2024, for the subject lands for a proposed development for medium density development. The applications are currently under review by the Town departments and external agencies.

The applicant, in their request for extension of Draft Plan Approval, has indicated that the purpose of the extension of current draft plan approval for the subject lands is to provide additional time to facilitate potential redlined revisions, associated with the revised development proposal for the subject lands, which are currently under review.

Town Staff are of the opinion that given the status of the clearance of the conditions and outstanding conditions (limited to those associated with the Region of York) the three (3) year request is not appropriate. Staff is of the opinion, that a twelve (12) month/ one (1) year extension should allow the applicant to fulfill the outstanding conditions of Draft Approval.

## **4. Options:**

### **4.1 Option A**

That Council approve the request for extension to draft plan of subdivision approvals for one (1) year for File No. 19T-83015 (South Bloomington). This will allow the property owner and Town Planning Staff to continue to work together on clearing outstanding conditions and coordinate with the revised development proposal and make any necessary redlined revisions.

### **4.2 Option B**

That Council approve the request for extension to draft plan of subdivision approvals for three (3) years as requested by the applicant, for File. No. 19T-83015 83015 (South Bloomington). This option is not recommended as it is in the Town's interest to finalize the development of the subject lands as soon as possible.

### **4.3 Option C**

That Council does not approve the request for extension to draft plan of subdivision approvals. The approval for the subdivision would lapse on March 2, 2025. This option is not recommended as works on the subject property are ongoing, and most of the conditions of draft approval have been fulfilled.

## **5. Financial Implications:**

None

## **6. Broader Intergovernmental Impacts and/or Considerations:**

The subject property is located within the Oak Ridges Moraine Conservation Plan (ORMCP) area and designated Rural Settlement Area of the Oak Ridges Moraine Conservation Plan by the Regional Official Plan (ROP) and Town's Official Plan. As such minor infilling and re-development is permitted as well as the development of land in conjunction with a plan approved prior to November 2001. The currently approved draft plan conforms to the ORMCP, the ROP and the Town's Official Plan.

## **7. Communication:**

Town Staff have circulated the request for extension of draft approval to all commenting and statutory departments and agencies for comment. At the time of report writing Town Planning Staff have not received any concerns from external stakeholders or Town Departments.

## **8. Alignment with Strategic Plan:**

### 1. A Town that Grows

A Town that grows in support of complete communities

### 2. An Engaging Town

Increase Community Engagement & Outreach

### 3. Good Governance

Provide Good Governance

## **9. Attachments:**

Attachment No. 1 – Location Map

Attachment No. 2 – Draft Plan of Subdivision

Attachment No. 3 – Updated Conditions of Draft Approval with revised date

Attachment No.4 – Request for extension of Draft Approval.

## **10. Related Reports:**

1. November 3, 2009 – Council Report – Red Line Revisions & Revised Conditions to Draft Approval Proposed Zoning By-law Amendments 2036737 Ontario Inc. and 2022988 Ontario Inc. Part of Lots 9 & 10, Concession 9, Community of Bloomington Town File Nos. 19T-83015, ZBA07.029, 19T-86101 & ZBA07.030 (D12)

2. June 1, 2010 – Council in Committee Report – Status Report 2036737 Ontario Inc. and 2022988 Ontario Inc. Proposed Plans of Subdivision & Zoning By-law Amendments Part of Lots 9 & 10, Concession 9, Hamlet of Bloomington Town File Nos. 19T-83015, ZBA07.024, 19T-86101 & ZBA07.025 (D14)
3. April 15, 2014 – Council Report – Request for Extension of Draft Approval, 2036737 Ontario Inc. & 2022988 Ontario Inc., Part of Lots 9 & 10, Concession 9 (Bloomington), Draft Plan of Subdivision File Nos. 19T-83015 & 19T-86101 (D12)
4. September 9, 2014 – Council Report – Proposed Revised Plan of Subdivision, 2036737 Ontario Inc., Part of Lot 9, Concession 9 (Bloomington), Draft Plan of Subdivision File No. 19T-83015 (D12)
5. April 4, 2017 – Council Report – Request for Extension of Draft Plan Approvals, 2036737 Ontario Inc. & 2022988 Ontario Inc., Part of Lots 9 & 10, Concession 9 (Bloomington) File Nos. 19T-83015 & 19T86101 (D12)
6. March 24, 2020 – Council Report - Request for Extension of Draft Plan Approvals 2036737 Ontario Inc. & 2022988 Ontario Inc. (Bloomington) File Nos.19T-83015 & 19T-86101
7. March 2, 2022 – DS-006-22 – Request for Extension of Draft Approvals 2046737 Ontario Inc. & 2022988 Ontario Inc. (Bloomington) File Nos 19T-83015 & 19T – 86101.

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