

MONTEBELLO

By Ian Ferguson

The Montebello Plan of Subdivision was one of 8 plans of subdivision discovered by Ian Ferguson and Bob McIntyre at the Tiny municipal offices in August 2009, which had been approved, but no action had been taken to complete the proposed developments in over 15 years. We discovered that the Montebello 108 acre 66 lot Plan of Subdivision was approved in 1983 and was located on the Nipissing Ridge, in the middle of an ANSI, overlooking our community. For reference it would have been on the ridge almost directly above the Cleopatra. No EIS (Environmental Impact Studies) were required at the time of approval and it did not conform to the County of Simcoe Greenland Policy which would have limited it to 20 lots or less. Upon further investigation, it was discovered that the municipal policy regarding approval of a plan of subdivision had no time limit regarding its completion. This was absurd given the continual changes taking place in the growth and development around any plan and the ever changing rules and regulations regarding future development in the area. A quick check revealed we were the only municipality in the County of Simcoe (perhaps the province) that did not attach a required completion date to an approved plan of subdivision. We had two such approved plans within our community, Montebello and Downer, both approved more than 15 years ago. This situation was brought to Councils' attention in a presentation made by Ian Ferguson on August 30, 2010. The result was a change in policy whereby a 3 year completion date will be assigned to all future plans of subdivision approved. In addition, letters were sent by the municipality to all developers holding an outstanding approved plan of subdivision which had not, as yet, been completed, giving them three years to be completed or approval would lapse requiring a new plan of subdivision to be approved subject to the current existing regulations and requirements. The Montebello and Downer plans of subdivision both lapsed in the spring of 2015. Special thanks should be given to Ian Ferguson, Bob McIntyre. A file outlining this effort exists in the BGW archives.

