



Committee of the Whole

Meeting Date: November 07, 2023

Submitted by: Durk Vanderwerff, Director of Planning & Development

Subject: Proposed Plan of Subdivision, Municipality of Thames Centre, File No. 39T-TC2201; Donnybrook Industrial Subdivision

BACKGROUND:

The proposed Donnybrook Industrial plan of subdivision would create eight blocks for industrial use on a 22 hectare (55 acre) property within the Donnybrook Industrial area near Dorchester. The proposal would also include blocks for stormwater management, a future right-of-way, road widenings, and reserves. The development would occur on private sanitary and water services and would, by virtue of available servicing and zoning, be 'dry' in nature.

The subject lands are designated 'Rural Industrial' in the Thames Centre Official Plan and are zoned 'Rural Industrial' in the Municipality's Zoning By-law. Surrounding land uses include residential, agricultural, and mixed employment / residential uses. The property is located on the south side of Donnybrook Drive (County Road 78) and backs onto Highway 401.

A location map, the proposed plan, the local planning reports, and recommended draft plan conditions are appended to this report. Several reports and studies have been provided in support of the proposal including a planning justification report, stormwater management report, noise report, archaeological assessment and a geotechnical investigation. This report is a short summary of the issues from the perspective of the County as the Approval Authority and recommends draft plan approval of this subdivision subject to conditions.

ANALYSIS:

The submission was accepted complete as of May 24, 2022, and the Municipality held a statutory public meeting on September 19, 2022. Thames Centre Council supported the application on October 16, 2023. An agency circulation was undertaken for the plan of subdivision and the comments received were either addressed or can appropriately be addressed as conditions of draft plan approval. The recommended draft plan conditions

include matters to satisfy the Municipality, the Upper Thames River Conservation Authority, the Ministry of Transportation, and the County Engineer.

During the local process, the proposal generated public comments that can generally be summarized as related to traffic, privacy, noise, lighting, stormwater management, impact on nearby wells, grading, and compatibility. In particular, concerns related to the initial proposal that would have tied the new development into the existing 'Silver Moon Subdivision' which is comprised of both residential and light employment uses. The plan was revised during the local process to remove this connection.

The Provincial Policy Statement (PPS) and the County Official Plan encourage new development to occur in areas designated for non-agricultural land uses subject to appropriate services. The lands are located within the 'Rural Industrial' designation of the Thames Centre Official Plan. Municipal services are not available to the Donnybrook Industrial Area and it is intended for these lands be privately serviced and used for 'dry' industrial uses. The Municipality is satisfied in this regard by the studies submitted to-date and the recommended draft plan conditions.

The planning policies encourage municipalities to promote economic development and competitiveness by providing for a mix of employment uses and diversified economic to meet long-term needs. This includes maintaining a range and choice of suitable sites for employment uses that consider existing and future businesses. A proposal such as this provides future economic opportunities for industrial businesses.


The attached municipal planning report addresses the land use planning issues in detail and also outlines the documents and studies submitted in support of the proposal. I have reviewed this material throughout the process and am satisfied that the proposed plan is consistent with the Provincial Policy Statement, conforms with the County's Official Plan, conforms with the Municipality's Official Plan, and represents sound land use planning. I am, therefore, recommending draft plan approval of the plan of subdivision subject to conditions.

FINANCIAL IMPLICATIONS:

The budget expense related to the Provincially delegated Approval Authority responsibility for local official plans is offset, to an extent, through the collection of application fees. The approval of development and the accompanied community growth has indirect long-term financial implications.

ALIGNMENT WITH STRATEGIC FOCUS:

This report aligns with the following Strategic Focus, Goals, or Objectives:

Strategic Focus	Goals	Objectives
Strengthening Our Economy 	Encourage a diverse and robust economic base throughout the county	<ul style="list-style-type: none"> • Support opportunities to create a stronger and sustainable agricultural sector • Create an environment that enables the attraction and retention of businesses, talent, and investments

RECOMMENDATION:

THAT the proposed Plan of Subdivision (File No. 39T-TC2201) be granted draft plan approval subject to conditions and that a Notice of Decision indicate that all written submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

Attachments