



Committee of the Whole

Meeting Date: October 25, 2022
Submitted by: Durk Vanderwerff, Director of Planning and Development
SUBJECT: Adelaide Metcalfe Official Plan Amendment No. 13; Sydenham Ridge; File No. 39-AM-OPA13; Additional Information

BACKGROUND:

1782767 Ontario Inc (Sydenham Ridge) has applied to amend the Adelaide Metcalfe Official Plan for lands located at 1425 Melwood Drive, described as Part Lot 4 Concession 6 (Metcalfe). Amendment No. 13 would establish a special agricultural policy area that would permit an 'Assembly Hall', overnight accommodations within a dwelling, and a 'Farm Winery' on a 19 hectare (47 acre) property.

This matter was initially before the Committee of the Whole at the May 25th, 2021 meeting and that Report (attached) provides detail on this proposal and includes as attachments a location map, Amendment No. 13, the local planning reports, letters in opposition to the proposal, and the applicant's planning reports.

The following motion was passed at the May 25th, 2021 Committee Meeting:

That the Amendment No. 13 to the Adelaide Metcalfe Official Plan be deferred pending a traffic and noise study completed by the applicant, to be peer reviewed by the Township of Adelaide Metcalfe; that a draft site plan agreement be prepared; and that a rural events licensing by-law also be prepared by Adelaide Metcalfe.

The Township of Adelaide Metcalfe provided a letter (attached) that outlines the activities undertaken to address the Committee motion.

ANALYSIS:

As outlined in the May 25th, 2021 Report, it was and continues to be my recommendation to approve Amendment No. 13 as adopted:

"From the perspective of the County and its role as the Approval Authority, it is my opinion that the principle of the land use at this location is acceptable and that it is sufficient for the County to rely on the Township to establish / enforce the appropriate

by-laws locally to address operational matters. Adelaide Metcalfe is currently examining the by-law options including noise, nuisance, and licensing. A site plan is required and the Township should be satisfied that noise mitigation is addressed in that process.”

and

“I have reviewed Amendment No. 13 against the PPS, the County Official Plan, and the Adelaide Metcalfe Official Plan. I am satisfied that Amendment No. 13 is consistent with the PPS, conforms to the intent and purpose of the County’s Official Plan and the Adelaide Metcalfe Official Plan, and represents sound land use planning subject to the additional local municipal controls. I am therefore recommending approval of Official Plan Amendment No. 13, as adopted.”

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.

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• Attract visitors to Middlesex County

RECOMMENDATION:

That Amendment No. 13 to the Adelaide Metcalfe Official Plan be approved and that staff be directed to circulate a Notice of Decision as required by the Planning Act, and that the Notice of Decision indicate that all written submissions received on this application were considered; the effect of which helped to make an informed recommendation and decision.

Attachments