



Committee of Whole

Meeting Date: January 17, 2023
Submitted by: Durk Vanderwerff, Director of Planning and Development
Subject: Plan of Subdivision (File No. 39T-MC1902) and Official Plan Amendment No. 45 (File No. 39-MC-OPA45); Middlesex Centre; Renwick Estates

BACKGROUND:

Brantam Developments Inc. is proposing to develop a residential plan of subdivision on a 20.77 ha (51.3 acre) property within Komoka. The development would create 166 lots for single detached dwellings, five blocks for medium density residential dwellings (estimated 150 units in future development), public roads, open space blocks, stormwater management channels and facility, and a block for a municipal parkette. The development is proposed to occur on the basis of full municipal services.

The land is currently designated 'Residential' and a portion of the property has an 'Aggregate Overlay' in the Municipality's Official Plan. Brantam Developments Inc. has applied to amend the Middlesex Centre Official Plan. Amendment No. 45 would redesignate a portion of the lands as 'Medium Density Residential' and 'Parks and Recreation', and identify a 'Collector Road' as the primary entrance to the subdivision. Further, Amendment No. 45 would remove an 'Aggregate Overlay' from a portion of the lands.

The property is north and west of the existing built-up area of Komoka (but is within the designated settlement boundary) and is bound by Canadian Pacific Railway on the north, agricultural lands to the west, Canadian National Railway and light industrial lands to the south and residential uses to the east. Access to the proposed development would be onto Oxbow Drive and Komoka Road (County Road 16).

A number of reports and studies have been provided in support of the proposal including: planning justification report; functional servicing report; noise and vibration assessment, chloride impact study; aggregate resource assessment; archaeological assessment; and transportation impact study.

County Council is the Provincially delegated Approval Authority for plans of subdivision and locally adopted official plan amendments. This report summarizes the planning policy context and provides a planning recommendation for Council from the perspective of the Approval Authority. More detailed local planning analysis, as provided to Middlesex Centre Council, is provided within the attached local planning reports. In addition, a location map, the draft plan, the proposed conditions of draft plan approval and a copy of Amendment No. 45 are appended to this report.

ANALYSIS:

The plan of subdivision and official plan amendment submission was received on May 24, 2019, and Middlesex Centre Council supported the proposal at their September 7, 2022 meeting. During the lengthy processing of this file, several agency / ministry circulations were undertaken (as the plan was revised and new information was provided) and several public meetings were held. The proposed plan of subdivision and official plan amendment were processed concurrently by the Municipality.

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 draft plan conditions include matters to satisfy the Upper Thames River Conservation Authority (storm water management, floodplain, homeowner's information, etc.), County Transportation (road widening, intersection improvements, etc.), the Municipality (stormwater management, roads, servicing, etc.), Canadian National Railway and Canadian Pacific Railway (development within proximity to active railway corridors), and the Municipality of Strathroy-Caradoc (development within proximity to aggregate operation).

The fundamental issue that led to the extended processing timeline was addressing engineering matters related to stormwater management design and meeting Ministry requirements for groundwater contaminants. In support of the proposal several studies were submitted, the Municipality requested that additional work be undertaken, and the submitted studies were subject to a municipal peer-review process. In the end, the Municipality are satisfied that through detailed engineering design the development can be supported.

Through the local process, the public identified concerns related to stormwater management and drainage, density and form of development, traffic, impacts on existing neighbourhoods, and demand on local services including schools. The Municipality are satisfied that the technical concerns can be addressed through the design of the plan and reflected in the conditions of draft plan approval. It is also noted that a number of the public concerns relate to zoning provisions which are not before the County for approval.

The Provincial Policy Statement (PPS) identifies the importance of focusing population growth and development to settlement areas like Komoka both as a means of developing

vital communities and to protect natural heritage and agricultural resources. This is to be achieved through well-planned communities that ensure the long-term prosperity and social well-being of the municipality. The preferred form of development is to occur on full municipal services. Further, the PPS identifies the importance of directing development away from hazards, such as flood plains, and transportation and railway corridors unless suitable setbacks and mitigation measures are implemented. The PPS encourages compact form and densities to make efficient use of land and infrastructure while accommodating a range and mix of residential types.

The County Official Plan directs that settlement areas shall be the focus for future growth including residential land uses. The County Official Plan directs growth and development to Settlement Areas and that development make use of existing and / or extended services in a logical and planned manner. The County Plan seeks protection for natural heritage features and agricultural land by directing development away from these areas. The Official Plan designates Komoka as an 'Urban Settlement Area' and encourages a range of housing types, densities, and options while placing the primary responsibility to develop implementing policy to local municipalities in local official plans.

The Middlesex Centre Official Plan designates Komoka as an 'Urban Settlement Area' and encourages a variety of uses including a range and mix of housing types. The Municipality's Official Plan includes a 'Secondary Plan' for Komoka-Kilworth that seeks to develop at a greater density and mix of residential uses. The Middlesex Centre Official Plan provides more specific criteria that reflects the policies of the PPS and County Official Plan to be considered when evaluating development proposals and the Municipality is satisfied that those criteria have been met. The attached municipal planning report addresses the land use planning issues in detail. I have reviewed this material throughout the process.

In conclusion, it is my opinion that the proposed plan of subdivision, subject to recommended conditions, is consistent with the Provincial Policy Statement, conforms to the intent and purpose of the County and the Middlesex Centre Official Plans, represents sound land use planning, and approving it would have regard to the decision of Council for the Municipality of Middlesex Centre.

It is also my opinion that Amendment No. 45 is consistent with the Provincial Policy Statement, conforms to the intent and purpose of the County and the Middlesex Centre Official Plans, represents sound land use planning, and approving it would have regard to the decision of Council for the Municipality of Middlesex Centre.

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	Support opportunities to create a stronger and sustainable agricultural sector Support the development and prosperity of downtown core areas in Middlesex County

RECOMMENDATION:

That the proposed Plan of Subdivision (File No. 39T-MC1902) be granted draft plan approval subject to conditions and that a Notice of Decision be circulated as required by the *Planning Act* and that the Notice of Decision indicate that all written submissions received on the application were considered; the effect of which helped make an informed recommendation and decision.

That Amendment No. 45 (File No. 39-MC-OPA45) to the Municipality of Middlesex Centre 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 the application were considered; the effect of which helped to make an informed recommendation and decision.