



Committee of Whole

Meeting Date: February 14, 2023
Submitted by: Durk Vanderwerff, Director of Planning and Development
Subject: Proposed Plan of Subdivision; Timber Ridge; File No. 39T-LB2002; Lucan Biddulph

BACKGROUND:

2219260 Ontario Inc. is proposing to develop a residential plan of subdivision on full municipal services on two parcels of land, with a combined area of 16 hectares (38 acres) in Lucan. The development would create sixty-one lots for single detached dwellings, one block for medium density townhouse development, three blocks for low density (single and semi-detached) development, and various blocks for parks and road widenings.

It is noted that the first phase of the development would contain sixty-one lots however the proposed plan would create blocks to be further divided by subsequent planning approvals (red-line amendment, part-lot control by-law, or plan of condominium). Developers are increasingly pursuing such proposals as this provides for greater flexibility to 'respond to market conditions as each block is developed'. This approach does however not yield specific unit numbers. The total estimated development yield of the site is approximately 250 units.

The lands subject to draft plan approval are within the 'Residential' designation of the Lucan Settlement Area in the Township Official Plan. The lands are surrounded with existing agricultural lands to the north and east, future development lands to the south, and an existing residential development to the west. Access to the proposed development would be provided from Saintsbury Line (County Road 47). This plan of subdivision was processed concurrently with a zoning by-law amendment (which is not before County Council) and this included a combined circulation process and a common planning review and analysis.

Several reports and studies have been provided in support of the proposal including a planning justification report, servicing report, geotechnical report, and storm water management report.

County Council is the Provincially delegated Approval Authority for plans of subdivision. 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 Lucan Biddulph Council, is provided within the attached local planning reports. In addition, a location map, the proposed plan, and the proposed conditions of draft plan approval are appended to this report.

ANALYSIS:

The submission was accepted as complete in October 2020 and Lucan Biddulph Council supported the proposal at their January 17, 2023 meeting. Through the extended processing time the proposal was subject to three changes to the proposed plan and associated zoning in response to agency, public and Township input.

An agency / ministry circulation was undertaken, and the comments received were either addressed through changes to the plan or can be addressed as conditions of draft plan approval. The draft plan conditions include matters to satisfy the Ausable Bayfield Conservation Authority (storm water management), the Municipality (municipal servicing, construction, noise, servicing limitations, connection to regional storm-water facility, etc), as well as the County Engineer (traffic study, land dedications, access restrictions through reserves, and road improvements).

During the local process, public input included concerns related to site access, parkland, servicing capacity, traffic, form of development and noise.

The Provincial Policy Statement (PPS) identifies the importance of focusing population growth and development to settlement areas such as Lucan 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.

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 agricultural land by directing development away from these areas. The Official Plan designates Lucan 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 lands are located within the urban settlement area of Lucan and are designated for residential development. The Township Official Plan includes criteria to be evaluated in the review of such development proposals and the Township is satisfied that those criteria have been met. More detailed local planning considerations can be found in the attached local planning reports.

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 Lucan Biddulph Official Plans, represents sound land use planning, and approving it would have regard to the decision of Council for the Township of Lucan Biddulph. 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	Support opportunities to create a stronger and sustainable agricultural sector Create an environment that enables the attraction and retention of businesses, talent, and investments Support the development and prosperity of downtown core areas in Middlesex County

RECOMMENDATION:

That the proposed Plan of Subdivision (File No. 39T-LB2002) 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 and oral submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

Attachments:

Location Map

Proposed Draft Plan

Preliminary Draft Plan Conditions

Planning Reports