



Committee of Whole

Meeting Date: July 13, 2021
Submitted by: Durk Vanderwerff, Director of Planning
SUBJECT: PROPOSED PLAN OF SUBDIVISION, MUNICIPALITY OF
SOUTHWEST MIDDLESEX, FILE NO. 39T-SM-2001, DOBIE

BACKGROUND:

The property owner (Dobie) is proposing to develop a residential plan of subdivision on a 14.5 hectare (36 acre) property within Glencoe. The development would create 119 lots for single detached dwellings, 8 lots for 16 semi-detached dwellings and a block for future medium density development. In addition, there would be blocks for storm water management, a future road connection, a temporary cul-de-sac, and road reserves.

Access to the proposed development would be provided from Bute Street, Main Street (County Road 80), and Centreville Drive and the development would occur on full municipal services. The subject lands are within the 'Residential' designation of the Southwest Middlesex Official Plan, and the lands are currently vacant. Surrounding land uses include agricultural, residential, and industrial.

This plan of subdivision was processed under the integrated planning model that has been developed between the County and the Municipality. This included a combined circulation process and a common planning review and analysis. The municipal planning reports, authored by Stephanie Poirier, as provided to Southwest Middlesex Council, are attached along with a location map, a copy of the proposed plan, and the proposed conditions of draft plan approval.

This report is a short summary of the issues from the perspective of the County as the Approval Authority and recommends draft plan approval subject to conditions.

ANALYSIS:

The submission was accepted as complete on August 18th, 2020 and the Municipality held a statutory Public Meeting on September 23rd, 2020. Southwest Middlesex Council supported the application at their May 26th, 2021 meeting. It is noted that there was some time taken in processing the plan of subdivision as additional information was requested

prior to the Municipality being in a position to support the proposal, in part, due to public and stakeholder feedback. The additional analysis included servicing considerations and an analysis of compatibility with existing industrial / commercial uses across Main Street.

An agency circulation was undertaken and the comments received either were addressed or can appropriately be addressed as conditions of draft plan approval. The proposed draft plan conditions include matters to satisfy the Lower Thames Valley Conservation Authority (stormwater management, engineering, etc.), the County Engineer (road widening / reserves, intersection improvements, etc) and the Municipality (infrastructure improvements, subdivision agreement, etc). In addition, public comments received during the local process included comments related to land use compatibility, impact on existing dwellings, servicing, and road improvements. Based on the comments received, the Municipality undertook additional analysis and recommended certain draft plan conditions.

The Provincial Policy Statement (PPS) and the County Official Plan encourage new development to occur in settlement areas, like Glencoe, where full municipal services can be provided. The County Official Plan designates Glencoe as an 'Urban Settlement Area' and the lands are located within the 'Residential' designation of the Southwest Middlesex Official Plan. The subject lands are an appropriate location for residential development within Glencoe on full municipal services.

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:

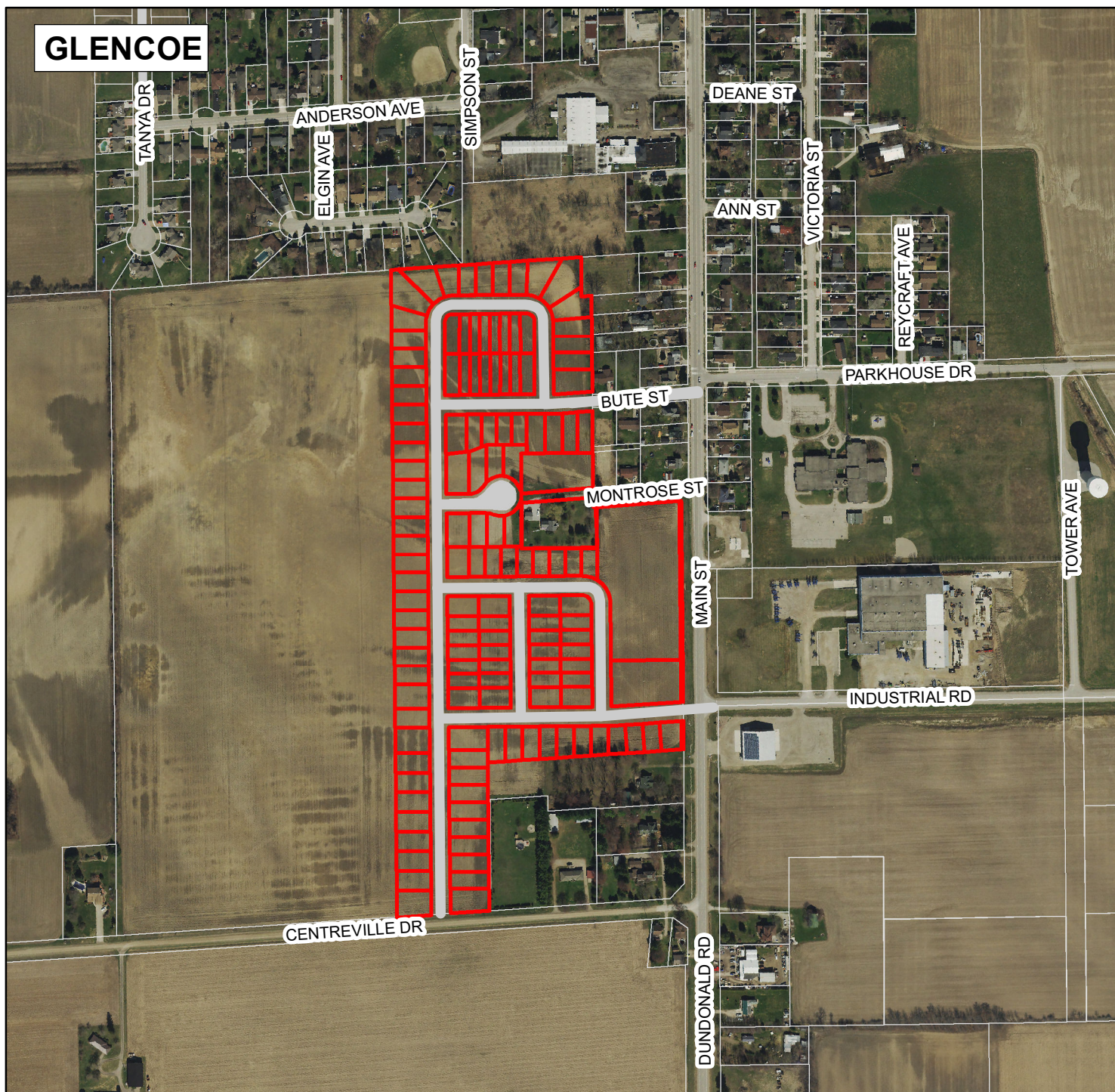
Strategic Focus	Goals	Objectives
Strengthening Our Economy	Encourage a diverse and robust economic base throughout the county	Create an environment that enables the attraction and retention of businesses, talent, and investments Support the development and prosperity of downtown core areas in Middlesex County

RECOMMENDATION

That the proposed Plan of Subdivision (File No. 39T-SM-2001) 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

GLENCOE



LOCATION MAP

Description:
PROPOSED PLAN OF SUBDIVISION
DOBIE SUBDIVISION
MUNICIPALITY OF SOUTHWEST MIDDLESEX

File Number: 39T-SM2001

Prepared by: Planning Department,
The County of Middlesex, June 29, 2021.

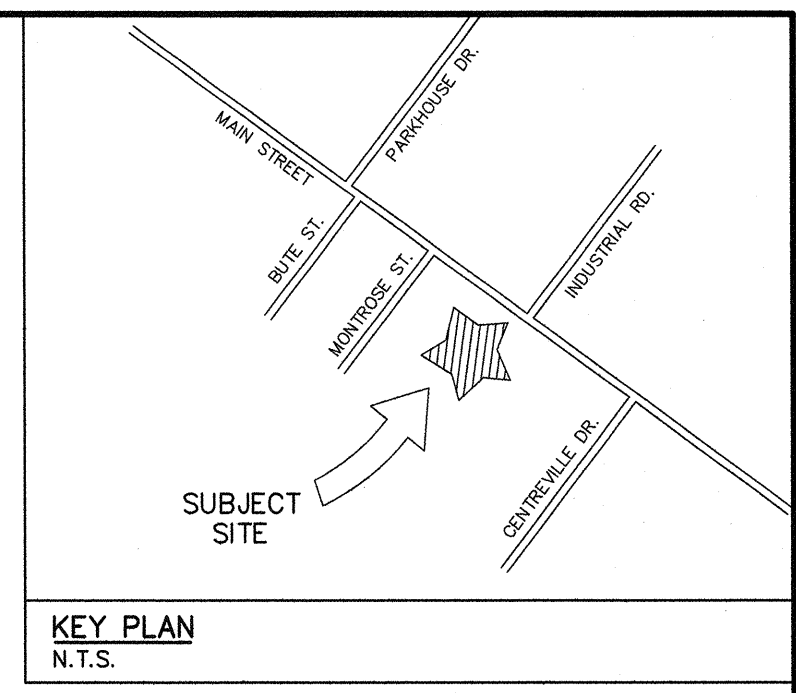
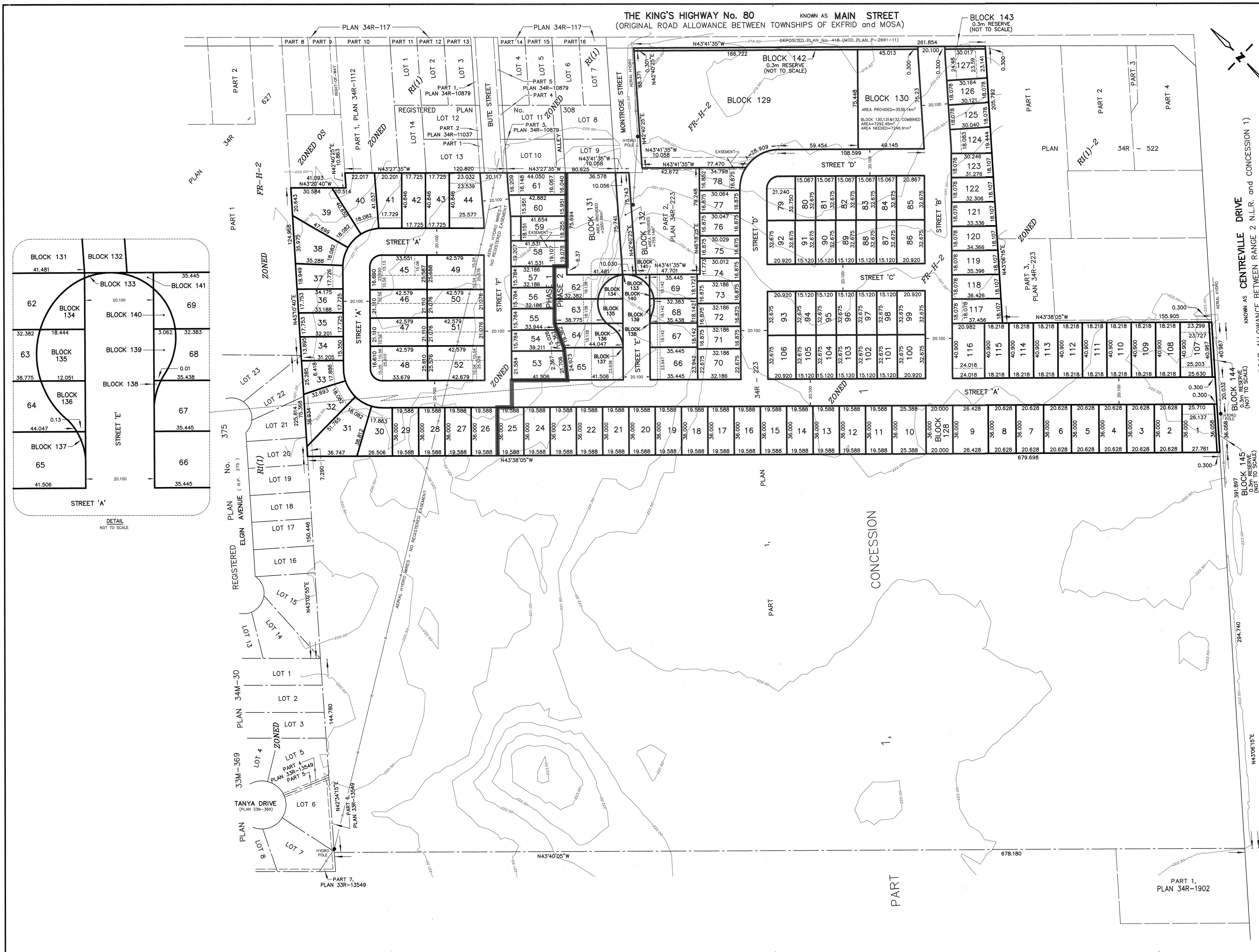


LEGEND

 Subject Lands



1:6,000
0 60 120 180 240 300
Metres



DRAFT PLAN OF SUBDIVISION
OF PART OF
LOT 1, CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF MOSA)
MUNICIPALITY OF SOUTHWEST MIDDLESEX
COUNTY OF MIDDLESEX

SCALE 1:1250
0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 METRES

SBM GEOMATICS LTD.
ONTARIO LAND SURVEYORS

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCHEDULE OF LAND USE			
LOTS/BLOCKS	LAND USE	# UNITS	AREA (ha)
1. 1-9, 10-44, 53-127	SINGLE FAMILY	119	8.052
2. 45-52	SEMI DETACHED	16	0.792
3. BLOCK 128	FUTURE STREET	---	0.072
4. BLOCK 130-132	STORM WATER MANAGEMENT	---	0.724
5. BLOCK 129	MULTI FAMILY	---	1.345
6. BLOCK 142-145	0.3m RESERVES	---	0.015
7. STREETS A, B, C, D, E & F	ROADS	---	3.503
TOTALS		135	14.503

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

D - Proposed Uses: Residential
E - Adjoined Uses: Residential
H - Water Supply: Municipal
I - Soils: Clayey Silt Till
K - Municipal Services: All as required, including sanitary sewers

BENCH MARK
CONTROL MONUMENT No. 0011978U078 BEING A TABLET SET IN THE SOUTHWEST FOUNDATION WALL OF WEST LORNE LAKEWOOD DISTRICT COLLEGIATE AT 103 CONCESSION STREET, 42m SOUTHEAST OF THE CENTRELINE OF GLENCO-NEWBURY ROAD.
ELEVATION = 221.496 (GEODETIC)

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE THE FIRM OF SBM GEOMATICS TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

April 27, 2021
DATE
John Dobie
OWNER

April 27, 2021
DATE
Barbara Dobie
OWNER

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

April 27, 2021
DATE
Gavin P.T. Seaman
O.L.S.
PRELIMINARY: NOT MONUMENTED

Applicant: John Dobie
File No.: 39T-SM-2001
Municipality: Southwest Middlesex
Subject Lands: Lot 1, Concession 1

Date of Decision:
Date of Notice:
Last Date of Appeal:

The conditions and amendments to final plan of approval for registration of this Subdivision, file no. 39T-SM-2001, are as follows:

No. Conditions

1. That this approval applies to the draft plan of subdivision prepared by Strik, Baldinelli, Moniz dated April 27th 2021 and showing:
 - a. Lots 1-9, 10-44, and 53-127 for single detached dwellings
 - b. Lots 45-52 for semi-detached dwellings
 - c. Block 129 for future multi-family block
 - d. Block 128 for future road connection
 - e. Blocks 130-132 for stormwater management
 - f. Blocks 133-141 for temporary turning circle
 - g. Blocks 142-145 for road reserves
2. That the development of the draft plan of subdivision shall be undertaken in phases to the satisfaction of the Municipality. In particular, Phase 1 shall generally include the development of (28) lots for single-detached dwellings (Lots 26-44 and 53-61) and (8) lots for semi-detached dwellings (Lots 48-52).
3. No development of the Plan of Subdivision may begin until all external infrastructure and services required for the development of the Plan of Subdivision are in place; including municipal water supply, treatment and conveyance infrastructure and sewage treatment and waste water conveyance infrastructure. For the purpose of these conditions, services being "in place" means that the infrastructure exists and is operational to the satisfaction of the Municipality and that capacity in such infrastructure has been formally allocated and approved by the Municipality for use in connection with the development of the Plan of Subdivision; this undertaking shall be at the sole expense of the Owner.
4. That any dead ends or open sides of road allowances created by this draft plan shall be terminated in 0.3 metre reserves to be conveyed to and held in trust by the Municipality. This shall include but not be limited to where Block 129 abuts Montrose Street.
5. That all streets shall be named and the lots addressed to the satisfaction of the Municipality and the County. This shall include permanent and temporary road name and municipal address signage during all stages of construction which shall be a requirement of the Subdivision Agreement.
6. That prior to final approval, the County is to be advised by the Municipality that appropriate zoning is in effect for the Plan of Subdivision.
7. That the Owner and the Municipality enter into a subdivision agreement ("Subdivision Agreement") pursuant to Section 51 (26) of the Planning Act to be registered on title of the lands to which it applies prior to the Plan of Subdivision being registered. Further that the Subdivision Agreement shall include provisions that it will also be registered against the lands

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to which it applies once the plan of subdivision has been registered.

8. That the Subdivision Agreement satisfies all requirements of the Municipality related to financial, legal, planning and engineering matters including but not limited to; grading and drainage, planting of trees, landscaping, provision of community mailboxes, fencing, buffering, street lighting and other amenities, construction access, the provision and installation of full municipal water and sanitary services, the installation of off-site future service connections along the adjacent re-constructed roads, the installation of underground electrical services, and other matters which may be required by the Municipality respecting the development of the Plan of Subdivision, including the payment of Municipal Development Charges, if any, in accordance with the Municipality's Development Charge By-Law
9. If necessary, that the Owner shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes which is to include a requirement to notify all prospective lot purchasers of the mailboxes' location(s).
10. The Owner shall enter into an agreement with the appropriate service providers for the installation of underground communication / telecommunication utility services for these lands to enable, at a minimum, the effective delivery of the broadband internet services and communication / telecommunication services for 911 Emergency Services.
11. That the Subdivision Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of subdivision are informed, at the time the land is transferred, of all the development charges, if any, related to the development, pursuant to Section 59(4) of the Development Charges Act.
12. That such easements as may be required for utility, servicing, or drainage purposes shall be granted to the appropriate authority, at the expense of the Owner.
13. That prior to final approval, arrangements shall be made to the satisfaction of the Municipality for the relocation of any utilities required for the development of the Plan, which relocation shall be undertaken and provided at the expense of the Owner. This shall include, but not be limited to, the relocation of the existing overhead hydro line that crosses the property.
14. That prior to final approval, the developer shall submit a storm water management plan, a Sediment and Erosion Control Plan and Final Detailed Servicing and Grading Plans to the satisfaction of the Municipality, the County and the Lower Thames Valley Conservation Authority for approval and if required, the subdivision agreement contain provisions implementing the plan.
15. That prior to final approval, the Municipality shall advise the County of Middlesex that the Subdivision Agreement between the Municipality and the Owner provides for the following:
 - a. municipal assumption and ownership of any facilities required for the detention and enhancement of storm water quality, and for the purpose of ensuring perpetual maintenance and operation; and
 - b. the inclusion of any environmental protection measures recommended in the final storm water management plan required by condition number 14 that are not capable of being

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addressed under the Ontario Water Resources Act.

16. That prior to final approval, a Licensed Archaeologist shall provide a letter to the Municipality indicating that there are no concerns for impacts to archaeological sites on the subject lands. This is to be accompanied by a Ministry of Tourism, Culture and Sport letter indicating that the licensee has met the Terms and Conditions for Archaeological Licensing and that the report has been entered into the Ontario Public Register of Archaeological Reports.
17. That prior to final approval, the Owner shall submit for review and approval of the Municipality a detailed geotechnical investigation of the site prepared by a qualified geotechnical engineer for the entire subject land prior to the initiation of any site grading or servicing; including a hydrogeological opinion, which if determined warranted by the Municipality, shall provide a full hydrogeological investigation at the Owner's expense; and agree in the subdivision agreement to remove any matter, which is determined during soil investigations as being hazardous.
18. That the developer construct all rights-of-way and all infrastructure to municipal standards and to the satisfaction of the Municipality including the construction of Bute Street and Centreville Drive from County Road 80 (Main Street) to the development.
19. That County Road 80 (Main Street) cross section shall be urbanized to the south extent of Street B to the satisfaction of the Municipality and County of Middlesex.
20. That engineered drawings be provided for the intersection of Bute / Main / Parkhouse to address potential traffic issues at the offset intersection to the satisfaction of the Municipality and County of Middlesex.
21. That the owner dedicates lands up to 18 m from the centerline of construction of County Road 80 (Main Street) across the subject lands to the County of Middlesex for the purposes of road widening if the right of way is not already to that width, to the satisfaction of the County of Middlesex.
22. That the owner dedicates 0.3 metre reserves across the frontage of the property along County Road 80 (Main Street) to the satisfaction of the County of Middlesex.
23. That the owner shall design and construct any necessary improvements for the intersections of Bute / Main (County Road 80) / Parkhouse and Street B / Main (County Road 80) to the satisfaction of the County of Middlesex, with all design and construction will be the responsibility of the Developer.
24. That the Owner dedicate to the Municipality all applicable blocks and reserves related to the potential temporary turning circle and that such turning circle be constructed to a permanent standard unless Montrose Street is otherwise extended to the subdivision.
25. That the Owner convey up to 5% of the land included in this plan to the Municipality for park purposes. Alternatively, the Municipality may require cash-in-lieu of all or a portion of the conveyance.
26. That the Subdivision Agreement shall include a provision that requires a clause be included in all agreements of purchase and sale or lease of Lots and part of Blocks notifying future owners

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/ lessors that normal farm practices, as outlined in the Farming and Food Production Protection Act, 1998, as amended or replaced, are engaged in and occur in the area of the property and shall require the purchaser or lessor, as a condition of any aforementioned agreement of purchase and sale or lease, to acknowledge and accept that normal farm practices, as outlined in the Farming and Food Production Protection Act, 1998, as amended or replaced, are engaged in and occur in the area of the property.

27. That prior to final approval, the County is to be advised in writing by the Municipality how conditions 1 through 26 have been satisfied.
28. That prior to final approval, the County is to be advised in writing by the Lower Thames Valley Conservation Authority how condition 14 has been satisfied.
29. That prior to final approval, the County is to be advised in writing by the County engineer how conditions 19-23 have been satisfied.

NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfil the conditions of the draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the approval authority.
2. We suggest you make yourself aware of the following subsections of the Land Titles Act:
 - a) Subsection 144(1) requires all new plans be registered in a Land Titles system if the land is situated in a land titles division; and
 - b) Subsection 144(2) allows certain exceptions.
3. When the Zoning By-law required in condition 6 is being prepared, reference to this subdivision application T-file number should be included in the explanatory note.
4. Clearance is required from the following agencies:
 - Municipality of Southwest Middlesex
 - Lower Thames Valley Conservation Authority
 - County of Middlesex Engineer
5. Inauguration, or extension of a piped water supply, a communal sewage system or a storm water management system, is subject to the approval of the Ministry of Environment under Section 52 and Section 53 of the Ontario Water Resources Act.
6. The Ministry of Environment and Climate Change must be advised immediately should waste materials or other contaminants be discovered during the development of this plan of subdivision.
7. All measurements in subdivision final plans must be presented in metric units.
8. The final plan approved by the County of Middlesex must include the following paragraph

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on all copies (3 Mylars and 4 paper) for signature purposes:

"Approval Authority Certificate

This Final Plan of Subdivision is approved by the County of Middlesex under Section 51(58) of the Planning Act, R.S.O. 1990, on this _____ day of _____, 201__.

Director of Planning"

9. The final plan must be submitted digitally in AutoCAD (DWG) and Portable Document Format (PDF) with the appropriate citation from the Planning Act used. The AutoCAD (DWG) file must be consistent with the following standards:
 - Georeferenced to the NAD83 UTM Zone 17N coordinate system.
 - All classes of features must be separated into different layers.
 - Each layer should be given a descriptive name so that the class of feature it contains is recognizable.
10. The final plan approved by the County of Middlesex must be registered within 30 days or the County may withdraw its approval under Subsection 51(59) of the Planning Act.

REPORT TO: Mayor and Members of Council
DATE: May 26th, 2021
FROM: Stephanie Poirier, Planner
SUBJECT: Application for Plan of Subdivision 39T-SM-2001 &
Zoning By-law Amendment Application P10-2020
APPLICANT: John Dobie
AGENT: Strik, Baldinelli, Moniz

RECOMMENDATION:

THAT Plan of Subdivision Application 39T-SM-2001 and draft plan conditions be **ENDORSED** and forwarded to the County of Middlesex for consideration and approval;

AND THAT Zoning By-law Amendment Application P10-2020 be **GRANTED**.

PURPOSE AND EFFECT:

The purpose of the subject subdivision and zoning by-law amendment applications is to facilitate the development of a residential plan of subdivision with 119 building lots for single detached dwellings, 8 lots for 16 semi-detached dwellings, and a medium density block for future development. Access is proposed from Bute Street, Main Street (County Road 80), and Centreville Drive.

BACKGROUND:

The subject lands are located on the west side of Main Street, north of Centreville Drive in Glencoe. The lands are approximately 14.5 ha (36 ac) in size are currently vacant of any buildings and structures. Municipal services are available, subject to engineering and design. Surrounding land uses include agricultural, residential, and industrial uses.

An Application for a Plan of Subdivision was received by the County of Middlesex on July 20th, 2020 and was deemed complete by the County on August 18th, 2020. The following supplementary documents were submitted as part of the application to this date:

- Servicing & Stormwater Management Feasibility Study, Strik, Baldinelli, Moniz, July 2nd 2020, revised February 10th 2021
- D-6 Compatibility Assessment, Strik, Baldinelli, Moniz, February 10th 2021

A Zoning By-law Amendment Application was submitted, to the Municipality of Southwest Middlesex on July 15th, 2020 and was deemed complete on August 21st 2020.

The statutory public meeting for both applications was held on September 23rd, 2020. The draft plan of subdivision has been revised since its original configuration and it currently includes the following attributes:

- 119 Single Detached Residential Lots
- 8 Lots for 16 Semi Detached Dwellings
- 1 Block for future road connection (Block 128)
- 1 Multiple Unit Residential Block (Block 129)
- 3 Blocks for Stormwater Management (Blocks 130-132)
- 9 Blocks for a temporary cul-de-sac (Blocks 133-141)
- 4 Blocks for road reserves (Blocks 142-145)
- 6 Public Streets (A-F)

The main revisions to the draft plan since the original submission (and the public meeting) are as follows:

- Number of single detached dwellings reduced from 144 to 119 to accommodate larger lots
- Block 128 is being proposed for a future road connection
- Access is no longer proposed to Montrose Street at this time. The applicants are proposing an internal cul-de-sac in such a way that it could be changed to a through road in the future should additional property be acquired
- Blocks 131-132 are proposed as additional stormwater management/open space

In support of the draft plan of subdivision, a concurrent zone change application has been filed to rezone from 'Future Residential Holding Provision Two (FR-H-2) zone' to implement the proposed subdivision. More specifically:

- Lots 1-9, 10-44, and 53-127 are proposed to be within the 'Residential First Density- Holding Provision One (R1(1) H-1) Zone' in order to facilitate 119 single detached dwellings;
- Lots 45-52 are being proposed to be within the 'Residential Second Density- Holding Provision One (R2-H-1) Zone' in order to facilitate 16 semi-detached dwellings;

- Block 129 is being proposed to be within the 'Residential Third Density Holding Provision One and Two (R3-H-1-H-10) Zone in order to establish a future medium density block; and
- Block 130-132 are being proposed to be within the 'Open Space (OS) Zone for stormwater management and parkland purposes.

The applicant is proposing to develop the subject lands in two phases with the first phase being the area north of Bute Street. The development of Block 129 for multiple units will also require a further Planning Act application.

POLICY:

The Provincial Policy Statement (2020)

According to Section 3 of the Planning Act, as amended, decisions made by planning authorities "shall be consistent with" the PPS. The principal policies of the PPS that are applicable to the proposed development include:

Section 1.1.1 of the PPS speaks to 'Healthy Livable and safe communities' and how they can be sustained. Section 1.1.1b) states that 'accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs'.

1.1.3.1 Settlement Areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion

Section 1.1.3.6 states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

1.1.3.7 Planning authorities should establish and implement phasing policies to ensure:

- a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and
- b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitable zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area

Section 1.6 of the PPS speaks to servicing, where municipal services are the preferred form of servicing. More specifically, section 1.6.6.1a) states 'Planning for sewage and water services shall accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:

- a) municipal sewage services and municipal water services

Section 1.6.6.7 of the PPS speaks to stormwater management and that planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
- b) minimize, or, where possible, prevent increase in contaminant loads;
- c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
- d) migrate risks to human health, safety, property and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces; and

- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

County of Middlesex Official Plan

Section 2.3.2 speaks to the growth management hierarchy and consists of the following types of settlement areas: urban areas, community areas, and hamlets in agricultural areas. It is the goal of this plan that future development within settlement areas proceed on the basis of full municipal services.

The County of Middlesex Official Plan speaks to housing types in section 2.3.7. This section states that 'it is the policy of the County to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County'.

The County of Middlesex Official Plan speaks to settlement areas in section 2.3.8. This section states 'urban areas and community areas shall be the focus for future growth including residential, commercial and industrial development'. The growth is anticipated to be serviced by municipal services, unless full services are not available.

2.3.8.1 Urban Areas either provide or demonstrate a strong potential to provide full municipal services. Urban Areas have the highest concentration and intensity of land uses in the County. Urban Areas are the focus for future growth and are expected to accommodate a significant portion of the projected growth over the planning period. New development, other than infilling, shall be fully serviced by municipal or communal water and sewage disposal systems.

2.4.5 The County of Middlesex does not fund or maintain sanitary sewer or water systems in the County. The County does however, promote efficient and environmentally responsible development which is supportable on the basis of appropriate types and levels of water supply and sewage disposal. The County encourages new development to proceed on the basis of full municipal services.

3.2.2 New development in Settlement Areas is encouraged to proceed by Plan of Subdivision.

4.5.1 County Council shall approve only those plans of subdivision or condominium which comply with the provisions of this Plan and the applicable local official plan. Under conditions of approval attached to plans of subdivision or condominium pursuant to the Planning Act:

- a) County Council shall require that the applicant(s) enter into appropriate agreements with the County or local municipality which may be

registered against the title of the subject lands and which shall include such matters as services, financial requirements, County road facilities, dedication of land for public uses, exclusive of parks and other requirements to implement the provisions of this Plan; and

- b) the Council of the local municipality may require that the applicant(s) enter into appropriate agreements which shall be registered against the title of the subject lands, and may include such matters as, but not limited to, financial requirements, local roads, drainage, grading and landscaping, sidewalks and dedication of land for public uses and other requirements to implement the provision of this Plan and the local official plan.

Southwest Middlesex Official Plan

Section 3.4.4.1 states that the primary purpose of lands designated 'Residential' on Schedule 'C' shall be for residential purposes including a broad range of housing types and densities from single unit dwellings to low-rise apartment buildings. A range of dwelling types and ownership is encouraged to meet the diverse needs and preferences of existing and future residents as well as providing for affordable housing. A number of zones and regulations for various housing types shall be established in the Zoning By-Law.

Section 3.4.4.3 states that low density development (e.g. single unit dwellings, two unit dwellings) shall continue to be the dominant form of residential development. Development proposals shall be encouraged which:

- a) provide a creative, yet functional lot layout;
- b) create a sense of character and identity;
- c) result in attractive and distinctive streetscapes;
- d) incorporate public amenities and safety measures;
- e) facilitate pedestrian movement;
- f) utilize traffic calming measures;
- g) preserve and enhance natural features;
- h) ensure appropriate and effective buffering from adjacent nonresidential uses;
- i) minimize total road length and road surface within practical considerations for snowplowing, surface drainage and on-street parking;
- j) maximize energy saving criteria such as southern exposure for solar gain and landscaping and to minimize the adverse effects of winds.

Section 3.4.4.5 states that medium density development (e.g. townhouses, low-rise apartments,) shall be designed such that the height, density and arrangement of buildings and structures achieves an attractive and harmonious design and does not adversely impact neighbouring lower density residential development. Development proposals shall be considered based on the following criteria:

- a) adequate buffering and/or separation from low density residential development;
- b) proximity to areas designated 'Downtown Core' and/or 'Open Space';
- c) vehicular access to an arterial or collector road or from a local street designed to accommodate the traffic generated;
- d) adequacy of municipal infrastructure (water supply, sanitary sewage, drainage, roads and sidewalks).

Section 3.4.4.8 states that proposals for residential development other than infilling and minor extensions to existing development shall be submitted with the following information prior to their formal consideration by the Municipality:

- a) design population and conceptual layout including lot size and shape,
- b) housing form, mix and density,
- c) water supply requirements and connection to the municipal water supply system,
- d) availability and ability to connect to the sanitary sewage system,
- e) storm water management,
- f) parkland dedication or cash-in-lieu,
- g) retention/enhancement of natural features,
- h) buffering/screening provisions where required,
- i) impact on off-site municipal facilities and services;
- j) financial impact (benefits and costs) on the Municipality.

Section 8.2.3.1 states that approval of a plan of subdivision or condominium by the Municipality shall be subject to the following criteria being satisfied:

- a) The applicable land use designation and policies of this Plan and the County Plan,

- b) The requirements of the Planning Act,
- c) The entering into of a subdivider's/condominium agreement with the Municipality,
- d) The posting of sufficient financial security to ensure the protection of the Municipality.

Section 6.3.2 states that all development within settlement areas with the exception of Middlemiss shall be connected to, and serviced by, the municipal water supply system.

Section 6.4.1 states that all development within the Glencoe Urban Area and the Wardsville Community Area shall be connected to and serviced by the municipal sanitary sewage system.

Southwest Middlesex Zoning By-law

Residential First Density (R1(1))

The Residential First Density (R1(1)) Zone permits single detached dwellings, accessory uses and requires a minimum lot frontage of 15 m and a minimum lot area of 450 m².

Residential Second Density (R2)

The Residential Second Density (R2) Zone permits a range of residential uses included but not limited to semi-detached dwellings, duplex, and two-unit dwellings. Semi-detached dwellings require a minimum lot frontage of 10.5 m per dwelling unit, and a minimum lot area of 300 m² per dwelling unit.

Residential Third Density (R3)

The Residential Third Density (R3) Zone permits a range of residential uses including but not limited to apartment buildings, multi-unit dwellings, and townhomes. The R3 Zone requires a minimum lot frontage of 30 m and a minimum lot area of 200 m² per dwelling unit.

Holding Provision (H-1)

Applies to parcels of undeveloped lands zoned for residential purposes (e.g. R1, HR) in settlement areas as shown on Schedule "B" through Schedule "G" inclusive. Removal of the H-1 symbol contingent on the owner entering into a subdivider's or similar agreement with the Municipality to address the installation of services, the construction of roads and other developer obligations and responsibilities.

OTHERS CONSULTED:

Statutory Public Meeting

Notice of the public meeting was circulated to residents living within 120 m of the subject application on September 2nd, 2020 as well agencies in accordance with the requirements of the Planning Act and the statutory public meeting was held on September 23rd, 2020. Several members of the public attended and spoke at the meeting and as well eight written submissions were received.

The comments received expressed general concern with regards to land use compatibility, impact on existing dwellings, servicing, stormwater management, and road improvements. In addition, comments in general support of the proposal were received.

A summary of the principal concerns that can be addressed through the plan of subdivision process, as well as staff commentary, can be found below.

Summary of Public Concerns Discussed at Public Meeting:

Infrastructure Capacity

Concerns were raised in regards to if the existing infrastructure (water, sanitary, and stormwater) will be able to accommodate the proposed development.

Response: Subsequent to the public meeting the proponent provided an additional Servicing and Stormwater Management Feasibility information. Staff are satisfied with the information provided at this time for the purposes of draft plan approval with it being noted that further engineering design would be required as part of the draft plan conditions/subdivision agreement.

Road Upgrades

Concerns were raised in regards to the ability for Bute Street, Montrose Street, and Centreville Road to accommodate the increased amount of traffic.

Response: The recommended draft plan conditions would require that Bute Street be upgraded to an urban standard and that Centreville be upgraded to a hard surface (tar and chip) from Main Street to the furthest side of 'street A'. Montrose is no longer a proposed access road to the development at this time.

Municipal Servicing Connection for Existing Development

Existing residents along Bute and Montrose Streets had concerns in regards to being required to connect to municipal services once they become available.

Response: The recommended draft plan conditions would require the developer to install the necessary servicing to make future connections for existing homes available. Any future connections would occur outside of the subdivision process.

Connection to Potential Future Development Lands

A concern was raised in regards to the connectivity of the proposal with the existing community and potential future development lands.

Response: The proposed plan has been amended to include a future road connection (extension of Street B), which would provide connectivity to any potential future development to the West. In addition, the recommended draft plan conditions would include improvements and urbanization along County Road 80 (Main Street) to provide pedestrian and vehicular connectivity.

Parkland Dedication

Concerns were raised in regards to the size of the development without any proposed parkland recreational space.

Response: The recommended draft plan conditions would require the developer to dedicate 5% of the land within the proposed plan or an equivalent cash payment in lieu of a dedication of land for park purposes in accordance with the Planning Act. The proposed stormwater management blocks contain underground chambers for stormwater, which will allow these blocks to also function as outdoor amenity space. Municipal staff are satisfied with this approach.

Landscape Buffer

Existing residents abutting the subject lands raised concerns in regards to privacy and requested buffering be put along the property lines.

Response: The Southwest Middlesex Official Plan and Zoning By-law require buffering where future multi-unit dwellings and the low residential density uses abut but not where low density residential uses abut other low density residential uses. The recommended draft plan conditions would require that buffering, fencing, and landscaping be addressed as part of the subdivision agreement.

Proximity to Industrial Uses

Through the circulation process, the chief building official raised a concern in regards to the development being in close proximity to industrial uses on the other side of Main Street.

Response: Subsequent to the public meeting the agent completed a D-6 Series Guidelines Assessment, which concluded that the proposed development exceeds the minimum setback requirements from the two existing industrial uses being the gas station at 87 Main Street (Class I-required setback 20 m provided 28 m), and Penta Equipment Inc. at 73 Main Street (Class II-required 70 m provided 175 m). No additional mitigation measures to address compatibility were recommended by the assessment study.

Minimum Distance Separation (MDS)

A concern was raised in regards to the impacts on surrounding agricultural uses from an MDS perspective as a result of the development.

Response: In consultation with OMAFRA, it was confirmed that a new subdivision with a settlement area designated for residential is not subject to MDS I. However, agricultural properties in close proximity to the settlement area will continue to be subject to MDS II. In order to mitigate potential land use compatibility issues, the recommended draft plan conditions would require a warning clause be included within the subdivision agreement to make future residents aware of potential odor/noise/dust as a result of nearby agricultural operations.

Agency Comments

The following written comments from agencies has been received to date and the recommended draft plan conditions include wording to satisfy these comments.

Bell Canada (May 2021)

Bell Canada has stated the following:

We are hereby informing the municipality that we have not been able to come to an agreement with the Owner of the above noted development with respect to providing wireline communication/telecommunication services. As a result, Bell Canada will not be serving the noted development. However, this does not preclude the possibility of Bell Canada providing service to subsequent phases and/or future developments.

Any conditions requested from Bell Canada related to the above noted development are no longer required.

While our objective is to provision Bell Canada wireline services to the majority of new developments in Ontario and Quebec as part of the normal provisioning process, the telecommunication market is now very competitive and many alternative telephony service providers are offering service to potential customers.

In the absence of Bell Canada services, it is incumbent upon the Owner to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication services will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

Bell Canada (September 2020)

Bell Canada has requested that the following be added to the subdivision agreement:

- i) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
- ii) The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost

They have also requested that the Owner contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development. It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

County of Middlesex Emergency Services

County of Middlesex Emergency Services has requested the following:

- That the proposed street names be submitted to the County Emergency Services Dept. for approval to ensure the street names are not duplicated in any other County Municipalities including the Municipality of Southwest Middlesex.
- That the approved street names be erected to Municipal standards when the appropriate infrastructure (roads, curb etc) is in place so emergency responders can better identify street locations.
- That the new streets that intersect with present roads for example street "A" intersects with Centreville Drive and street "B" intersects with Main

Street that the developer includes both street names when erecting the street signs. Signs to meet Municipal standards.

- That proposed municipal addressing be submitted for approval to the County Emergency Services Dept.
- If Street "A" doesn't connect to Centreville Dr that a "NO EXIT" sign be erected on street "A" just south of street "B" to ensure emergency services are aware the street doesn't exit.
- If Street "A" doesn't connect to Centreville Dr that a wider turning radius be provided at the south end of street "A" in the road allowance for emergency services apparatus for easier turning around of the apparatus.
- When the development is at a point when building permits are being issued the municipal address should be posted on a sign (not building permit) in/on the exterior of the building lot so it is visible from the curb of the road allowance until it can be affixed to the building in a permanent fashion for emergency responders to find the said address they are responding to.
- That fire hydrant locations be approved to standard and that the Municipal Fire Chief is copied for input and approval.
- That the appropriate infrastructure be in place for connecting to 911 call agency prior to occupancy of any structure.

Enbridge Gas

Enbridge Gas has requested that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.

Hydro One

Hydro One has no concerns or comments on the proposal.

Conseil Scolaire Viamonde

Conseil Scolaire Viamonde has no concerns or comments on the proposal.

Thames Valley District School Board

The Thames Valley District School Board noted that pupils from the development are expected to be accommodated at Ekcoe Central Public School and Glencoe District High School.

Canada Post

Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs). If the development includes plans

for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMBs. Additionally, Canada Post requires the following:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
 - A Community Mailbox concrete base pad per Canada Post specifications.

Lower Thames Valley Conservation Authority

The Lower Thames Valley Conservation Authority noted that the subject lands are located outside of the regulated area. Additionally, they provided the following comments in regards to the stormwater management feasibility study:

- The design of the Soakaway Pits as LID controls is acceptable. However, it can be recommended that the length of the Soakaway Pits should be maximized compared to its width to ensure proper distribution of water and to minimize the potential for groundwater mounding (SWM Planning and Design Manual, MOE, 2003).
- The water quality control criteria are acceptable.
- Please revise the runoff coefficients based on the following:
 - a. Please note that the runoff coefficient for 100-year event should be increased by 25% (See Design Chart 1.07, MTO Drainage Management Manual, 1997).
 - b. Please include the imperviousness due to roads in the calculation of cumulative runoff coefficients for the catchments, where applicable.

County Engineer

The urbanized County Road 80 (Main Street) cross section should be extended past the limits of Street 'B'. Additionally engineering drawings should be provided for the intersection of Bute/Main/Parkhouse to address potential traffic issues at the offset intersection. As discussed the staging of road improvements can be discussed to suit the phasing of the subdivision.

It is recommended that phasing be staged to complete two road connections from the subdivision to the County road for the purposes of emergency access as soon as practicable.

The drawing correctly identifies the 0.3 m reserves that will be required, however the owner should confirm that the current right of way width meets or exceeds the 18 m requirement. That dimension is not identified on the plan.

The County would want to approve engineering drawings including grading and intersection design.

CN Rail

Does not have any comments in regards to the proposal.

Southwest Middlesex Chief Building Official

The Southwest Middlesex Chief Building Official noted that the aerial hydro wires that span across lots 38, 65, 64, 62 need to be removed/relocated. It was also noted that there were concerns from a land use compatibility perspective between the proposed residential and existing industrial uses.

ANALYSIS:

The Provincial Policy Statement (PPS), County of Middlesex Official Plan, and Southwest Middlesex Official Plan all encourage development within the settlement area boundaries on full municipal services. The subject lands are located within the settlement area of Glencoe and will be fully serviced with municipal infrastructure. The lands are designated as Residential within the Southwest Middlesex Official Plan, zoned Future Residential within the Southwest Middlesex Zoning By-law, and are generally intended for residential development. Staff are of the opinion that the development is proposed to be located adjacent to the existing built-up area, has a compact form, mix of uses and densities that allow for the efficient use of land.

Staff have evaluated the proposal against Section 3.4.4.3 of the Southwest Middlesex Official Plan and are of the opinion that the proposed plan has a functional lot layout, distinctive streetscapes, will facilitate pedestrian movement, and maintains the character and identity of Glencoe.

The policy documents encourage municipalities to a variety of housing types in order to accommodate housing needs of current and future residents. Staff are of the opinion that the proposal both maintains the existing character of the settlement area of Glencoe, while also providing a limited range of housing options being single detached, semi-detached, and multi-family.

The lots for single detached dwellings range in size with frontages 15 m – 26 m with areas ranging from 465 m² – 936 m². The lots for the semi-detached dwellings have frontages of 10.5 m per dwelling unit and lot areas of 441 m² per dwelling unit. Staff are of the opinion that the proposed rezoning application is appropriate for the subject lands, as the minimum lot frontage and minimum lot areas have been met or exceeded for both the single detached dwellings (proposed R1(1) zone) and the semi-detached dwellings (proposed R2 zone).

Staff note that a concept plan has not been provided for the multi-unit block at this time, and as such have placed a holding provision on the subject lands which prevents the proposed Residential Third Density (R3) Zoning to come into effect until the completion of a site plan control application. Further zoning analysis of the proposed multi-unit block will occur at the time of a subsequent planning act application.

As part of the rezoning application, staff recommend that a Holding Provision (H-1) apply to the lands as a whole, which requires the completion of a subdivision agreement prior to the removal of the H-1, in order to ensure proper and orderly development. Additionally, staff recommend an additional Holding Provision (H-10) be placed on Block 129, which would be contingent

upon the completion of site plan control including the registration of the agreement on title. Staff note that H-10 is a new proposed Holding Provision which would state the following:

'H-10 Residential Zones

Applies to parcels of undeveloped lands zoned for residential purposes (e.g. R1, HR) in settlement areas as shown on Schedule "B" through Schedule "G" inclusive. Removal of the H-10 symbol contingent on the owner entering into a site plan agreement with the Municipality to address the installation of services, the construction of roads and other developer obligations and responsibilities.'

The concerns raised by the public that can be addressed through the planning process and the comments received from the agencies can be addressed within the draft plan conditions and ultimately within the subdivision agreement. The proposed plan has also been revised during the process to address some of the comments received.

Staff are therefore in a position to recommend support for the proposed draft plan and rezoning applications as the proposal is considered to be consistent with the Provincial Policy Statement, and in conformity with the County of Middlesex and Southwest Middlesex Official Plans and Zoning By-law.

RELATIONSHIP TO STRATEGIC PLAN:

☒ TARGET – an increase of 320 homes in the municipality over a sixteen-year period (four terms of council)

ATTACHMENT(S):

- Draft Plan of Subdivision
- Draft Plan Conditions
- Servicing & Stormwater Management Feasibility Study
- D-6 Compatability Assessment
- Written Submissions (September 2020)

REPORT TO: Mayor and Members of Council
DATE: September, 23rd, 2020
FROM: Stephanie Poirier, Planner
SUBJECT: Application for Plan of Subdivision 39T-SM-2001 & Zoning By-law Amendment Application P10-2020
APPLICANT: John Dobie

RECOMMENDATION:

THAT the subject report for Plan of Subdivision 39T-SM-2001 & Zoning By-law Amendment Application P10-2020 be received for information.

PURPOSE AND EFFECT:

The purpose of this report is to provide Council with preliminary information on an Application for a Plan of Subdivision and a Zoning By-law Amendment Application for the subject lands legally described as Part of Lot 1, Concession 1, in Glencoe. A recommendation will be given to Council at a later meeting, after feedback from the public meeting and the agency / ministry circulation has been received and taken into consideration.

The purpose and effect of the draft Plan of Subdivision (File No.: 39T-SM-2001) is to create 144 building lots for single detached dwellings, 8 lots for 16 semi-detached dwellings, and a medium density block for future development of potentially 52 row/townhomes. Access is proposed from Bute Street, Montrose Street, Main Street, and Centreville Drive.

The purpose of the Zoning By-law Amendment (File No.: P10-2020) is to change the zoning of the following lots/blocks as shown on the draft plan:

- Lots 1-57 and 66-149 from the 'Future Residential- Holding Provision Two (FR-H-2) Zone' to the 'Residential First Density- Holding Provision One (R1(1) H-1) Zone' in order to facilitate 144 single detached dwellings;
- Lots 58-65 from the 'Future Residential- Holding Provision Two (FR-H-2) Zone' to the 'Residential Second Density- Holding Provision One (R2-H-1) Zone' in order to facilitate 16 semi-detached dwellings;

- Block 151 from the 'Future Residential- Holding Provision Two (FR-H-2) Zone' to the 'Residential Third Density Holding Provision One and Two (R3-H-1-H-2) Zone in order to establish townhomes; and
- Block 150 from the 'Future Residential- Holding Provision Two (FR-H-2) Zone' to the 'Open Space (OS) Zone for stormwater management and parkland purposes.

The draft plan of subdivision has been attached for information.

In addition to the applications and the proposed draft plan, the submission included the following supporting documents:

- Servicing & Stormwater Management Feasibility Study

BACKGROUND:

The subject lands are located on the west side of Main Street, north of Centreville Drive in Glencoe. The lands are approximately 14.5 ha (36 ac) in size are currently vacant of any buildings and structures. Municipal services are available, subject to engineering and design.

The subject lands are designated Residential within the Southwest Middlesex Official Plan and are zoned Future Residential- Holding Provision Two (FR-H-2) Zone' within the Southwest Middlesex Zoning By-law.

POLICY:

The Provincial Policy Statement (2020)

According to Section 3 of the Planning Act, as amended, decisions made by planning authorities "shall be consistent with" the PPS. The principal policies of the PPS that are applicable to the proposed development include:

Section 1.1.1 of the PPS speaks to 'Healthy Livable and safe communities' and how they can be sustained. Section 1.1.1b) states that 'accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs'.

1.1.3.1 Settlement Areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources

- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion

Section 1.1.3.6 states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

1.1.3.7 Planning authorities should establish and implement phasing policies to ensure:

- a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and
- b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitable zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area

Section 1.6 of the PPS speaks to servicing, where municipal services are the preferred form of servicing. More specifically, section 1.6.6.1a) states 'Planning for sewage and water services shall accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:

- a) municipal sewage services and municipal water services

Section 1.6.6.7 of the PPS speaks to stormwater management and that planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
- b) minimize, or, where possible, prevent increase in contaminant loads;
- c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
- d) migrate risks to human health, safety, property and the environment;
- e) maximize the extent and function of vegetative and previous surfaces; and
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

County of Middlesex Official Plan

Section 2.3.2 speaks to the growth management hierarchy and consists of the following types of settlement areas: urban areas, community areas, and hamlets in agricultural areas. It is the goal of this plan that future development within settlement areas proceed on the basis of full municipal services.

The County of Middlesex Official Plan speaks to housing types in section 2.3.7. This section states that 'it is the policy of the County to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County'.

The County of Middlesex Official Plan speaks to settlement areas in section 2.3.8. This section states 'urban areas and community areas shall be the focus for future growth including residential, commercial and industrial development'. The growth is anticipated to be serviced by municipal services, unless full services are not available.

2.3.8.1 Urban Areas either provide or demonstrate a strong potential to provide full municipal services. Urban Areas have the highest concentration and intensity of land uses in the County. Urban Areas are the focus for future growth and are expected to accommodate a significant portion of the projected growth over the planning period. New development, other than infilling, shall be fully serviced by municipal or communal water and sewage disposal systems.

2.4.5 The County of Middlesex does not fund or maintain sanitary sewer or water systems in the County. The County does however, promote efficient and environmentally responsible development which is supportable on the basis of appropriate types and levels of water supply and sewage disposal. The County encourages new development to proceed on the basis of full municipal services.

3.2.2 New development in Settlement Areas is encouraged to proceed by Plan of Subdivision.

4.5.1 County Council shall approve only those plans of subdivision or condominium which comply with the provisions of this Plan and the applicable local official plan. Under conditions of approval attached to plans of subdivision or condominium pursuant to the Planning Act:

- a) County Council shall require that the applicant(s) enter into appropriate agreements with the County or local municipality which may be registered against the title of the subject lands and which shall include such matters as services, financial requirements, County road facilities, dedication of land for public uses, exclusive of parks and other requirements to implement the provisions of this Plan; and
- b) the Council of the local municipality may require that the applicant(s) enter into appropriate agreements which shall be registered against the title of the subject lands, and may include such matters as, but not limited to, financial requirements, local roads, drainage, grading and landscaping, sidewalks and dedication of land for public uses and other requirements to implement the provision of this Plan and the local official plan.

Southwest Middlesex Official Plan

Section 3.4.4.1 states that the primary purpose of lands designated 'Residential' on Schedule 'C' shall be for residential purposes including a broad range of housing types and densities from single unit dwellings to low-rise apartment buildings. A range of dwelling types and ownership is encouraged to meet the diverse needs and preferences of existing and future residents as well as providing for affordable housing. A number of zones and regulations for various housing types shall be established in the Zoning By-Law.

Section 3.4.4.3 states that low density development (e.g. single unit dwellings, two unit dwellings) shall continue to be the dominant form of residential development. Development proposals shall be encouraged which:

- a) provide a creative, yet functional lot layout;
- b) create a sense of character and identity;
- c) result in attractive and distinctive streetscapes;
- d) incorporate public amenities and safety measures;
- e) facilitate pedestrian movement;
- f) utilize traffic calming measures;

- g) preserve and enhance natural features;
- h) ensure appropriate and effective buffering from adjacent nonresidential uses;
- i) minimize total road length and road surface within practical considerations for snowplowing, surface drainage and on-street parking;
- j) maximize energy saving criteria such as southern exposure for solar gain and landscaping and to minimize the adverse effects of winds.

Section 3.4.4.5 states that medium density development (e.g. townhouses, low-rise apartments,) shall be designed such that the height, density and arrangement of buildings and structures achieves an attractive and harmonious design and does not adversely impact neighbouring lower density residential development. Development proposals shall be considered based on the following criteria:

- a) adequate buffering and/or separation from low density residential development;
- b) proximity to areas designated 'Downtown Core' and/or 'Open Space';
- c) vehicular access to an arterial or collector road or from a local street designed to accommodate the traffic generated;
- d) adequacy of municipal infrastructure (water supply, sanitary sewage, drainage, roads and sidewalks).

Section 3.4.4.8 states that proposals for residential development other than infilling and minor extensions to existing development shall be submitted with the following information prior to their formal consideration by the Municipality:

- a) design population and conceptual layout including lot size and shape,
- b) housing form, mix and density,
- c) water supply requirements and connection to the municipal water supply system,
- d) availability and ability to connect to the sanitary sewage system,
- e) storm water management,
- f) parkland dedication or cash-in-lieu,
- g) retention/enhancement of natural features,
- h) buffering/screening provisions where required,

- i) impact on off-site municipal facilities and services;
- j) financial impact (benefits and costs) on the Municipality.

Section 8.2.3.1 states that approval of a plan of subdivision or condominium by the Municipality shall be subject to the following criteria being satisfied:

- a) The applicable land use designation and policies of this Plan and the County Plan,
- b) The requirements of the Planning Act,
- c) The entering into of a subdivider's/condominium agreement with the Municipality,
- d) The posting of sufficient financial security to ensure the protection of the Municipality.

Section 6.3.2 states that all development within settlement areas with the exception of Middlemiss shall be connected to, and serviced by, the municipal water supply system.

Section 6.4.1 states that all development within the Glencoe Urban Area and the Wardsville Community Area shall be connected to and serviced by the municipal sanitary sewage system.

OTHERS CONSULTED:

At the time of writing this report, the following written comments had been received.

Bell Canada

Bell Canada has requested that the following be added to the subdivision agreement:

- i) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
- ii) The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost

They have also requested that the Owner contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to

confirm the provision of communication/telecommunication infrastructure needed to service the development. It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

County of Middlesex Emergency Services

County of Middlesex Emergency Services has requested the following:

- That the proposed street names be submitted to the County Emergency Services Dept. for approval to ensure the street names are not duplicated in any other County Municipalities including the Municipality of Southwest Middlesex.
- That the approved street names be erected to Municipal standards when the appropriate infrastructure (roads, curb etc) is in place so emergency responders can better identify street locations.
- That the new streets that intersect with present roads for example street "A" intersects with Centreville Drive and street "B" intersects with Main Street that the developer includes both street names when erecting the street signs. Signs to meet Municipal standards.
- That proposed municipal addressing be submitted for approval to the County Emergency Services Dept.
- If Street "A" doesn't connect to Centreville Dr that a "NO EXIT" sign be erected on street "A" just south of street "B" to ensure emergency services are aware the street doesn't exit.
- If Street "A" doesn't connect to Centreville Dr that a wider turning radius be provided at the south end of street "A" in the road allowance for emergency services apparatus for easier turning around of the apparatus.
- When the development is at a point when building permits are being issued the municipal address should be posted on a sign (not building permit) in/on the exterior of the building lot so it is visible from the curb of the road allowance until it can be affixed to the building in a permanent fashion for emergency responders to find the said address they are responding to.
- That fire hydrant locations be approved to standard and that the Municipal Fire Chief is copied for input and approval.
- That the appropriate infrastructure be in place for connecting to 911 call agency prior to occupancy of any structure.

Enbridge Gas

Enbridge Gas has requested that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.

Hydro One

Hydro One has no concerns or comments on the proposal.

Conseil Scolaire Viamonde

Conseil Scolaire Viamonde has no concerns or comments on the proposal.

Canada Post

Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs). If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMBs. Additionally, Canada Post requires the following:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.

- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
 - A Community Mailbox concrete base pad per Canada Post specifications.

Lower Thames Valley Conservation Authority

The Lower Thames Valley Conservation Authority noted that the subject lands are located outside of the regulated area. Additionally, they provided the following comments in regards to the stormwater management feasibility study:

- The design of the Soakaway Pits as LID controls is acceptable. However, it can be recommended that the length of the Soakaway Pits should be maximized compared to its width to ensure proper distribution of water and to minimize the potential for groundwater mounding (SWM Planning and Design Manual, MOE, 2003).
- The water quality control criteria are acceptable.
- Please revise the runoff coefficients based on the following:
 - a. Please note that the runoff coefficient for 100-year event should be increased by 25% (See Design Chart 1.07, MTO Drainage Management Manual, 1997).
 - b. Please include the imperviousness due to roads in the calculation of cumulative runoff coefficients for the catchments, where applicable.

County Engineer

The urbanized County Road 80 (Main Street) cross section should be extended past the limits of Street 'B'. Additionally engineering drawings should be provided for the intersection of Bute/Main/Parkhouse to address potential traffic issues at the offset intersection. As discussed the staging of road improvements can be discussed to suit the phasing of the subdivision.

It is recommended that phasing be staged to complete two road connections from the subdivision to the County road for the purposes of emergency access as soon as practicable.

The drawing correctly identifies the 0.3 m reserves that will be required, however the owner should confirm that the current right of way width meets or exceeds the 18 m requirement. That dimension is not identified on the plan.

The County would want to approve engineering drawings including grading and intersection design.

Glenn Buurma- Member of the Public

Glenn provided the following written submission: Super excited to see that this could potentially happen. Great for small town Glencoe. Small towns all over struggle as a lot of times just don't quit have enough people to make it work. Great for the small businesses. Great for us for potential new hiring base. Once again excited for Glencoe.

SUMMARY:

A more detailed planning analysis, as well as a recommendation, will be provided at a subsequent Council meeting after comments received from the public and the agency / ministry circulation have been taken into consideration.

RELATIONSHIP TO STRATEGIC PLAN:

☒ TARGET – an increase of 320 homes in the municipality over a sixteen-year period (four terms of council)

ATTACHMENT(S):

- Draft Plan of Subdivision
- Servicing & Stormwater Management Feasibility Study