



Committee of the Whole

Meeting Date: June 20, 2023
Submitted by: Durk Vanderwerff, Director of Planning and Development
Subject: Proposed Plan of Subdivision, Municipality of Southwest Middlesex, File No. 39T-SM2101, Utopia Custom Homes Inc.

BACKGROUND:

The property owner is proposing to develop a residential plan of subdivision on a 3.8 hectare (9.4 acre) property within Glencoe. The development would create 27 lots for single detached dwellings and 13 lots for 26 semi-detached dwellings. In addition, there would be blocks for storm water management and road reserves.

Access to the proposed development would be provided from Stella Ave 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 institutional, residential, industrial, and agricultural.

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 February 16, 2021 and the Municipality held a statutory Public Meeting on April 21, 2021. Southwest Middlesex Council supported the application at their April 26, 2023 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 / road

considerations and an analysis of compatibility with CN Rail and nearby non-residential lands.

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.), CN Rail (noise and vibration), and the Municipality (infrastructure improvements, subdivision agreement, etc). In addition, public comments received during the local process included comments related to land use compatibility and stormwater management. Based on the comments received, the Municipality undertook additional analysis and recommended certain draft plan conditions to address these matters.

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-SM2101) 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