



County Council

Meeting Date: September 12, 2023

Submitted by: Durk Vanderwerff, Director of Planning and Development

Subject: Proposed Plan of Subdivision, Municipality of North Middlesex, File No. 39T-NM2201, Westwood Meadows

BACKGROUND:

The property owner is proposing to develop a residential plan of subdivision on a nine hectare (23 acre) property within Parkhill. The development would create 98 lots for single detached dwellings, 10 medium density blocks that could in the future be developed for a total of 66 street-facing townhouse units, one block for future road connection, one block for stormwater management, and three new public roads.

Access to the proposed development would be provided from the extension of existing local roads and the development would occur on full municipal services. The subject lands are within the 'Residential' designation of the North Middlesex Official Plan and are currently vacant. Surrounding land uses include 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 report, authored by Stephanie Poirier, as provided to North Middlesex Council, is 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 September 28th, 2022 and the Municipality held a Public Meeting on January 18th, 2023. North Middlesex Council supported the application at their July 19th, 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 a study related to land use compatibility with 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 Ausable Bayfield Conservation Authority (stormwater management, engineering, etc.), and the Municipality (infrastructure improvements, subdivision agreement, etc). In addition, public input received during the local process included comments related to land use compatibility, traffic, density and built form, pedestrian connectivity, infrastructure capacity, amenity space, tree retention, and development charges. 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 Parkhill, where full municipal services can be provided. The County Official Plan designates Parkhill as an 'Urban Settlement Area' and the lands are located within the 'Residential' designation of the North Middlesex Official Plan. The subject lands are an appropriate location for residential development within Parkhill 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
<p>Strengthening Our Economy</p> 	<p>Encourage a diverse and robust economic base throughout the county</p>	<ul style="list-style-type: none"> • Support opportunities to create a stronger and sustainable agricultural sector • Create an environment that enables the attraction and retention of businesses, talent, and investments • Support the development and prosperity of downtown core areas in Middlesex County

RECOMMENDATION:

That the proposed Plan of Subdivision (File No. 39T-NM2201) 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