



Report to County Council

From: Paul Hicks, Acting Manager of Planning

Date: May 14, 2024

Subject: PS 24-9 - 34T-SO2401 – 4431 Union Road

Recommendation(s):

THAT the report titled “PS 24-9 – 34T-SO2401 – 4431 Union Road” from the Acting Manager of Planning dated May 14, 2024 be received and filed; and

THAT the Council of the Corporation of the County of Elgin grants draft plan approval to the Draft Plan of Subdivision by Cyril J. Demeyere Ltd. on behalf of Domus Developments (London) Inc. and dated December 21, 2023; and

THAT staff be directed to provide notice of this decision subject to the conditions of final approval in accordance with the requirements of the Planning Act.

Introduction:

This report provides County Council with information required to consider granting draft plan approval to the plan of subdivision by the Applicant Barbara G. Rosser, Planning Consultant, on behalf of the Owner Domus Developments (London) Inc., for County File No. 34T-SO2401. In accordance with Section 51 of the Planning Act, the Council of the County of Elgin, as “Approval Authority,” is required to make a decision which approves, or refuses to approve, a draft plan of subdivision.

Background and Discussion:

The County of Elgin is in receipt of an application for draft plan of subdivision for the above-noted lands located in the North Port Stanley community in the Township of Southwold. The application would facilitate the creation of a residential plan of subdivision comprised of 53 single-detached building lots, 25 semi-detached building lots comprising 50 residential units, and two medium density future condominium blocks which will contain a total of 107 townhouse units, all to be serviced by full municipal services, as well as lands to be conveyed to the Township for stormwater management, natural heritage areas and new internal roads.

The application proceeded through the standard application process including the preparation, review, and acceptance of a number of technical studies and reports, and the technical circulation to statutory review agencies. County staff have had the opportunity to review the application under the requirements of the Planning Act, the Provincial Policy Statement, the County Official Plan, and the Southwold Official Plan and are satisfied that the application meets all relevant requirements. A series of conditions to the draft approval have been prepared to accompany the approval, should County Council deem it appropriate to approve, including conditions from: the Township of Southwold, and the Kettle Creek Conservation Authority. Canada Post did not provide specific conditions and as such, their standard conditions will be applied to the Subdivision. Furthermore, 4 public comments were received and were addressed through the municipal application process. The application is also supported by both staff and council at the Township of Southwold.

Financial Implications:

There are no identified direct financial implications to the County with respect to the approval of the application.

Alignment with Strategic Priorities:

Serving Elgin	Growing Elgin	Investing in Elgin
<input type="checkbox"/> Ensuring alignment of current programs and services with community need. <input type="checkbox"/> Exploring different ways of addressing community need. <input checked="" type="checkbox"/> Engaging with our community and other stakeholders.	<input checked="" type="checkbox"/> Planning for and facilitating commercial, industrial, residential, and agricultural growth. <input checked="" type="checkbox"/> Fostering a healthy environment. <input checked="" type="checkbox"/> Enhancing quality of place.	<input checked="" type="checkbox"/> Ensuring we have the necessary tools, resources, and infrastructure to deliver programs and services now and in the future. <input checked="" type="checkbox"/> Delivering mandated programs and services efficiently and effectively.

Local Municipal Partner Impact:

This plan will directly impact the Township of Southwold.

Communication Requirements:

Notice of the decisions for the application will be sent out to all parties that requested notification, to the local municipality, and to any other person / body prescribed under the Planning Act.

Conclusion:

Based on the above analysis it is recommended that County Council provide draft plan approval to the subject application along with the associated conditions, as the application:

- Is consistent with the Provincial Policy Statement;
- Conforms to the County of Elgin, and Township of Southwold Official Plans; and
- Constitutes good planning and is in the public interest.

All of which is Respectfully Submitted

Approved for Submission

Paul Hicks
Acting Manager of Planning

Blaine Parkin
Chief Administrative Officer/Clerk