



## Report to Committee of the Whole

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**From:** Diana Morris, Senior Planner

**Date:** May 27, 2025

**Subject:** Draft Plan of Subdivision 34T-SO2402, Township of Southwold 35743 Horton Street, Shedden

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### **Recommendation(s):**

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THAT the Council of the Corporation of the County of Elgin grants draft plan approval to Draft Plan of Subdivision 34T-SO2402, Township of Southwold 35743 Horton Street, Shedden, by Dillon Consulting Limited on behalf of 1873828 Ontario Limited, dated October 31, 2024; and

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

### **Introduction:**

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This report will provide County Council with information required to consider granting approval to the above noted draft plan of subdivision, 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 gives approval or refusal for a proposed draft plan of subdivision.

### **Background and Discussion:**

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The County of Elgin received a draft plan of subdivision for the above noted subject lands, located south of Horton Street and west of Union Road, municipally known as 35743 Horton Street in the Village of Shedden, as shown in Appendix A- Location Map. Lands are located within the Shedden Settlement Area surrounded by low density residential lands to the north and east and agricultural lands to the south and west, outside the Settlement Area boundary.

The subject lands consist of a total area of 20.7ha (51.15ac), frontage of 91.33m (299.64ft) along Union Road and approximately 21.0m (68.90ft) of frontage on Talbot Line. The lands are currently 2 being used for agricultural purposes. There is one (1) existing home and two (2) barn structures on the subject lands which will be removed to facilitate the proposed development.

The proposed draft plan of subdivision is for a total of one hundred and twenty-four (124) units in Phase 1 and approximately one hundred and seven (107) units in Phase 2.

The following is a breakdown of uses in each Phase of development.

#### Phase 1

- 46 single-detached dwellings
- 13 semi-detached dwellings (26 units)
- 3 development blocks for rowhouse dwellings (52 units)
- Stormwater Management Pond • Open Space

#### Phase 2

- 10 Blocks for future residential development including single-detached, semi-detached and rowhouse units. These Blocks are intended to be further developed and subdivided.

The Draft Plan of Subdivision is shown in Appendix B of this report. A Conceptual Plan is also shown in Appendix C attached to this report.

The subject lands are designated Tier 2 Settlement Area within the County of Elgin Official Plan(s) (2015 & 2024) as shown on Schedule 'A'- Land Use and County Structure Plan, respectively, and also found in Appendix D of this report. These settlement areas are on partial services or individual on-site water/municipal sewage services. Limited development is permitted given the absence of full municipal services, amenity levels and employment opportunities. The subject lands are located in an area serviced by the municipal water supply and will be serviced by the future Township Wastewater Treatment Plant expected to begin construction late 2025.

The Township of Southwold Official Plan designates the lands as 'Residential' within the Shedden Settlement Area as shown on Schedule '4B'- Land Use, also found in Appendix E of this report. This designation supports a variety of housing options in order to meet the needs, affordability and preferences of residents in a manner that integrates within the community.

The subject lands are zoned Settlement Reserve (SR) and Agricultural 1 (A1) as shown on Schedule A, Map 13 of the Township of Southwold Zoning By-law 2011-14. In order to proceed with the proposed development, a Zoning By-law Amendment is required to rezone the lands to Residential 2 Special Provision 2 (R2-2) Zone, Residential 2 Special Provision 3 (R2-3) Zone, Residential 3 Special Provision 7 (R3-7) Zone, Residential 3 Special Provision 8 (R3-8) Zone, Residential 3 Special Provision 9 (R3-9) Zone and Open Space (OS) Zone. The proposed Zoning By-law Amendment was passed by By-law No.2025-27 (ZBA 2025-01) by Township Council on April 14, 2025, and can be found in Appendix F.

The subject 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.

On January 27, 2025, Township of Southwold Council provided a resolution of support for the Draft Plan of Subdivision, subject to the County of Elgin's approval.

County staff have had the opportunity to review the subject application under the requirements of the Planning Act, the Provincial Planning Statement, the County Official Plan, and the Township of Southwold Official Plan and are satisfied that the application meets all relevant requirements.

Further, a series of conditions to the draft approval (Appendix G) have been prepared to accompany the approval, should County Council deem it appropriate to approve, including conditions from: the Township of Southwold, Lower Thames Valley Conservation Authority, Enbridge, Bell and Canada Post.

#### **Financial Implications:**

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There are no direct financial impacts to the County with respect to approval of this application.

#### **Advancement of the Strategic Plan:**

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#### **Local Municipal Partner Impact:**

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This decision will directly impact the Township of Southwold.

#### **Communication Requirements:**

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Notice of the decision will be sent to all parties that requested notification, to the local Township and to any other person/body prescribed under the Planning Act.

#### **Conclusion:**

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Based on the above analysis it is recommended that County Council grant draft plan approval to application No. 34T-SO2402, subject to the conditions in Appendix G, as the application:

- Is consistent with the Provincial Planning Statement;
- Conforms to the County of Elgin Official Plan and Township of Southwold Official Plan;
- Conforms to the Township of Southwold Zoning By-law (2011-14), as amended and approved by By-law 2025-27, and;
- Constitutes good land use planning.

All of which is Respectfully Submitted

Approved for Submission

Diana Morris, RPP, MCIP  
Senior Planner

Blaine Parkin  
Chief Administrative Officer/Clerk

Mat Vaughan, RPP, MCIP  
Director of Planning and Development

**Attachments:**

Appendix A- Location Map

Appendix B- Draft Plan of Subdivision

Appendix C- Conceptual Plan

Appendix D- Elgin County Official Plan Map(s)

Appendix E- Township of Southwold Official Plan Map

Appendix F- Approved By-law No. 2025-27 (Township of Southwold)

Appendix G- Conditions of Draft Plan Approval