



ADDENDUM

FOR THURSDAY, DECEMBER 13, 2018 - 9:00 A.M.

1. Additional Report from the Manager of Planning titled "Proposed Plan of Subdivision – Farhi Talbotville Subdivision File No. 34T-SO1802".
2. Additional Report from the Manager of Planning titled "Approval for Official Plan Amendment No. 5".



REPORT TO COUNTY COUNCIL

FROM: Steve Evans, Manager of Planning

DATE: December 10, 2018

SUBJECT: Proposed Draft Plan of Subdivision
Farhi Talbotville Subdivision
Part of Lots 39 and 40, Concession South of the North Branch
of Talbot Road
Township of Southwold
County of Elgin
File No. 34T-SO1802
Owners: Farhi Holdings Corp. and
The Corporation of the Township of Southwold

INTRODUCTION:

This report will provide County Council with information required in order to consider granting draft plan approval to the above noted plan of subdivision.

In accordance with Section 51 of the Planning Act, the Council of the County of Elgin, the "Approval Authority," is required to make a decision which gives or refuses to give approval to a draft plan of subdivision.

DISCUSSION:

The lands that are the subject of this application for draft plan approval are located in Talbotville within the Township of Southwold (see attached plan). The owner is requesting approval of a "Plan of Subdivision" on which is proposed three hundred and thirty-five (335) single detached residential building lots, 1 multi-family residential block, 2 commercial blocks and 1 block for park land. The lands will be developed in phases with Phase 1 to include approximately 110 single detached residential lots along with the park lands on the west side of the property which will be conveyed to the Township. In addition there will be an exchange of lands from the Township to the developer for lands adjacent to the existing Optimist Park located on Talbotville Gore Road. These lands were recently conveyed from the developer to the Township to enlarge Optimist Park and re-designated to Open Space by Official Plan Amendment No. 3 in the Southwold Official Plan. Now that a larger parcel of land will be used for parkland on the west side of the subject lands, the parcel of land that was subject to OPA#3 is no longer required. This exchange of lands as well as the re-designation of two parcels of land to "Commercial" along Talbot Line and at the entrance to this proposed plan of subdivision is captured in proposed Official Plan No. 5 for the Township of Southwold which was previously considered by County Council for approval.

The subject lands are located to the west of Talbotville Gore Road and south of Talbot Line (County Road #3) in the Township of Southwold. Surrounding land uses include residential to the south and east, agricultural land to the west and Talbot Line (County Road 3) to the north.

This application was accepted as “complete” on September 7, 2018 by the County of Elgin. The developer submitted documents to support the proposed subdivision including a Preliminary Servicing Report, Environmental Impact Statement, Traffic Impact Report, Geotechnical Report, Archaeology Report and Planning Report.

A statutory public meeting was held by the Township on October 2, 2018. There were many concerns expressed by neighbouring property owners including increased traffic, provision for affordable housing, drainage issues and the location of the new park. Due to the concerns expressed a second meeting was held on November 6, 2018 with 78 households represented. Staff reviewed the comments that were submitted with Township Council at their regular meeting on November 13, 2018. Council received the updated information and recommended approval to the County of Elgin along with a list of draft plan conditions.

Various agencies were circulated about this proposed plan of subdivision. The Kettle Creek Conservation Authority is satisfied with the proposed draft plan provided that permits are obtained before development proceeds on a number of proposed lots and blocks within the subdivision. As well, construction details will be required for a new road crossing from Talbot Line to serve the development. Southwest Public Health has some concerns about the predominance of single-detached dwellings in this proposed development which may not meet the need for affordable housing. However, SW Public Health is in support of the proposed local commercial uses which will increase active transportation. In addition SW Public Health had concerns about the location of the park at the far west of the side of the development and only accessible from small walkway and hidden behind homes.

The draft plan has been revised to remove the residential lots backing onto the proposed park which will alleviate the concerns about access and visibility from the street.

This issue of affordable housing was addressed to some extent by the developer who stated at the public meeting that affordable housing could be included in future phases of development. In addition, the developer’s planning consultant stated that Phase 2 of the plan contains multi-family housing which is intended to be more affordable.

CONCLUSION:

The proposed plan of subdivision is located in an area that will be fully serviced and the lands are designated “Residential” in the Township of Southwold Official Plan. The plan is consistent with the Provincial Policy Statement, complies with the County and Township of Southwold Official Plans and the lands will be zoned appropriately in the local Zoning By-Law.

The Manager of Planning has reviewed File No. 34T-SO1802 and has prepared conditions for draft approval which are attached for Council’s review. These conditions have been reviewed by the Township of Southwold and by the owner and no changes have been requested.

Based on the above information the Manager of Planning is satisfied that this plan of subdivision has had regard to the subdivision criteria as set out in Section 51 (24) of the Planning Act and that the conditions, as attached, are reasonable. If County Council

approves this draft plan of subdivision, the owner will be responsible for fulfilling the conditions before final approval can be given.

RECOMMENDATIONS:

THAT the Council of the Corporation of the County of Elgin grants draft plan approval to Farhi Holdings Corp. - Talbotville Subdivision Draft Plan of Subdivision in the Township of Southwold (Talbotville) File No. 34T-SO1802; and;

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

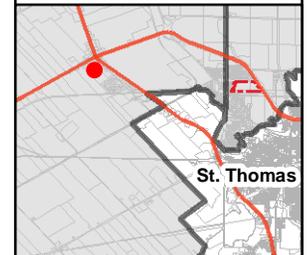
All of which is Respectfully Submitted

Approved for Submission

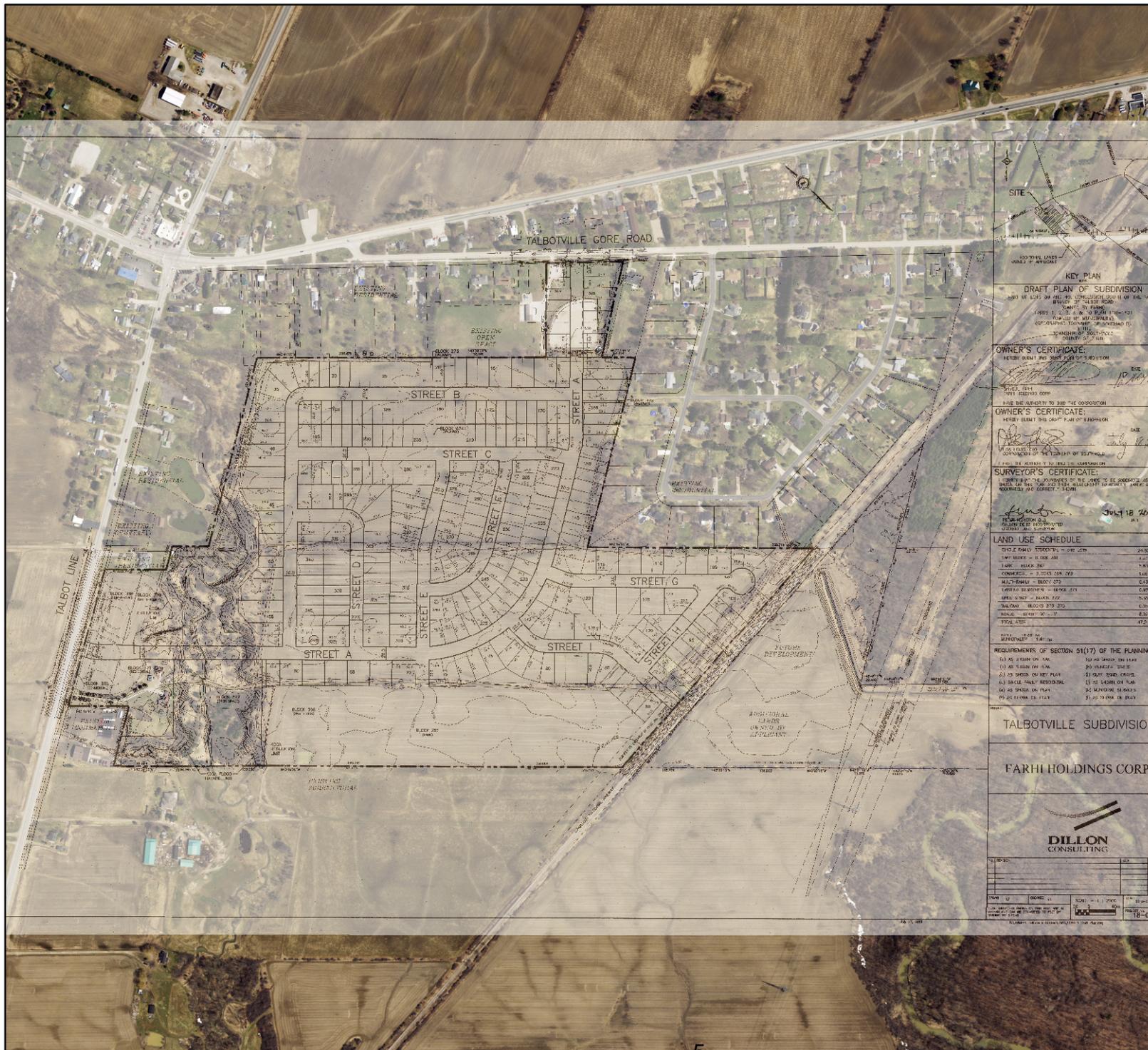
Steve Evans
Manager of Planning

Julie Gonyou
Chief Administrative Officer

Key Map



SO 34T-SO1802
Farhi Talbotville draftplan



KEY PLAN
DRAFT PLAN OF SUBDIVISION

OWNER'S CERTIFICATE:
I HEREBY WARRANT THE TRUE AND CORRECT COPY OF THE PLAN OF SUBDIVISION AS SHOWN ON THESE PLANS TO BE THE CORRECT COPY.

OWNER'S CERTIFICATE:
I HEREBY ADMIT TO BE THE COOPERATION OF THE TOWNSHIP OF ST. THOMAS IN THE PREPARATION OF THIS PLAN OF SUBDIVISION.

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT THE PLANNERS OF THE WORK TO BE ACCURATE AS SHOWN ON THESE PLANS AND THAT I HAVE BEEN FULLY ADVISED OF ALL RELEVANT AND CORRECT SIZES.

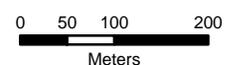
LAND USE SCHEDULE

200' E FRONT SETBACK - 100' SIDE	24.00 ML
100' SIDE - 100' SIDE	1.00 ML
100' SIDE - 100' SIDE	2.00 ML
CONCRETE - 100' SIDE - 100' SIDE	1.00 ML
MULTI-FAMILY - BLOCK 370	0.45 ML
LAND USE SCHEDULE - 100' SIDE	0.30 ML
AREA UNDER - BLOCK 370	70.70 ML
SUBTOTAL - BLOCK 370 - 270	0.30 ML
TOTAL AREA	472.10 ML

TALBOTVILLE SUBDIVISION

FARHI HOLDINGS CORP.

DILLON CONSULTING



Map Produced by:
Township of Malahide
GIS Department

Projection:
NAD 83 UTM Zone 17

Date: Dec 10, 2018

This drawing is neither a
legally recorded map
nor a survey and is not
intended to be used as one.

Applicant:	Harrington McAvan Ltd.	Date of Decision:	2018
	Talbotville Subdivision	Date of Notice:	2018
File No.:	34T-SO1802	Last Date of Appeal:	2018
Municipality:	Township of Southwold	Lapsing Date:	2021
Subject Lands:	Part of Lots 39 and 40 Concession SNBTR		
	Township of Southwold,		
	County of Elgin		

NOTICE OF DECISION

On Application for Approval of Draft Plan of Subdivision Subsection 51(37) of the *Planning Act*

Approval of a Draft Plan of Subdivision in respect of the subject lands noted above was given by the County of Elgin on . A copy of the conditions for final approval is attached. Council considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision.

When and How to File an Appeal

Notice to appeal the decision to the Local Planning Appeal Tribunal must be filed with the County of Elgin no later than 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal should be sent to the attention of the Manager of Planning, at the address shown below and it must,

- (1) set out the reasons for the appeal, and
- (2) be accompanied by the fee prescribed under the Local Planning Appeal Tribunal Act in the amount of \$300.00, payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal the decision in respect of a proposed plan of subdivision to the Local Planning Appeal Tribunal. An appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

Right of Applicant or Public Body to Appeal Conditions

The applicant or any public body may, at any time before the final plan of subdivision is approved, appeal any of the conditions imposed by the County of Elgin by filing with the Manager of Planning a notice of appeal.

How to receive Notice of Changed Conditions

The conditions of an approval of draft plan of subdivision may be changed at any time before the final approval is given.

You will be entitled to receive notice of any changes to the conditions of approval of draft plan of subdivision if you have either,

- (1) made a written request to be notified of the decision, or
- (2) made a written request to be notified of changes to the conditions of approval of the draft plan of subdivision.

Other Related Applications:

Zoning By-Law

Getting Additional Information

Additional Information about the application is available for public inspection during regular office hours at the County of Elgin at the address noted below.

Mailing address for Filing a Notice of Appeal

County of Elgin
450 Sunset Drive, 3rd Floor
St. Thomas, ON N5R 5V1
Attention: Manager of Planning
Telephone: (519) 631-1460
Fax: (519) 633-7661
Email: sevans@elgin.ca

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The conditions and amendments to final plan of approval for registration of this Subdivision as provided by the County of Elgin are as follows:

No.	CONDITIONS
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1. That this approval applies to the draft plan of subdivision, prepared by Dillon Consulting and certified by Peter Moreton, Ontario Land Surveyor, dated November 27, 2018, which shows:
 - 348 single detached residential building lots (Lots 1-348 inclusive)
 - Block 366 – (storm water management block)
 - Block 367 – (Park)
 - Blocks 368 & 369 – (Commercial Blocks)
 - Block 370 – (Multi-residential Block)
 - Blocks 371 – (Existing residential Block)
 - Block 372 – (Open Space Block)
 - Blocks 373-375 (Walkways)
 - Streets and Reserves

2. That the road allowances included on the draft plan shall meet the standards of the Township of Southwold and be shown and dedicated as public highways on the final plan submitted for approval and registration.

3. The streets within the draft plan of subdivision shall be named to the satisfaction of the Township.

4. That the owner enters into a subdivision agreement, pursuant to the authority of section 51(26) of the *Planning Act*, as amended, with the Township of Southwold wherein the owner agrees to satisfy all the requirements, financial and otherwise, of the Township respecting the conditions of approval set out herein, and the laying out and development of the site, the installation of services including roads, sanitary sewerage collection system, water distribution system, utilities, storm water management facilities and landscaping required for the development of the lands within the plan.

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5. That the subdivision agreement, where required, contain a provision, prepared to the satisfaction of the Township, regarding phasing or timing of the development.
6. That the subdivision agreement between the owner and the Township be registered against the lands to which it applies once the plan of subdivision has been registered.
7. That the owner convey up to five percent (5%) of the land included in this plan to the Township for park or other recreational purposes or alternatively the Township may require cash-in-lieu of all or a portion of the conveyance.
8. That prior to final approval the Township shall advise that appropriate zoning is in effect for the plan of subdivision.
9. That the owner shall provide easements as may be required for services, utility or drainage purposes in a form satisfactory to the Township or utility and where required by the Township, daylight corners and street reserves shall be shown on the final plan and conveyed in a form satisfactory to the Township.
10. That the subdivision agreement between the owner and the Township contain a provision requiring the owner to install geodetic monuments within the subdivision. The number, specifications and location of the monuments are to be approved by the Township prior to final plan approval and registration.
11. That the Subdivision Agreement between the Owner and Township shall contain provisions requiring:
 - a) The owner to include a statement informing the persons who first purchase a unit following final approval of all the approved development charges, including development charges for school purposes, relating to any such unit within the draft plan of subdivision pursuant to Section 59(4) of the Development Charges Act, 1997
 - b) All services, which in the opinion of the Township are necessary for the development of the lands within the Plan, such services being hereinafter called the “necessary services” shall be in place before development begins.
12. That prior to final approval, the Township shall confirm that there is uncommitted reserve sewage and water treatment capacity to service the development and that the proposed arrangements for stormwater management are acceptable and can be assumed by the Township.

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13. That the subdivision agreement between the Owner and the Township contain provisions regarding the development, implementation, installation, dedication and maintenance of the storm water management facilities and requiring the owner to:
- a) Obtain an Environmental Compliance Approval from the Ministry of the Environment, Conservation and Parks for storm water management prior to any development requiring a building permit; and
 - b) Maintain sediment and erosion control and mitigation measures on the subject lands and conduct regular inspections every two weeks and after each sizeable storm event of all sediment and erosion control measures and maintain an inspection log which shall state the name of the inspector, date of inspections and the rectification or replacement measures which were undertaken to maintain the sediment and erosion control measures. The inspections shall continue until the assumption of services by the Township or until site construction warrants cessation of the visits;
 - c) identify the Township and the Kettle Creek Conservation Authority as the site contacts responsible for monitoring the inspection logs.; and
 - d) provide the Township and the Kettle Creek Conservation Authority a written update of sediment and erosion control inspections and maintenance activities following all storm events.
14. That a lot grading plan for all blocks has been prepared and approved by the Township.
15. Prior to final approval, the owner shall contact the licensed communication/telecommunication service providers within the Township prior to commencing any work within the plan, and confirm that sufficient wire line communication/telecommunication infrastructure is currently available to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the owner is hereby advised that the owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the owner shall be required to demonstrate to the Township that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/

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telecommunication services for emergency management services (i.e. 911 Emergency Services). The owner shall provide the Township with written confirmation from the licensed service providers that communication / telecommunication infrastructure will be available to the plan.

16. That prior to final approval, arrangements shall be made to the satisfaction of the Township for the relocation of any utilities that may be required as a result of the development of the subject lands, such relocation shall be undertaken at the expense of the Owner.
17. That prior to final approval the Owner shall ensure that the requirements of Canada Post as set out below are satisfied.
 - a) The owner shall:
 - i) include in all offers of purchase and sale, a statement that advises the prospective purchaser that mail will be delivered via a community mail box;
 - ii) note the locations of the community mail box within the development; and,
 - iii) notify affected homeowners of any established easements granted to Canada Post to permit access to the community mail box.
 - b) The owner further agrees to:
 - i) consult with Canada Post to determine suitable permanent locations for the community mail box, which locations shall be indicated by the developer on the appropriate servicing plans;
 - ii) prior to offering any units for sale, display a map on a wall of the sales office in a place readily accessible to potential homeowners that indicates the location of the community mail box within the development, as approved by Canada Post;
 - iii) 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 location;
 - iv) provide Canada post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin;

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	County of Elgin		

- v) provide the expected installation date for the community mail box pad; and
- vi) provide the following for the community mail box 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 with Canada Post for detailed specifications).
- 18.** That the Subdivision Agreement between the Owner and the Township shall include a clause that the Owner agrees to inform all Purchasers of residential lots by including a condition in all Purchase Agreements stating that the construction of additional public school accommodation is dependent upon funding approval from the Ontario Ministry of Education, therefore the subject community may be designated as a "Holding Zone" by the Thames Valley District School Board and pupils may be assigned to existing schools as deemed necessary by the Board.
- Holding Zone is defined by a geographic boundary, within an attendance area (usually with high concentrations of new or imminent development), for which the Trustees have approved that students residing in it are to attend a specified school based on available capacity, until such time as long-term accommodation and related revised attendance areas can be established.*
- 19.** That prior to final approval, the owner shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resource found. No grading or other soil disturbances shall take place on the subject property prior to the Owner's Licensed Archaeologist providing a letter to the Township and the County indicating that there are no further 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.
- 20.** That prior to final approval of the plan of subdivision, the Clerk of the Township of Southwold shall advise in writing how conditions 1 to 19 have been satisfied.
- 21.** That prior to final approval of the plan of subdivision, Canada Post shall advise in writing how condition 17 has been satisfied.

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22. That prior to final approval of the plan of subdivision, Kettle Creek Conservation Authority shall advise in writing how condition 13 has been satisfied.

NOTES TO DRAFT APPROVAL:

1. It is the applicant's responsibility to fulfill the conditions of draft approval.
2. It is suggested that the applicant be aware of section 144 of the *Land Titles Act* and subsection 78(10) of the *Registry Act*.

Subsection 144 (1) of the *Land Titles Act* requires that a plan of subdivision of land that is located in a land titles division be registered under the *Land Titles Act*. Exceptions to this provision are set out in subsection 144(2).

Subsection 78(10) of the *Registry Act* requires that a plan of subdivision of land that is located only in a registry division cannot be registered under the *Registry Act* unless that title of the owner of the land has been certified under the *Certification of Titles Act*. Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).

3. The owner is advised that in the event that deeply buried archaeological remains should be discovered during construction, it is recommended that archaeological staff of the Ontario Ministry of Tourism, Culture and Sport be notified immediately. Similarly, in the event that human remains should be encountered during construction, it is recommended that the proponent immediately notify the Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Cemeteries Branch.
4. The Ontario Land Surveyor responsible for preparing the final plan for registration should contact the Township of Southwold regarding the preparation of the final plan to ensure the requirements of draft approval are properly addressed in the preparation of the final plan and that the final plan prepared contains sufficient geodetic information to locate the plan within the UTM Coordinate System, North American Datum 1983, prior to submitting the plan for final approval. A digital copy of the final plan, in a form satisfactory to the Township, is required as part of the final plan submission.

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5. Inauguration, or extension of a piped water supply, a sewage system or a storm drainage system, is subject to the approval of the Ministry of the Environment Conservation and Parks under Sections 52 and Section 53 of the *Ontario Water Resources Act*.
6. The owner is hereby advised that the review of this plan of subdivision did not include groundwater, soil or atmosphere testing to fully discount the possibility that waste materials and/or other contaminants are present within or in close proximity to this subdivision. If either the owner or the Township requires such assurance before proceeding with this plan of subdivision, a team of consultants should be retained to conduct any necessary investigations.
7. The Ministry of the Environment Conservation and Parks must be advised immediately should waste materials or other contaminants be discovered during the development of this plan of subdivision. If waste materials or contaminants are discovered, a further approval under Section 46 of the *Environmental Protection Act* may be required from that Minister.
8. The owner is advised that if any unplugged petroleum wells or associated works are identified during the development of the site, the owner shall notify the Petroleum Resources Centre of the Ministry of Natural Resources and Forestry. The owner shall plug the wells and rehabilitate the surface according to the Provincial Standards of the *Oil, Gas and Salt Resources Act*. The Ministry of Natural Resources and Forestry recommends that no structures be built immediately over a plugged petroleum well.
9. Should the owner or the Township require underground Bell Canada facilities to serve this subdivision, the owner must confirm with the Township that satisfactory arrangements have been made with Bell Canada for underground services. The owner is also advised that, should any conflicts with the existing Bell Canada facilities or easements arise, the owner shall be responsible for realignments or relocation. Further, the owner is to provide easements as required to service this subdivision.
10. It is suggested that the Township register the subdivision agreement as provided by subsection 51(26) of the *Planning Act*, against the land to which it applies, as notice to prospective purchasers.

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11. Clearances are required from the following agencies:

Ms. Lisa Higgs, CAO/Clerk
Township of Southwold
35663 Fingal Line
Fingal, ON N0L 1K0

Delivery Services Officer
Delivery Planning
Canada Post Corporation
955 Highbury Ave
London, ON N5Y 1A3

Mr. Joe Gordon, Director of Operations
Kettle Creek Conservation Authority
44015 Ferguson Line
St. Thomas, ON N5P 3T3

If the agency's condition concerns a clause in the subdivision agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan. A copy of the agreement is also required by the County of Elgin.

12. All measurements on subdivision and condominium final plans must be presented in metric units.

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 17M 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.

The final plan approved by the County of Elgin must include the following paragraph on all copies (3 mylars and 4 paper) for signature purposes:

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Approval Authority Certificate

This final plan of subdivision is approved by the County of Elgin under Section 51 (58) of the Planning Act, R.S.O. 1990, on this ___ day of _____ 20__.

Manager of Planning

13. The approval of this draft plan of subdivision File No. 34T-SO1802 will lapse on , **2021**, pursuant to subsection 51(32) of the *Planning Act*, as amended. It is the responsibility of the owner to request an extension of the draft approval if one is needed. A request for extension should be made at least 60 days before the approval lapses since no extension can be given after the lapsing date. The request should include the reasons why an extension is needed and a resolution in support of the extension from Council of the Township of Southwold.
14. The final plan approved by the County of Elgin must be registered within 30 days or the County may withdraw its approval under subsection 51(59) of the *Planning Act*.

FROM: Steve Evans, Manager of Planning

DATE: December 10, 2018

SUBJECT: Approval for Official Plan Amendment No. 5
Part of Lots 39 and 40 Concession SNBTR and
Parts 1, 2, 3, 4, & 10 Plan 11R-1401,
Talbotville
Township of Southwold
File No.: SO-OPA5-18
Owners: Corporation of the Township of Southwold and Farhi Holdings Corp.

INTRODUCTION:

This report will provide County Council with information required in order to consider granting approval to the above noted Official Plan Amendment.

The Township of Southwold submitted Official Plan Amendment No.5 to the County of Elgin on December 3, 2018 for approval. In accordance with Section 17 of the Planning Act the “Approval Authority” is required to make a decision in which it may approve, modify or refuse to approve an official plan amendment. If the “Approval Authority” fails to make a decision within 210 days after the amendment is received any person or public body may appeal to the Local Planning Appeal Tribunal (see attachment).

DISCUSSION:

The lands that are the subject of this application for Official Plan Amendment approval are located in Talbotville on lands that are proposed to be subdivided for residential development. The purpose of the Official Plan Amendment is to change the land use designation in three separate areas of the subject lands as follows:

- a) Change from “Open Space” to “Residential” on lands adjacent to Optimist Park and owned by the Township
- b) Change from “Residential” to “General Commercial” on lands fronting onto Talbot Line and owned by Farhi Holdings Corp.
- c) Change from “Residential” to “Open Space” on lands located on the west limits of the Talbotville Settlement Area and owned by Farhi Holdings Corp.

The change as described in a) above is the result of an exchange of lands from the Township to the developer. These lands will no longer be required by the Township as park land will be available on the west side of the subject lands.

The change as described in b) above will result in lands located on Talbot Line adjacent to the proposed new access road into the proposed development to be used for commercial purposes. It is anticipated that the commercial uses will serve the needs of the neighbourhood.

The changes in c) above will permit the development of a public park to serve the needs of the community.

The Elgin County Official Plan designates Talbotville as a Tier 2 settlement area where partial municipal services (piped water) is available. Recently a Wastewater Treatment Plant was constructed to service new residential development located to the south of the subject lands. This sewage plant can provide Talbotville with a sanitary sewerage system. Now that Talbotville is a fully serviced settlement area the County Official Plan would consider it to be a Tier 1 settlement area where new growth is encouraged.

The Township of Southwold held a public meeting to consider this Official Plan Amendment on October 2, 2018. As it was a combined meeting to discuss a proposed application for plan of subdivision there were no questions about Official Plan Amendment No. 5 specifically.

The Township of Southwold received a planning report from its Planning Department on October 2, 2018 which recommended approval.

Based on the information received, Township Council was satisfied that Official Plan Amendment No. 5, as prepared, was suitable for adoption and passed By-Law 2018-71 on November 26, 2018 and submitted it to the County of Elgin for approval.

Based on the site-specific nature of this Official Plan Amendment and its location within a fully serviced settlement area, it was determined that a full circulation of this amendment to agencies and/or ministries was not required.

CONCLUSION:

The Council of the Township of Southwold supports this Amendment and adopted it by By-Law 2018-71 on November 26, 2018.

The Manager of Planning has reviewed File No. SO-OPA5-18, and is satisfied that this Official Plan Amendment is consistent with the Provincial Policy Statement and conforms to both the County of Elgin and Township of Southwold Official Plans.

The following modifications are proposed to correct the wording and mapping for official Plan Amendment No. 5 as follows:

- (1) The purpose of the amendment is modified to remove the last bullet point and replace it with the following:
 - *Change from Residential to Open Space (Park area, west part of site)*
- (2) Details of the Amendment is modified by removing the following words "*and from Agricultural to Open Space*" and replacing them with "*and from Residential to Open Space*"
- (3) Schedule "A" is modified as attached

RECOMMENDATIONS:

THAT the Council of the Corporation of the County of Elgin modifies and approves Official Plan Amendment No.5 to the Township of Southwold Official Plan, File No. SO-OPA5-18; and;

THAT staff be directed to provide notice of this decision in accordance with the Planning Act.

All of which is Respectfully Submitted

Approved for Submission

Steve Evans
Manager of Planning

Julie Gonyou
Chief Administrative Officer

**AMENDMENT NO. 5
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF SOUTHWOLD**

SUBJECT: FARHI HOLDINGS CORP
PART OF LOTS 39 AND 40, CONCESSION SOUTH OF THE
NORTH BRANCH OF TALBOT ROAD & PARTS 1, 2, 3, 4 & 10 PLAN 11R-1401
(GEOGRAPHIC TOWNSHIP OF SOUTHWOLD) IN THE TOWNSHIP OF
SOUTHWOLD COUNTY OF ELGIN

November 26, 2018

RECEIVED

DEC 03 2018

**COUNTY OF ELGIN
ADMINISTRATIVE SERVICES**



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY-LAW NO. 2018-71

**Being a By-law to Adopt Amendment No. 5
to Township of Southwold Official Plan**

**THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD,
PURSUANT TO SECTION 17 OF THE PLANNING ACT, R.S.O. 1990 HEREBY
ENACTS AS FOLLOWS:**

1. That Amendment No. 5 to the Township of Southwold Official Plan, a copy of which is attached to and forms part of this By-law is hereby adopted.
2. That the Clerk is hereby directed to forward the adopted amendment together with the necessary support documentation to the County of Elgin for final approval.
3. That this By-law shall come into force and effect pursuant to the provisions and regulations of the Planning Act, R.S.O. 1990, c.P.13.

READ A FIRST AND SECOND AND PROVISIONALLY PASSED, this 26th day of November 2018.



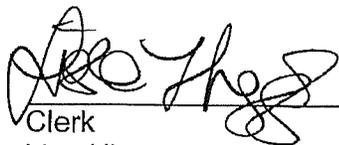
Clerk
Lisa Higgs



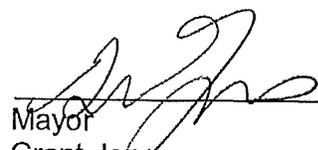
Mayor
Grant Jones

THIRD READING _____

ENACTED THIS 26th day of November, 2018



Clerk
Lisa Higgs



Mayor
Grant Jones

Part A – The Preamble

Purpose

As shown on Schedule "A" attached, the purpose of this Amendment is to:

- Change from Open Space to Residential (Township property, access at Talbot Gore Road)
- Change from Residential to Commercial (1.05 ha along Talbot Line)
- Change from ~~Agriculture~~ to Open Space (Park area, west part of site)

Basis

Residential Modification No. 1

The intent of this Amendment is to amend the Talbotville Settlement Area by: re-designating existing Open Space lands to residential to facilitate access to a proposed plan of subdivision; re-designating 1.05 ha of Residential lands to Commercial on Talbot Line; and re-designating Agriculture to Open Space lands for the purpose of municipally owned parkland acquired as a result of a plan of subdivision.

The justification for amending the Township of Southwold Official Plan is based on the Planning Report prepared by Harrington McAvan Ltd., dated July, 2018 and amended November 2018.

Part B – The Amendment

Introductory Statement

All of this part of the document entitled "Part B – The Amendment" and consisting of the following text and attached map designated as Schedule "A", constitutes the Amendment No. 5 to the Township of Southwold Official Plan.

Details of the Amendment

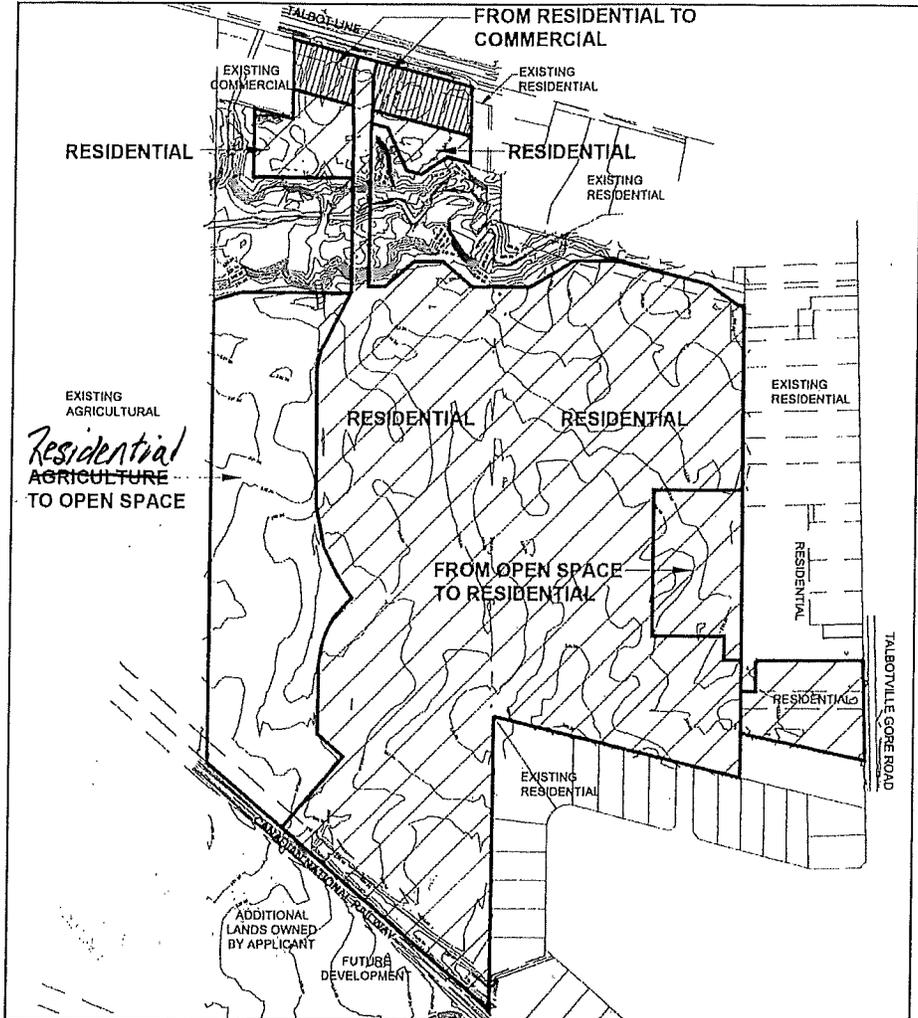
The Township of Southwold Local Official Plan is proposed to be amended as follows:

- (1) Schedule 'A-1' Talbotville Settlement Area to the Township of Southwold Local Official Plan is hereby amended by changing the land use designation on lands described as PART OF LOTS 39 AND 40, CONCESSION SOUTH OF THE NORTH BRANCH OF TALBOT ROAD & PARTS 1, 2, 3, 4 & 10 PLAN 11R-1401 (GEOGRAPHIC TOWNSHIP OF SOUTHWOLD) IN THE TOWNSHIP OF SOUTHWOLD COUNTY OF ELGIN from Open Space to Residential; from Residential to Commercial; and from ~~Agriculture~~ to Open Space, as outlined in the attached Schedule "A".

Residential Modification No. 2

Modification No. 3

Schedule "A"



This is Schedule "A" to By-Law No. 2018-71
 Passed on the 26th day of November 2018

[Signature]
 MAYOR

[Signature]
 CAO/CLERK

TOWNSHIP OF SOUTHWOLD
 Official Plan 2011-13
 Amendment to Schedule 'A-1',
 Talbotville Settlement Area

