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Report 2023-097

Report Title: **Amendment to Draft Approved Plan of Subdivision D12-CR1702, Eastfields Development in Colborne**

Committee Name: Economic Development, Tourism and Planning

Committee Meeting Date: August 2, 2023

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Approved by: Jennifer Moore, CAO

Council Meeting Date: August 16, 2023

Strategic Plan Priorities: ☒ Economic Prosperity and Innovation
☒ Sustainable Growth
☒ Thriving and Inclusive Communities
☐ Leadership in Change

Information Report

“That the Economic Development, Tourism and Land Use Planning Committee receive Report 2023-097 ‘Amendment to Draft Approved Plan of Subdivision D12-CR1702, Eastfields Development in Colborne’ for information; and

Further That the Committee recommend that County Council receive this report for information.”

Purpose

The purpose of this report is to inform Council that County Planning received a proposed amendment to the Council approved draft plan of subdivision known as Eastfields Subdivision in the Village of Colborne. The proposed changes to the subdivision plan are appropriate and are supported by County Planning.

Background

In 2017, RFA Planning Consultant Inc. (RFA), on behalf of Fidelity Homes submitted a plan of subdivision application with supporting studies to the County. The subdivision (located on the west side of Durham Street North, north of King Street East), originally consisted of 202 residential units (121 detached dwellings, 16 semi-detached dwellings, 20 townhouses and a 45-unit apartment building) on a 20.25-hectare (50.05-acre) parcel of land on full municipal water and sanitary services with a mix of detached and semi-detached dwellings, townhouses, and an apartment building block.

On May 13, 2022, County Council draft approved the subdivision, which required the owner to fulfill various agency and County conditions prior to issuing final approval for the development.

On December 7, 2022, RFA submitted a proposed amendment to the plan of subdivision. RFA also submitted various supporting documents to County Planning in support of the changes. A summary of the changes to the draft approved plan includes:

- 212 residential units (an increase of 10 units) of the same housing types (119 detached dwellings, 16 semi-detached dwellings, 29 townhouses and a 48-unit apartment building), which increased the number of multi-residential units and reduced the number of detached dwellings;
- Relocating the apartment dwelling block;
- Relocating the stormwater management pond, and parkland blocks; and
- Revisions to the road network.

On January 10, 2023, RFA submitted a zoning by-law amendment application to the Township of Cramahe, which the Township later circulated to the County for review. The rezoning application intends to permit zoning provisions to accurately recognize the revised residential land uses within the subdivision draft plan.

Consultations

The amending draft plan and supporting materials were circulated to the Township of Cramahe, Lower Trent Region Conservation Authority (LTRCA) and County staff for review. The review agencies expressed no concerns with the proposed development.

Legislative Authority/Risk Considerations

County Planning assessed the revised 212-unit subdivision plan with County and Provincial land use policies. The development maintains consistency with the Provincial Policy Statement and maintains conformity with the Ontario Growth Plan for the Greater Golden Horseshoe and the Northumberland County Official Plan.

Discussion/Options

As required by Provincial and municipal land use policies, the revised plan of subdivision accommodates an increased mix of housing types in the Colborne Urban Area. The development is adjacent to an existing built-up area which supports a logical and efficient land use pattern and facilities density targets for the greenfield area. The proposed roadways would intersect with the existing local road network and provide appropriate connections for future development. Cramahe staff have confirmed that water and sewage servicing capacity for the additional units is available to service the development. The Cramahe zoning by-law amendment will establish lot provisions prior to final subdivision registration. A condition of approval will remain for this development to ensure that a zoning amendment to implement the subdivision is completed to the satisfaction of the Township.

Financial Impact

Fees and development charges in accordance with municipal by-laws will be applied prior to lot registration and as part of the building permit process.

Member Municipality Impacts

The revised plan of subdivision is being presented to County Council for information purposes. The proposed revised conditions of draft approval (attached and identified in blue) are minor in nature and meet the general intent for residential development in for residential development in the Village of Colborne.

Conclusion

County Planning received a revised plan for a draft approved subdivision in the Village of Colborne. The revised plan will facilitate a 212 residential lot subdivision with an increase to the number of multi-residential units, adjustments to the lot layout, stormwater management block and road network. The interests of the County, Cramahe Township, LTRCA and other review agencies will be accommodated with amended conditions imposed through the subdivision approval process.

Attachments

1. Location Sketch
2. Revised Draft Plan
3. Revised Conditions of Draft Approval