

# Municipality of Lakeshore – Report to Council

## Growth and Sustainability

### Community Planning



**To:** Mayor & Members of Council

**From:** Sahar Jamshidi, RPP, MCIP, C.E.T.,  
Division Leader – Community Planning

**Date:** November 14, 2023

**Subject:** S-A-03-2023 Draft Plan of Subdivision Application for Patillo Industrial Subdivision by 2869614 Ontario Inc.

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### Recommendation

Direct Administration to advise the County of Essex that the Municipality of Lakeshore supports the draft plan approval for Patillo Industrial Subdivision by 2869614 Ontario Inc. as described in the report presented at the November 21, 2023 Council Meeting.

### Background

The subject site is currently vacant (agricultural use) and is located on the south side of Little Baseline Road, west of Patillo Road, north of the Canadian Pacific rail line. The County of Essex (Approval Authority) has received and deemed complete an application for a Draft Plan of Subdivision, File No. 37-T-23011. The subject property is designated Employment within Lakeshore's Official Plan, and zoned General Employment (M1) in Lakeshore's Zoning By-law 2-2012. The applicant has applied for Draft Plan of Subdivision Approval to permit 13 lots for industrial use and 1 Block for a storm water management facility. The new lots will have access from the proposed L-shaped right-of-way (to be named High Tech Drive), which will be dedicated as a public road (Attachment 1, Draft Plan of Subdivision).

As part of the Applicant's complete application for the proposed plan of subdivision to both the County of Essex and to the Municipality of Lakeshore, the following studies and reports in support of the proposal were submitted:

- Application form
- Draft plan
- Planning Justification Report, Patillo Road Industrial Subdivision, Dillon Consulting
- Patillo Road Functional Servicing Report, Servicing Drawings and Stormwater Management Report, Dillon Consulting

- Phase I Geo-Environmental Site Assessment (GSA), Soil & Materials Engineering Inc.
- Species At Risk Memo and PSW Memo, Dillon Consulting Ltd.
- Provincially Significant Wetland (PSW) Considerations Memo, Dillon Consulting Ltd.
- Stage 1-2 Archaeological Assessment, Timmins, Martelle Heritage Consultants

As a result of the changes imposed under Bill 23, public meetings pursuant to a draft plan of subdivision application are no longer a legislative requirement. The Municipality is still required to give notice of application to the public, as directed by the County of Essex (see Attachment 2). If the public has any questions or concerns regarding the proposed plan of subdivision, they are encouraged to contact the Manager of Planning at the County of Essex.

## **Comments**

### ***Provincial Policy Statement (PPS)***

The proposed subdivision is located in an urban settlement area and will make efficient use of existing municipal services consistent with the policies of the Provincial Policy Statement (2020). Although it can be stated that the proposal supports and implements many of the document's policies, the proposed subdivision supports the following important policies which are specifically highlighted.

- Section 1.1.3.1, Settlement Areas, of the PPS states "Settlement areas shall be the focus of growth and development"
- Section 1.1.3.2(a), Settlement Areas, of the PPS states "Land use patterns...efficiently use land and resources"
- Section 1.3.1 – Employment - Planning authorities shall promote economic development and competitiveness by: a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- Section 1.3.2.1, Employment – speaks to planning authorities providing for employment areas for current and future uses;
- Section 2.1 – Natural Heritage – requires that natural features and areas shall be protected for the long term. There are natural heritage features located nearby the subject property, and supporting documentation indicates that there is no negative impact on the natural heritage features (see discussion below).

As a result of the above, the proposed subdivision is consistent with the goals and policies contained within the PPS.

### ***County Official Plan (COP)***

The County of Essex Official Plan designates the subject lands as not only a settlement area, but also a Primary Settlement area within the County.

Therefore, the proposed subdivision conforms to the County of Essex Official Plan.

### ***Lakeshore Official Plan (LOP)***

The Lakeshore Official Plan designates the subject land as General Employment (M1). The proposed plan of subdivision conforms with this designation by proposing a 13-lots and 1-block for an industrial subdivision.

Provincially Significant Wetlands are identified in the Lakeshore Official Plan east of the subject land associated with the Patillo Road Marsh. At its nearest point, the southeast corner of the subject land is approximately 30 m from the western limit of the Patillo Road Marsh. As this distance represents an appropriate setback from the wetland, a two-lane road (Patillo Road) is present, and two road-side drains (Patillo Road Drain and Leffler Drain) are present, in the PSW Considerations Memo from Dillon Consulting Ltd., Dillon has concluded that the proposed industrial subdivision is not anticipated to negatively impact the Patillo Road Marsh

As such, the proposed subdivision conforms to the Lakeshore Official Plan.

### ***Zoning By-law***

The current zoning of the subject lands is General Employment (M1). Following the final approval from the County of Essex of the Draft Plan of Subdivision application, and completing the required servicing of the subdivision, the applicant is able to pursue Site Plan Applications for each lot within the industrial subdivision to facilitate future development on each parcel of land.

The proposed 13 lots meet the zoning regulations of the General Employment (M1) zone.

A corresponding Report to Council 'Patillo Road Industrial Development – Letter of Intent, Interim Construction Works' has been provided for approvals with respect to how servicing will be managed.

### ***Others Consulted***

The County of Essex will be providing the Municipality of Lakeshore with written comments from the external agencies such as Canadian Pacific Railway (CPR), Canada Post, utility companies, Essex Region Conservation Authority (ERCA), etc.

Municipality of Lakeshore will provide comments from various municipal divisions to the County of Essex prior to draft conditions being prepared by the County of Essex. As the approval authority, the County of Essex may grant draft approval to the plan and include conditions of approval which must be fulfilled by the developer within three years.

## Financial Impacts

Upon completion of the subdivision there will be development charges and building permit fees collected. As well as additional taxation, water, and wastewater revenue.

## Attachments

Attachment 1 – Draft Plan of Subdivision

Attachment 2 – County of Essex letter of direction

## Report Approval Details

Document Title:	Patillo Road Industrial Subdivision - County File 37-T-23011.docx
Attachments:	- Attachment 1 Patillo Industrial draft plan of subdivision.pdf - Attachment 2, County of Essex letter 37-T-23011.pdf
Final Approval Date:	Nov 16, 2023

This report and all of its attachments were approved and signed as outlined below:

Prepared by Sahar Jamshidi

Submitted by Tammie Ryall

Approved by Justin Rousseau and Truper McBride