

MINISTRY STAFF REPORT

Planning System:	Old Act
File Number(s):	34-T-89007
Upper Tier:	Elgin County
Municipality:	Municipality of West Elgin (formerly the Township of Aldborough)
Applicant:	P. Civiero Investments Inc.
Date Rec'd by Ministry:	September 27, 1989
Date Determined Complete:	October 2, 1989
Decision Target Date:	N/A
Related Files:	34 OP 0165 009
OP Conformity:	Yes
PPS Issues:	No

RECOMMENDATION:

That this proposal be Draft Approved, subject to the attached conditions.

PROPOSAL:

This proposal consists of a 6.69 hectare site that is to be developed into 67 single detached dwellings, and four blocks, one block being Block 68, to be used as Parkland, and three blocks, Blocks 69, 70 and 71, to be used as a municipal road widening. Full municipal water and sanitary sewers services are to be provided. The site is located on part of the south half of Lot 18, Concession 9 and fronting on the north side of Hog Street west of, and immediately abutting, the Village of West Lorne.

BACKGROUND:

This proposed draft plan of subdivision was submitted to this Ministry on September 27, 1989. An amendment to the Official Plan of the Township of Aldborough permitting the proposed development was required before draft approval could proceed. As such, OPA #9, which proposed to redesignate the subject lands from "Restricted Agriculture" to "Rural Residential-Special Policy Area No. 1", was adopted by the Township of Aldborough Council on March 22, 1989, and subsequently approved by this Ministry on February 14, 1992. Water and sanitary servicing issues were a concern in this OPA, but have since been addressed.

CONSULTATION:

This application was circulated in 1990 to the Lower Thames Valley Conservation Authority, the Township of Aldborough, Ontario Hydro, and the Ministries of Transportation, Agriculture, Food and Rural Affairs, Natural Resources, and Environment and Energy. The LTVCA, Hydro, MTO, and OMAFRA has no objections to this proposal. MOEE and MNR responded with comments.

MOEE originally had concerns with respect to sanitary sewage and potable water treatment. These issues have since been addressed and are no longer a concern. MOEE, along with MNR requested a stormwater quality management plan to be completed. This plan has been submitted to the MOE and the LTVCA (acting on behalf of MNR), and neither agency has objections to it. In 1994, the MNR conducted an assessment of a wetland adjacent to the subject property and determined that it was not provincially significant.

The following is to be included in Notes to Draft Approval. MOE indicated that should waste materials and/or other contaminants be discovered on the subject property, then MOE should be consulted, and further approvals may be necessary. MNR indicated that approval and the issuance of a work permit will

be required to any alteration of the tributary of Brocks Creek (Wilton Drain) which flows through the subject property.

MINISTRY ASSESSMENT:

This application clearly conforms to policies 1.5, 2.2, 5.1, and 5.3 of the Growth and Settlement Policy Guidelines.

In March, 1997, this Ministry advised the applicant (by way of letter) that this proposal would be refused if the MOE and MNR concerns regarding the completion of a stormwater quality management plan were not addressed. Consequently, the applicant submitted this plan to both the MOE and the LTVCA (acting on behalf of MNR) for review (see Conditions 9, 10 and 11). No objections were raised at that time. No other issues need to be addressed with regards to this proposal.

RECOMMENDATION:

That this proposal be Draft Approved, subject to the attached conditions.

Area Planner: 

Date: March 20, 1998

Senior Planner: 

Date: 98/03/20

**Ministry of
Municipal Affairs
and Housing**

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24 March 1998

FILE COPY

Ms P. Civiero
P Civiero Investments Inc.
1461 Hurontario Street
Mississauga, Ontario
L5G 3H5

Dear Ms Civiero

Subject: Approval of Draft Plan of Subdivision
Township of Aldborough
Part of Lot 18, Conc. 9
Our File Number: 34-T-89007

The above plan has been approved subject to the amendments and conditions noted. A signed copy is enclosed.

When the survey has been completed and the final plan prepared, the following should be forwarded to this Ministry:

- (a) the original
- (b) four mylar copies
- (c) three white paper prints

Yours truly,

A handwritten signature in blue ink, appearing to read "Milena Avramovic".

Milena Avramovic
Senior Planner
Provincial Planning Services Branch

Encl: