

**Directed to:** Mayor Joe Preston and Members of City Council

**Meeting Date:**  
April 7, 2025

**Department:** Planning & Building Services

**Attachment**

**Prepared By:** Jim McCoomb, Manager of Planning Services

- Appendix A: Planning Analysis  
- Appendix B: Draft Plan

**Subject:** Application for Draft Plan of Subdivision Approval – Millers Pond Phase 6

**Recommendation:**

**THAT:** Report PD-15-2025 relating to Draft Plan of Subdivision Approval for Millers Pond Phase 6 be received for information; and further,

**THAT:** The application by Doug Tarry Limited for approval of a proposed Draft Plan of Subdivision File No. 34T-25501 be received.

**Background:**

An application has been submitted by Doug Tarry Limited for approval of a residential Draft Plan of Subdivision.

The location and the limits of the Plan and its relationship to the surrounding area is shown on the Location Plan. The lands can be described as Part of Block 43, and Part of Block 47, Plan 11M-223, City of St. Thomas.

A planning analysis of the proposed development is attached as Appendix “A”. A copy of the draft plan is attached as Appendix “B”.

**Subdivision Proposal Summary:**

Phase 6 of Millers Pond is located between Feathers Crossing and Foxtail Lane in the Millers Pond Development Area. The plan encompasses a total area of approximately 3.00 hectares (7.41 acres) and will provide for the development of 1 lot for single-detached dwellings, 20 lots for semi-detached dwellings (40 dwelling units), six blocks for street townhouses (26 units), one block (Block 28) for a walkway and 9 blocks for street reserves.

Two new streets will be created. Street “K” will extend between Foxtail Lane and Feathers Crossing. Street “L” will extend from Street “K” westerly and then southerly to also connect to Feathers Crossing.

The subject lands were originally set aside as a potential school block. However, recently both the Thames Valley District School Board and the London and District Catholic School Board looked at the site and both boards decided not to pursue schools at this location.

**Public Meeting:**

Bill 23, which received Royal Assent on November 28, 2022, amended the Planning Act in a few ways, including making public meetings no longer required for draft plan of subdivision applications. The approval process is still a public process and requires circulation of a notice to property owners within 120 metres of the subject lands and publishing notice in the newspaper. The public can still contact municipal staff and provide comments before the approval authority makes a decision. It should be noted that as of 2019, with the passing of Bill 108, there are no longer third-party appeal rights for a subdivision.

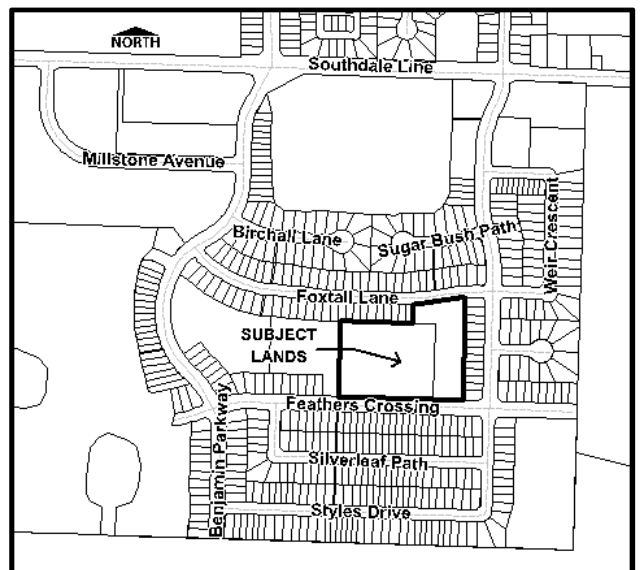
**Strategic Priority:**

Strategic Pillar: Excellence in All We Do - Priority #2: Thoughtful, Strategic, and Sustainable Community Growth

**Financial Impact:**

Doug Tarry Limited is responsible for all costs associated with the development of the lands within the Draft Plan of Subdivision and any work undertaken on adjacent City Streets. The owner is required to pay the approved development fees and charges in addition to the full cost of the installation of the road and municipal services, in accordance with the standard practices and policies of the City as adopted by Council.

Location Plan:



Respectfully,



Jim McCoomb  
Manager of Planning Services

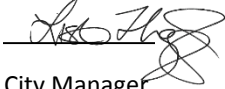
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Reviewed By:



Planning

Approved By:



City Manager

## Appendix “A” Planning Analysis – Millers Pond Phase 6 Draft Plan of Subdivision

### Consultation, Complete Application and Notice:

City staff consulted with Doug Tarry Limited on October 2<sup>nd</sup>, 2024 respecting the planning and servicing for their proposed development and the documentation to be submitted in support of their application.

A formal application with the following supporting documentation was received on March 7<sup>th</sup>, 2025:

- Draft Plan
- Servicing Report

The application was determined to be complete in accordance with Subsection 51 (19.1) of the Planning Act, as amended, on March 24<sup>th</sup>, 2025.

Circulation of the application and supporting documentation to external agencies, adjacent municipalities and City Staff for review and comment was initiated on March 28<sup>th</sup>, 2025 in compliance with the Planning Act and Regulations.

A combined notice of the receipt of a subdivision application, and notice confirming a complete application is to be published in accordance with the requirements of the Planning Act and Ontario Regulation 544/06 in the St. Thomas Times Journal on April 11<sup>th</sup>, 2025 and will be mailed to property owners within 120 metres of the limits of the property.

The application, plan and supporting documentation are available on the City’s website at <http://www.stthomas.ca/content/notices-residents>.

### POLICY OVERVIEW:

#### Provincial Policy Statement

The Provincial Planning Statement 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development by focusing growth and development within urban and rural settlement areas. The PPS recognizes that the land uses must be carefully managed to accommodate appropriate development to meet the full range of current and future needs through efficient development patterns while avoiding significant or sensitive resources and areas which may pose a risk to public health and safety. Planning authorities are also encouraged to permit and facilitate a range of housing options, including housing for special needs, through new development.

The Planning Act requires that a decision by Council on a planning application shall be consistent with the Provincial Policy Statement. The PPS promotes strong, livable and healthy communities that enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change. In addition, long-term prosperity, human and environmental health and social well-being should take precedence over short-term considerations. The new 2024 PPS is in effect, and in my opinion, relevant policies of the PPS related to Phase 6 include:

Subsection 2.2.1 of the PPS provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by, among other things: (b) permitting and facilitating all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units; and (c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Subsection 2.3.1.1 of the PPS states that *“Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused on, where applicable, strategic growth areas, including major transit station areas.”* This area in proximity to the Elgin Centre mall meets the general definition of a strategic growth area, being that it has been, and continues to be, the focus for accommodating intensification and higher-density mixed uses in a more compact built form.

Subsection 2.3.1.3 of the PPS states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options.

Subsection 3.6.2 of the PPS states that *“Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.”*

In my opinion, the proposed development is consistent with the relevant policy sections of the 2024 PPS.

**St. Thomas Official Plan:**

The subject property is designated for residential use in the City of St. Thomas Official Plan. Subsection 5.1.3.1 of the Plan states that *"The "Residential" designation on Schedule "A" means the predominant use of land shall be for low, medium and high density residential use."* The proposed draft plan results in an overall density of approximately 22 units per hectare, which is within the low density range.

Subsection 6.2 of the Plan contains the policies regarding housing. 6.2.6 states that *"Council shall ensure that a portion of new ownership and rental housing is affordable as defined by provincial policy."* The Long term St. Thomas-Elgin Affordable & Social Housing Strategy sets out targets for affordable housing and contains various recommendations for Council to achieve such targets. For the proposed development, the applicant has not indicated a price range for the various built forms.

It is my opinion that the Phase 6 Draft Plan of Subdivision conforms to the relevant policies of the Official Plan.

**St. Thomas Zoning By-law:**

Zoning By-law 50-88 zones the lands Third Residential Zone (hR3A), which permits the proposed single detached, semi-detached and townhouse residential dwelling types. No zoning amendment is required, however the applicant has filed a concurrent application for a minor variance (COA06-25), seeking the following relief:

- i.) To permit a minimum lot frontage of 9m per dwelling unit for a semi-detached dwelling, whereas Table 1 to Subsection 7A.4, Column Number 2, Item Number 2, requires a minimum lot frontage of 10m per dwelling unit for a semi-detached dwelling.
- ii.) To permit a maximum of six (6) townhouse dwelling units per lot, whereas Table 1 to Subsection 7A.4, Column Number 6, Item Number 7, permits a maximum of four (4) townhouse dwelling units per lot.
- iii.) To permit a townhouse dwelling residential driveway with a maximum area of 51% of the front yard, whereas Subsection 4.2.6.3(c) provides that no parking lot, parking space or residential driveway shall be located or used within a front yard if the area of all driveways, parking spaces and parking lots in such yard exceeds 50% of the area of such yard.
- iv.) To permit a townhouse residential driveway with a maximum length of 51% of the front lot line, whereas Subsection 4.2.6.4(a) provides that no residential driveway or parking space shall be located or used if the total width of all such driveways and parking spaces on a lot where they intersect the front lot line exceeds fifty (50%) per cent of the length of the front lot line.

The lands are subject to the standard holding zone requirements set out in Section 2.2 of Zoning By-law 50-88. The requirements of the holding zone must be met to the satisfaction of the City and the holding symbol removed by way of amendment to the Zoning By-law prior to the development on the lands proceeding. The requirements of Section 2.2 of the Zoning By-law are normally satisfied through the subdivision approval process following the draft approval of the Plan.

**Municipal Services:**

Full Municipal services are available to the Subdivision Plan. The design, and the installation of sanitary and water services will be in accordance with the City's Design Guidelines Manual.

Final approval of the Plan is also subject to confirmation by the Director, Environmental Services and City Engineer, that there is sufficient uncommitted reserve treatment capacity within the sanitary sewerage system to service the proposed Plan.

Earlier comments received from Environmental Services staff for the Millers Pond Development Area indicates that ES has no concerns with the provision of municipal services for this area.

