

CAPITAL PROJECT REQUEST FOR 2019

Project Name:

North Meadows Secondary Planning Area

Department:

Building / Planning & Waste

Estimated Gross Cost:

\$40,000.00

Funding Sources:

| Grants/ Recoveries | Loans | Gas Tax | Development Charges | User Fees | Taxes |
|-----------------------|-------|---------|------------------------|-----------------|-------|
| | | | \$40,000.00 | +/- \$25,000.00 | |

PROJECT DESCRIPTION:

A Secondary Plan is intended to ensure that large contiguous vacant blocks of lands are developed in a consistent and coordinated manner. They are considered a second layer to an Official Plan, where more detailed land use direction are deemed to be required. It will assign land uses and implement policies that are adopted into the existing Official Plan. In addition to land use, it is also intended to establish an infrastructure framework for development (i.e. road pattern, park and trail network, stormwater management, servicing) upon which subsequent planning approvals may be based upon.

In regards to the North Meadows Secondary Plan, the Strathroy-Caradoc Official Plan directs the development of an overall statement that “shall be prepared and approved which describes the intended community / neighbourhood character and design principals to guide the preparation of the secondary plan.” It also encourages and supports innovative design concepts to be included in the secondary plan where they are demonstrated to be clearly beneficial over traditional development concepts.

It is anticipated that the upfront costs of the North Meadows Secondary Plan will have implications for the 2019 budget. Recovery of such costs will be achieved through the Municipality’s Development Charge reserve fund in addition to cost sharing with the property owners through front-ending agreement as this is deemed to be a partnership between those identified in the secondary plan area and the Municipality.