



**DRAFT PLAN OF PRIVATELY SERVICED SUBDIVISION APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

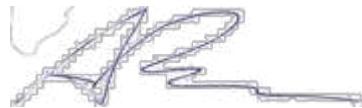
Site Location: 3200 Reids Lane

File No.: D07-16-21-0028

Date of Application: 2021-Sep-03

This application submitted Novatech on behalf of Crestview Innovation Inc. is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

10 December 2025



Date

Adam Brown,
Manager, Development Review Rural
Planning, Development and Building Services
Department

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Subdivision



DRAFT PLAN OF SUBDIVISION APPLICATION SUPPORTING INFORMATION

File Number: D07-16-21-0028

SITE LOCATION

3200 Reids Lane is located at the end of Lombardy Drive located within the Village of Osgoode and as shown on Document 1. It is located adjacent the City-owned Peace Park on the east and the Osgoode Link Pathway to the west. To the north are residential lots that include detached dwellings. To the south, smaller residential lots front onto Osgoode Main Street comprising a section of the core village area.

SYNOPSIS OF APPLICATION

The proposed development is a Plan of Subdivision to create seven new lots for detached dwellings fronting onto the proposed extension of Lombardy Drive. The proposed extension of Lombardy Drive is a 20-metre right-of-way that will terminate in a new cul-de-sac. The proposal also includes two blocks which will be transferred to the City as conditions of approval. Block 8 will serve as connection from the subdivision to the adjacent Osgoode Link Pathway and Block 9 will function as a stormwater management block servicing the subdivision. Each of the seven lots will contain a minimum lot area of 4000 square meters and will be privately serviced. The current zoning of the property is Development Reserve Subzone 1 and will require a future Zoning By-law Amendment to an appropriate Village Zone prior to registration and development.

It should be noted that earlier iterations of the proposed plan of subdivision requested a portion of public land from Peace Park be utilized for the extension of the Lombardy Drive right-of-way. The current plan of subdivision to be approved does not include this arrangement and Peace Park will be unaffected and maintain its current size.

Residential Units and Types

Dwelling Type	Number of Units
Detached	7

Related Applications

N/A

DISCUSSION AND ANALYSIS

It is recommended that the application be approved subject to conditions.



The subject application has been examined pursuant to the provisions of the Official Plan, including the Consolidated Villages Secondary Plan and the specific policies pertaining to the Village of Osgoode.

The subject property is designated as Village on Schedule B9 of the Official Plan. In accordance with Sections 9.4.1 and 9.4.2 of the Official Plan, land uses, including residential land uses in a form and scale that maintain the village character, are permitted subject to the availability of adequate private servicing.

The site is designated as Village Residential on Schedule Q for the Village of Osgoode in Secondary Plan – Volume 2 (Consolidated Villages Secondary Plan). The proposed development is aligned with the vision and goals for the Village of Osgoode described in the Secondary Plan. Specifically, the proposal will contribute towards Goals 1, 3, and 4. Goal 1, to ensure long term sustainable growth, is supported as the development will include adequate private servicing for the new lots and preserve groundwater quality and quantity as demonstrated through the submitted Hydrogeological Investigation and Terrain Evaluation prepared by Kollaard Associates Inc. Goal 3, to improve infrastructure for pedestrians and cyclists is supported through the provision of Block 8 which will function as a connection from Lombardy Drive to the Osgoode Link Pathway, and ultimately, Osgoode Main Street. Similarly, Goal 4, providing residents with enhanced recreational opportunities will be maintained as the location of the plan of subdivision adjacent to the Osgoode Link Pathway and Peace Park, both of which will be easily accessible to future residents.

Section 4, Policy 4.2 provides direction for permitted uses and development on lands designated as Village Residential. The policy outlines that residential areas within villages are primarily low rise and low density especially where the availability and adequacy of private services can be a limitation for multi-unit development. As the subject lands are reliant on private servicing, the proposal for detached dwelling types is considered appropriate.

The conditions of approval are supported by the applicant and the Ward Councillor.

The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget.

CONSULTATION DETAILS

Councillor Isabelle Skalski has concurred with the proposed conditions of Draft Approval.



Response to Comments

Public Comments

This application was subject to the Public Notification and Consultation Policy.

Staff received 16 responses to the circulation notice for this application which can be summarized as follows:

- Expressions of support or general interest in being notified of the final decision.
- Requests for additional information
- Concerns regarding the previous illegal dumping and disposal of construction materials at the site and resulting contamination.
- Concerns related to access to adjacent lots.
- Questions about the connection to Osgoode Main Street.
- Concerns regarding removal of invasive species onsite.
- Concerns about the neighbouring sand point wells.
- Concerns about the impacts of development.
- Concerns about increased traffic.

Response to comments:

With regard to potential contamination, the application was supported by Phase I and Phase II Environmental Site Assessments. The Phase II Environmental Site Assessment prepared by Kollaard Associates Inc. determined that the previous activities onsite did not have any groundwater impacts. The study found that there were some shallow soil impacts in areas where asphalt was originally disposed. It further reports, however, that the asphalt was removed from the site and on December 1, 2022, a soil sample was obtained from below the location of the asphalt, and no impact was observed to the underlying soil. The study concluded that no further soil or groundwater investigation is warranted and the no remediation is necessary.

A hydrogeological investigation and terrain analysis was prepared and submitted with the application and reviewed the potential impacts to both shallow and deeper bedrock aquifers. The investigation concludes that the impact of future wells at the proposed subdivision on the existing neighbouring wells is expected to be minimal.



APPLICATION PROCESS TIMELINE STATUS

This Plan of Subdivision application was not processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority due to the complexity of the issues associated with private servicing and identifying an achievable stormwater management solution.

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Document 1 – Location Map

