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Date: June 13, 2018

To: Mayor and Council

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Manager, Planning Services

RE: Application for Removal of the H-Holding Symbol ZBA/15/18 by
2496186 Ontario Ltd. & Colasanti Orchards Ltd.
Lots 1 to 33 & Block 34, Plan 12M 609
3, 7, 11, 15, 19, 23, 27, 31, 4, 8

Report No.: PDS 2018-032

AIM

To provide Council with information regarding the request to remove the Holding (h) symbol from Phase one of Ruthven Industrial Subdivision, Plan 12M 609, Lots 1 to 33 and Block 34.

BACKGROUND

The Ruthven Industrial Subdivision is located on the south side of Road 3 E, just east of County Road 34, in the community of Ruthven. The subdivision received draft approval in 2013 with development to proceed in phases. A development agreement was completed, and approved for the subject portion of the development in March of 2015.

The original approval showed the development of the entire subject area as a single phase of development for all 33 lots. (See Appendix A) The developer has proceeded with only the westerly half which includes a total of 15 lots (Phase 1A) and the construction of half of the proposed crescent.

DISCUSSION

The Holding symbol on the subject lands was implemented at the initial stages of approval and required servicing, water and sanitary sewer, to be available to the development. All municipal services have been installed along Road 3 E to the development and the developer has completed the extension into the subdivision itself with servicing to each of the lots. The road and storm water management pond have also been completed and the

road has been placed on one-year maintenance. As such conditions for removal of the H - Holding symbol have been completed to the satisfaction of the Town. The Holding symbol will remain in place on the undeveloped portion of the lands which were originally part of Phase 2. Removal on these lands will only be considered once draft plan approval is granted, a development is in place and servicing has been extend to these lands.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

The zoning amendment to remove the H-Holding symbol will move the lands one-step closer to development and the issuance of permits for construction will result in increased assessment on the subject lands.

CONSULTATIONS

In accordance to O. Reg 545/06 Subsection 8 of the *Planning Act*, property owners within 120 m of the subject site boundaries received the Notice of Intention to Remove the Holding Zone symbol by mail. The request for lifting of the Holding symbol is subject to Town review and satisfactory completion of the conditions for removal but is not an appealable application under the *Act*.

RECOMMENDATION

It is recommended that Council approve zoning by-law amendment application ZBA/15/18 for removal of the H-Holding symbol on lands known as Lots 1 to 33 and Block 34, inclusive, Plan 12M 609 in the Town of Kingsville and adopt the implementing by-law.

Robert Brown

Robert Brown, H. Ba, MCIP, RPP
Manager, Planning Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer