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To: Mayor and Council

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Manager, Planning Services

RE: Application for Redline Amendment of Draft Plan of Subdivision
Sunvalley Estates Subdivision – Armando Mucci & Lori Cervini
County of Essex File #37-T-12001

Report No.: PDS 2018-038

AIM

To provide Council with information regarding a requested resolution of support for a proposed redline revision to Sunvalley Estates Draft Plan of Subdivision, as requested by the County of Essex.

BACKGROUND

In order to consider a redline amendment to a draft plan, the developer must make a written request to the County outlining the nature of, and reason for, the change along with copies of the proposed change. The developer must also contact the Town of Kingsville and request support for the redline amendment. The County will require correspondence from the Town acknowledging support of the amendment by way of a Council resolution. The developer will then provide signed copies of the plan to the County who will issue a "Notice of Changed Conditions", changing Condition #1 to reflect the new redlined plan. The County considers this to be a minor change under the Planning Act Section 51(47) and is therefore not required to give notice, and there will be no appeal period.

Located to the north of Road 2 E the subject lands were approved for development in 2012. The subdivision was proposed as a three phase development. (Appendix C) The initial phase has been completed including final conveyance of the required parkland. A second phase of development was opened in 2016 with the extension of Branco Drive, Regent Street and initial portion of Mucci Drive. A redline amendment was approved for that portion of the development that resized several of the lots on Mucci Drive but only resulted in one additional lot. (Appendix B)

The next proposed portion of the development is the extension of Regent Street east from Mucci Drive. The original draft plan showed a total of 18 lots the developer has had greater demand for larger lots similar to the ones in the initial phase and is now proposing a configuration that would result in 16 lots. (Appendix A) The overall layout of the subdivision has remained within the overall intended build out and the minor changes have or will not impact on available services, traffic or storm water management.

DISCUSSION

The subject lands fall within the Hamlet designation in the Town's Official Plan and within the boundaries of the Settlement Area of Ruthven. The portion of the subject lands that are part of this application are currently zoned 'Residential Zone 2 Rural/Urban, holding (R2.2h)' and Residential Zone 2 Rural/Urban Exception 8, holding (R2.2-8(h))' in the Town of Kingsville Comprehensive Zoning By-law. The proposed reconfigured lots will continue to meet the minimum lot area and lot frontage requirements. Application for removal of the H- Holding will need to be submitted once the draft plan is registered.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

The financial impact resulting from the proposed amendment is negligible.

CONSULTATIONS

A copy of the redline amendment of the Draft Plan was circulated to the Management Team. Internal review at that time indicated overall support for the redline subject to any necessary service connection modification and submission of as-built drawings once the work has been completed.

RECOMMENDATION

It is recommended that Council pass a resolution in support of the proposed redline revision to the Sunvalley Estates Draft Plan of Subdivision for the Regent Street extension including Lots 29 to 44 as shown on the attached plan.

Robert Brown

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Manager, Planning Services

Peggy Van Mierlo-West

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