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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
Remark Farms Subdivision – Edward Remark and Sons Ltd. -
SPA/02/18
County File # 37-T-13001

Report No.: PDS 2018-039

AIM

To provide Council with information regarding a requested resolution of support for a proposed redline revision for lands located on the east side of Jasperson Drive and known as the Remark Draft Plan of Subdivision, as requested by the County of Essex.

BACKGROUND

The subject land is what remains of a 16.2 ha (40 ac.) vacant lot which comprised the original draft plan of subdivision. In June of 2014 Council supported the approval of a plan of subdivision for the property that would have resulted in 191 additional residential dwellings in a mix of single detached and semi-detached dwellings. The County of Essex granted draft approval File 37-T-13001 of the 191 lot plan on November 9, 2017. Appendix A, which is attached, shows both the original layout and the proposed redline change.

The Town then entered into discussion with the owner of the subject property to acquire a portion of property at the north end, approximately 10 ha (25 ac.) as a potential location for a new institutional use. Zoning on those lands has been approved for institutional with final development (site plan approval) still pending. As part of the conveyance of the 25 acres to the Town it was agreed that the draft plan of subdivision covering the remaining lands would need to be amended to reflect a modified lot configuration. The requested amendment would reduce the total lots from 191 to 59 and consist solely of lots for single detached dwellings. The overall lot fabric is a compressed version of the original plan with

a crescent style street aligned with Peachwood Drive. In the southeast corner of the development there is a road allowance for future connection to the lands to the south.

DISCUSSION

1) Provincial Policy Statement (PPS), 2014:

There are no new issues of provincial significance raised by the requested redline amendment.

2) County of Essex Official Plan

The County will consider these amendments to be major modifications to the draft conditions and is required to give notice under Section 51(45) of the Planning Act. There will be a twenty (20) day appeal period once the Notice is issued. All agencies that must provide clearance letters prior to the final approval have been circulated with a request for comments.

3) Town of Kingsville Official Plan

The subject lands are designated Residential. The revised plan remains consistent and conforms to the policies for residential development.

4) Comprehensive Zoning By-law

The area subject to the proposed amendment is still zoned Residential Zone 2 Urban Exception 13, holding '(R2.1-13(h))'. The proposed revised lot fabric will continue to comply with the zoning provisions. An application for removal of the H, Holding will be required once the redline amendment is completed and the owner has entered into a development agreement with the Town.

5) Plan of Subdivision

The layout of the subdivision will be a smaller version of the original plan and will not include a storm water management pond. Storm water will be addressed through oversized underground piping and the use of an oil grit separator (OGS) for quality of discharge control. Because of the proximity of the existing park lands to the north no additional land conveyance is proposed. Cash-in-lieu of parkland will be collected for each lot at the time of building permits.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

There will still be an increase in assessment on the subject lands once the lots are registered and construction of new dwellings starts however, it will be less than what would have resulted from the original draft plan.

CONSULTATIONS

The County has been the lead on any additional outside consultation. The revised plan was circulated to management staff with no technical objections to the proposed amendment.

RECOMMENDATION

It is recommended that Council pass a resolution in support of the proposed redline revision to the Remark Farms Draft Plan of Subdivision reducing the total lots from a combination of single-detached and semi-detached dwellings totaling 191 units to 59 single detached dwelling lots as shown on the attached plan inclusive of the amended street layout.

Robert Brown

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Manager, Planning Services

Peggy Van Mierlo-West

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