



2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
(519) 733-2305  
www.kingsville.ca  
kingsvilleworks@kingsville.ca

**Date:** October 29, 2018

**To:** Mayor and Council

**Author:** Robert Brown, H. Ba, MCIP, RPP  
Manager, Planning & Development Services

**RE:** ZBA/33/18 Application for Removal of the H – Holding Symbol  
1552843 Ontario Ltd. (Sunvalley Estates Subdivision)  
Part of Lot 10, Concession 2 ED, Lots 29 to 44, Draft Plan 37-T-12001

**Report No.:** PDS 2018-055

---

## **AIM**

To provide Council with information regarding the request to remove the Holding (h) symbol from the next phase of development in the Sunvalley Estates Subdivision.

## **BACKGROUND**

The Sunvalley Estates Subdivision is located to the north of the easterly terminus of Road 2 E in the community of Ruthven. The subdivision received draft approval in 2012 with development to proceed in three phases. A development agreement was completed, and approved for the entire development in August of 2012. Phase 1 of the development has been completed. Phase Two was opened in 2016 and is proceeding. The developer has completed a third phase of development with the extension of Regent Street from Branco Drive east to the Esseltine Drain. A total of 16 lots have been approved with final registration pending.

## **DISCUSSION**

The Holding symbol on the subject lands was implemented at the initial stages of approval and required three items to be specifically addressed prior to removal including servicing of the lands, completion of a development agreement and any other agreements required by the Town. The last step prior to removal of the Holding symbol has been the actual physical construction of the streets and installation of services. This step was however not a condition for removal of the Holding symbol. All municipal services have been installed. The remaining service to be installed is natural gas which will be forthcoming. Once all services are installed a request to Municipal Services will be submitted for review of the

services and placement of the new streets onto a one year maintenance period. Removal of the H will permit the construction of model homes (two maximum) but will not permit final occupancy until the road is accepted on maintenance.

## **LINK TO STRATEGIC PLAN**

Manage residential growth through sustainable planning.

## **FINANCIAL CONSIDERATIONS**

The zoning amendment to remove the Holding (h) symbol will move the lands one step closer to development and the issuance of permits for construction of new dwellings which 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*. Municipal Services will continue working with the developer and monitor the final service installations and bring the final request to place the streets on maintenance forward at a later date.

## **RECOMMENDATION**

It is recommended that Council approve the removal of the Holding (h) symbol on the lands outlined in the amending by-law, 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