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Date: March 19, 2019

To: Mayor and Council

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Manager, Planning Services

RE: Application for Removal of the H- Holding Symbol ZBA/06/19 by
Cristina Porrone – Queen Valley Estates
Part of Lot 11, Concession 2 ED
Draft Plan 37-T-13002, Plan 12M 649 & Plan 12M

Report No.: PDS 2019-016

AIM

To provide Council with information regarding the request to remove the Holding (h) symbol from lands known as the Queen Valley Estates subdivision (See Appendix A) at the easterly terminus of Road 2 E.

BACKGROUND

In October of 2013 Council directed Administration to advise the Manager of Planning Services for the County of Essex that it supported the draft plan development for a 130 lot single detached residential development at the easterly end of Road 2 E and extending north to County 34. In September of 2017 the County granted approval of the draft plan development on the subject lands. In early 2018 a development agreement was prepared and presented to Council for approval.

The agreement has been signed and registered on title. The initial phase of development along the westerly side of the property has been prepared and registered as Phase 1A and 1B.

DISCUSSION

The majority of vacant lands approved for development within the settlement areas of Kingsville have zoning in place that includes the H-Holding symbol. The standard requirement for removal, in most cases, is the completion of one or more approvals such as a draft plan, development agreement, site plan approval or availability of services. In

the case of the subject lands the requirement for removal of the H- Holding symbol was approval of a plan of subdivision and associated development agreement. Both of these items have been completed, with Council approval, and the applicant is preparing to start construction of the initial phase of development once the Esseltine Drain report has received third reading as required by ERCA as a condition in the approved development agreement.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

As the development proceeds there will be building permit fees, development charges, tree and park fees and eventual increase in assessment as homes are constructed.

CONSULTATIONS

With the draft plan approval and registered agreement in place all matters related to the development are now covered by the requirements of the agreement including submission of the securities for the servicing of the initial phases. No permits are issued until such time as all servicing items have been addressed to the satisfaction of Municipal Services and the affected streets accepted on maintenance.

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/06/19 for removal of the H-Holding symbol on the subject lands known as Part of Lot 11, Concession 2 and within Draft Plan of subdivision 37-T-13002 including Plan 12M 649 and 12M 651, in the Town of Kingsville and adopt the implementing by-law.

Robert Brown

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Manager, Planning Services

Peggy Van Mierlo-West

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