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**Date:** September 4, 2019

**To:** Mayor and Council

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**RE:** Valente Subdivision Status Update

**Report No.:** PS 2019-041

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## **AIM**

To present the Mayor and Council with the Ontario Municipal Board (OMB) approved draft plan of subdivision along with information on the status of the draft plan of subdivision approved by the OMB and review any reports or documentation that were provided to the Town on compliance with the OMB decision.

## **BACKGROUND**

In August of 2015 The Town and developer advised the Board that a settlement was reached on the lands known as the Valente Subdivision for a draft plan of subdivision (Appendix A) and required zoning amendment. This approval would permit a 15 phase residential development with a maximum of 750 dwelling units consisting of a mix of single detached, semi-detached and townhouse dwellings along with the required parkland conveyance. The appeal to the Board was based on the Town's refusal of the developer's requested zoning amendment and the County of Essex's failure to make a decision on the draft plan of subdivision.

In May of 2017 the County planner requested a resolution (Appendix A) of Council supporting a change to condition 1 on the notice of decision issued by the County. This change was to wording that would now reflect the OMB approved plan. (Appendix B) The Town's legal counsel on the OMB settlement reviewed the request and provided a letter stating that the change was consistent with the Board's decision. (Appendix D) The resolution was supported and the draft plan of subdivision approved by the County.

The notice of decision was issued by the County in June of 2017. Standard practice is that a draft approval is granted for three years from the date of that County approval which would have made the lapse date June of 2020. However, the County based the three year time frame on the OMB approval date of Sept 2015 as the OMB did not provide for a

lapsing date in its decision. As such, the plan has lapsed and the approval process must start over.

## **DISCUSSION**

The developer was not satisfied with the layout of the settlement plan nor was Administration entirely satisfied with the street pattern. In addition, many residents who had attended the OMB hearing expressed a general dislike of the settlement plan as they felt that there had been no public input on its final form. After the board hearing Council, at the time, was presented with a revised layout of the settlement plan by the developer, which was in keeping with the Board's decision but was ultimately determined would require a new application, public process and presentation to the Board for approval.

With the need for a new application, the developer undertook consultation with Planning staff on the development and refinement of a revised layout. The amended plan would see a reduction in the total number of units and a lower density, the potential for a more efficient phasing plan, better street layout, particularly in relation to its connection with the Cottage Grove and Golfside subdivisions and most importantly pre-consultation with the surrounding neighbours on a group and individual basis. With the added pre-consultation and new public input, the hope was for presentation of a plan that would raise considerably less objection. At the same time, the developer has been working to close off a number of outstanding items that still needed review or completion including storm water management, traffic impact and the design of the new intersection on County Road 20.

## **LINK TO STRATEGIC PLAN**

Manage residential growth through sustainable planning.

## **FINANCIAL CONSIDERATIONS**

There are no direct financial implications related to this status report.

## **CONSULTATIONS**

CAO

## **RECOMMENDATION**

It is recommended that Council receive the report on the status of the Valente subdivision development.

*Robert Brown*

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*Peggy Van Mierlo-West*

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Peggy Van Mierlo-West, C.E.T.  
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