



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

Date: December 14, 2020

To: Mayor and Council

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

RE: Request to Dispose of Surplus Land
Victor Lane - Cottam

Report No.: PS 2020-046

AIM

To provide the Mayor and Council with details regarding a request to acquire lands currently owned by the Town as an unopened future road allowance within the Woodridge Estates Subdivision.

BACKGROUND

The subdivision in question covers approximately 6 ha (15 ac.) and was approved in 1996 for the development of a total of 46 lots for single detached dwellings. These lands were recently purchased. The new owner then finalized plans for development and received Council approval of a new development agreement and removal of the H-Holding symbol. The initial phase of development (23 lots) was accepted on maintenance recently and construction of new dwelling can now proceed.

The approved layout of the subdivision (See Appendix A) is a continuation of Whitewood to the southeast to a new street (Bellevue) that will continue southwest and connect to the recently endorsed Ridge Side Estates subdivision fronting on County Rd. 34 E. The development would also include an extension of Redwood to the southwest. Both Redwood and Bellevue were proposed to connect via Victor Lane.

DISCUSSION

With the development of the abutting lands, Ridge Side Estates to the southwest, both Bellevue Drive and Redwood Ave will now continue through to County Rd 34 E. This connection now makes the need for Victor Lane somewhat redundant. As such, the developer of the Woodridge Estates has asked the Town to consider disposing of the

unopened road allowance (Victor Lane) for the purpose of reconfiguring the lands to simply continue the same lot fabric along Redwood Ave and Belleview Drive. (See Appendix B) No new lots will result from the proposal. The reconfigured lots on the subject lands would then match-up better with the abutting Ridge Side Estates lot fabric when developed. An application for part lot control exemption would be necessary if Victor Lane is conveyed to re-configure the road allowance along with Lots 21 to 25, Block 43 and Parts 6 & 7 on Plan 12R 14958. If approved three lots would front on Redwood and three on Belleview.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

There are some legal costs associated with the conveyance of Victor Lane, if approved. These cost would be covered by the developer. There is no added value for the developer as no additional lots are created and the land has minimal value to the Town as it has not been developed nor have we incurred costs as a result of its ownership for the last 20 plus years. Longer term the Town also will no incur the cost of maintaining this small section of road and associated intersections.

CONSULTATIONS

Management Staff and the Planning Review Committee have expressed no objection to the disposal of Victor Lane. The lands being part of a long standing but undeveloped plan of subdivision and of no interest to the Town or abutting land owners creates a non-standard surplus land or road allowance disposition. The only landowner with an interest in the lands is the subdivision owner. The Town benefits from removing a street that would require future maintenance and a more compatible lot fabric results with the abutting subdivision to be developed. With this in mind administration does not see the need to undertake the standard notification process. The policy on land disposal is attached as Appendix C for reference. Only the subdivision owner would be notified. There is little need for the developer to incur the cost of an appraisal as the lands are of little value to the Town and do not result in any additional lots in the development that would impact abutting land owners.

RECOMMENDATION

That Council:

Declare Victor Lane surplus to the needs of the Town and convey the lands to the abutting landowner,

Agree to waive the land appraisal required as part of the standard surplus land disposition process based on the minimal financial value associated with Victor Lane, and

Agree to waive the standard surplus land or road allowance disposition process based on the lands being part of a long established but undeveloped plan of subdivision.

Prepared by:

Robert Brown _____

Robert Brown, H. Ba, MCIP, RPP
Manager, Planning Services