



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

Date: February 23, 2021

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 2021-012 – Supplementary

AIM

To provide the Mayor and Council with follow-up information and details from the January 11, 2021 meeting of Council 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 6.86 ha (16.96 ac.) and was approved in 1996 for the development of a total of 47 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 dwellings 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 Belleview Drive and Redwood Ave will now continue through to County Rd 34 E. This connection now makes the need for Victor Lane redundant. As such, the developer of Woodridge Estates has proposed a reconfiguration of the lots along Victor Lane to reorient the lots with frontage on Belleview Drive and Redwood Avenue. In order to do this Victor Lane would need to be conveyed back to the developer.(See Appendix B)

At the January meeting of Council it was noted that no new lots will result from the proposal. Unfortunately, the discussion focused on just the area around Victor Lane and did not include the full explanation of why no new lots are being created. When the developer purchased the subdivision there were a total of 47 lots and three blocks. Two of the blocks were for use as a storm water management pond and one block for a future road connection to the lands to the southeast. As a result of increased storm water management capacity requirements Lot 2 and Lot 3 had to be included with Block 44 and 45 to accommodate the necessary pond. In addition to this the original subdivision agreement from 1996 required that the subject subdivision had to also accommodate the storm water flows from the recently approved Ridge Side Estates subdivision to the west. As a result this too added to the lands needed for the pond. (See Appendix C)

Having lost two lots for the new pond the developer asked if Block 46, that was originally for a future road connection, was needed. Staff reviewed the request and agreed that the Block was not needed as the lands to the northeast are not within the secondary settlement area of Cottam and cannot be developed for future residential. This returned the total lot count to 46. With the requested conveyance of Victor Lane and associated lot reconfiguration the total lot count would be 47, the original number of lots in the overall subdivision hence no new lots are created and no net benefit to the developer.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

Costs associated with the conveyance of the lands will be the responsibility of the developer.

CONSULTATIONS

An appraisal of the lands was completed. The conclusion of the report is that the unserviced, vacant lands making up Victor Lane are worth \$1.90 to \$1.98 per sq .ft. based on comparable sales in the County. The report has been reviewed and while it may reflect the general value of the land in question the value is higher than the actual price paid for the lands within the Woodside Estate subdivision which was \$1.08 per sq. ft.

In addition to this there are other factors that should be considered before assigning any value to the Victor Lane lands including the following:

- i) There is no net benefit to the developer i.e no new lots
- ii) There is no loss to the Town as Victor Lane was conveyed to the Town free of charge when the subdivision was registered and has not gained value as a result of this conveyance.
- iii) The Town has incurred little to no expenses on the lands as they have not required any servicing
- iv) The lands in question are not serviced, saleable residential lots
- v) Once constructed Victor Lane then becomes a Town asset however it equally becomes a Town liability in the form of maintenance
- vi) The construction of one storm water pond servicing two subdivisions will result in the creation of three additional lots in the Ridge Side Estate subdivision, three new homes and three additional tax paying residents in Cottam that has a long-term positive financial benefit to the Town.
- vii) One storm water pond results in less maintenance expense to the Town
- viii) Maintaining 47 lots rather than 46 increases the number of homes, in the Woodside Estates subdivision that has a far greater long-term positive financial benefit to the Town.
- ix) The developer is conveying a long outstanding easement over the storm water outlet from the existing subdivision to the north.
- x) Victor Lane is 20,782.5 sq. ft. in area the additional storm water pond lands (Lot 2 & 3) were 16,753.5 sq. ft. which is a minimal difference
- xi) The overall value of Lot 2 & 3 would be far greater than the Victor Lane lands as Lots 2 & 3 would have been serviced lots versus a road allowance.
- xii) Additional costs will be associated with the reconfiguration of the lands to eventually create the six lots.

RECOMMENDATION

That Council:

Declare Victor Lane surplus to the needs of the Town and convey the lands to the abutting landowner, subject to the following condition:

That costs associated with the conveyance of Victor Lane are the responsibility of the abutting landowner.

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.

Robert Brown

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