



2021 Division Road North
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To: Mayor and Council

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Manager, Planning Services

RE: Conveyance of Land from ERCA to the Town of Kingsville
Part 1, RP 12R 28224

Report No.: PS 2021-029

RECOMMENDED ACTION

That Council authorize administration to accept the conveyance of the subject lands from the Essex Region Conservation Authority (ERCA) for the purpose of a future road allowance associated with the lands to the north and south also known as the Valente property.

BACKGROUND

The subject lands are part of the Chrysler Greenway and bisect a large agricultural property which has been undergoing review and preparation for a new residential subdivision. Appendix A, RP 12R 28224, shows the parcel in question (Part 1) and is 22 m (72.16 ft.) x 20.12 m (66 ft.) Prior to coming before Council for consideration and the County for final approval the proposed subdivision landowner has needed to undertake conveyance of lands abutting County Road 20 for the future intersection alignment and has also reached an agreement with ERCA for the purchase and conveyance of lands to the Town. The lands being purchased from ERCA by the abutting landowner will provide the necessary road allowance connection for the proposed subdivision to County Road 20.

DISCUSSION

As part of any subdivision approval moving forward for consideration it is important that either the affected lands are under the full ownership of the applicant or there is an agreement of purchase and sale authorizing an applicant to proceed. ERCA would prefer not to sell a portion of the greenway to a private landowner but has agreed to sell a small portion of the greenway with the understanding that the lands would transfer directly to the Town as part of the future road allowance connecting the subdivision to County Road 20. While it is unlikely that the development will not proceed, in the event

that the development does not move forward the Town would have the option to simply convey the lands back to ERCA.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning

Link to Council 2021-2022 Priorities

- ☐ COVID-19 and the health and safety of the community
- ☐ Customer Service: Training, Technology, Staff, Review Standards/Level of service
- ☒ Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- ☐ Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- ☐ Programming Increase: Youth and Seniors
- ☐ A development plan for Downtown Kingsville / Main Street
- ☐ Financial savings: Schools closings, Migration Hall
- ☐ Economic Development: strengthen tourism/hospitality
- ☐ COVID - economic recovery
- ☐ Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- ☐ Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- ☐ Committees / Boards: Review and Report
- ☐ Policy Update: Procedural Bylaw
- ☐ Economic Development: diversify the economy, create local jobs, industrial, Cottam
- ☐ Infrastructure (non-Municipal): Union Water expansion & governance
- ☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- ☐ No direct link to Council priorities

FINANCIAL CONSIDERATIONS

There is no financial implications for the Town as the developer of the neighbouring property is purchasing land.

CONSULTATIONS

SMT

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