



Date: February 8, 2022

To: Mayor and Council

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

RE: Application for Redline Amendment SUB/01/2022 by
1552843 Ontario Ltd.
V/L East Side Jasperson Drive
Part of Lot 3, Concession 1 ED
Part 1, RP 12R 28688

Report No.: PS 2022-003 - Supplementary

RECOMMENDED ACTION

1. That the amended blueline revision (corrected text detail) to the Remark Draft Plan of Subdivision (now Branco Estates) County of Essex File # 37-T-13001 for a total of 51 lots for a mix of single detached and semi-detached dwellings (75 residential units total) **BE APPROVED** as shown on the attached revised plan (Appendix D).

BACKGROUND

At the January 24, 2022 meeting of Council an amended plan was presented which outlined both a revision of the original plan approved in 2013 and a subsequent redline amendment of that plan in 2018 (Appendix B). The final blueline revision (lot fabric) that was presented was correct however in consultation with the County it was determined that the text portion of the plan showing the details of the 2018 amendment did not reflect what had been approved and noted in the Notice of Changed Conditions of a Draft Approval issued by the County (Appendix C). As such, the County and Manager of Planning Services have recommended that the Draft Plan be returned to Council to ensure the Plan accurately reflects the record of approvals.

DISCUSSION

The plan presented to Council at the January 24, 2022 meeting outlined an amendment to the 2018 approval from 59 lots for 37 single detached and 22 semi-detached dwellings (44 units) to 51 lots for 27 single detached and 24 semi-detached (48 units). This detail was accurately outlined in the lot fabric of the revised plan. However, it was identified that the Land Use Schedule (i.e. the 'legend', or text portion of the amendment) on the plan referenced a working draft of the blueline version rather

than the Land Use Schedule approved by the County in 2018 which outlined 59 lots for single detached dwellings, no semi-detached.

Staff have worked with the County, the applicant and their engineer to provide an updated revision, which includes the 2018 amended text that is now consistent with the County's approval. The County also requested that the applicant remove the lot fabric and storm water management pond from the draft plan, as those lands are now the site of the new school. (Appendix D)

FINANCIAL CONSIDERATIONS

As development of the lands begins, there will be an ongoing increase in assessment value. Each lot will also be subject to building permit fees and the collection of development charges.

ENVIRONMENTAL CONSIDERATIONS

The subject parcel is well located within the Town to provide a residential development in close proximity to a wide variety of services that could promote walkability and avoid the need for day-to-day vehicle use for accessing many nearby necessities.

CONSULTATIONS

In accordance with standard practice for review of redline amendments and development agreement applications applicable external agencies and internal departments have been circulated. The following comment has been provided.

1) Essex Region Conservation Authority (ERCA)

ERCA has no objection to the proposed development subject to an acceptable storm water management plan.

2) Town of Kingsville Technical Advisory Committee

As noted in the January comments provided by TAC, the proposed storm water management plan for the site is acceptable. As part of this, it was noted that the developer will need to demonstrate that drainage between the new subdivision and existing residential lots is addressed to the full satisfaction of the Town. Building code requirements will be reviewed during the permit process. All other standard requirements will be addressed in the development agreement which will come forward to Council at a later meeting.

PREPARED BY:



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Manager, Planning Services

REVEIWD BY:



Richard J.H. Wyma, CSLA
Director of Community and Development Services

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