



Date: August 14, 2023

To: Mayor and Council

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Manager of Planning

RE: Application for Extension for Queens Valley Subdivision Approval -
County of Essex File No.: 37-T-13002

RECOMMENDED ACTION

1. That the request for an extension of subdivision approval for County file 37-T13002 for a period of two years **BE SUPPORTED**; and,
2. That Administration **BE DIRECTED** to forward a copy of this resolution to the County of Essex for their approval.

BACKGROUND

The Town of Kingsville has received a request to extend the approval of the Queens Valley Subdivision (County file 37-T-13002), location map attached as Appendix A. The current approval is set to expire in September 2023, and the applicant has asked for extension of draft plan approval for an additional three years to September 2025 (letter and plans attached as Appendix B).

The draft plan approval was originally granted in September 2017, and final approval was granted in September 2018. A previous extension request was granted by the County of Essex in May 2020, with the requirement that any future extension requests would require Council approval (attached as Appendix C).

DISCUSSION

Previous Councils of the Town of Kingsville have approved the subdivision and the subsequent development agreement for this subdivision. The applicants have now requested a subsequent extension allowing them to complete servicing and build out of the approved plans.

After discussion with the applicant and their representatives, Administration is recommending the extension of the subdivision approval for an additional two years which is anticipated to provide sufficient time for the completion of servicing works in order to open approved phases of the development for building permits.

Administration does not believe a lengthy extension is in the best interests of the Town and wish to see this subdivision completed as soon as possible. Administration has no concerns with allowing the extension of the subdivision approvals for an additional two years to complete the required servicing works.

FINANCIAL CONSIDERATIONS

Completion of the subdivision and associated housing will result in an increase in the tax base.

ENVIRONMENTAL CONSIDERATIONS

Extension of the subdivision approval is not anticipated to have any environmental impacts.

CONSULTATIONS

There are no Planning Act requirements to provide notice of an extension of a subdivision approval.

Senior Management Team and the Technical Advisory Committee were circulated on the request for an extension. There is little concern from a technical perspective as there is already a development agreement in place. Any new dwellings on the newly created lots will require building permits and a full review of applicable law at the time of permit review.

PREPARED BY:



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REVIEWED BY:



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