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Date: October 10, 2023

To: Town of Kingsville, Planning Services
Attn: George Robinson, MCIP, RPP

RE: Planning Rationale for
Proposed Application for Zoning By-law Amendment
Seacliff Drive, Pt. of Lot 4, Concession 1 ED
Roll # 3711 310 000 24800

Author: Robert Brown, H. Ba, MCIP, RPP

Purpose

To provide an overview of the related land use planning considerations in support of a zoning by-law amendment application to facilitate the development of a residential subdivision.

Background

The subject property is an 8.608 ha (21.27 ac.) vacant parcel located on the south side of Seacliff Drive, just east of Wigle Grove Drive. The property extends from Seacliff Drive to the bluff along the Lake Erie shoreline. The property was acquired by the applicant in May of 2021 with the intention of developing a residential subdivision consisting of 75 lots, 43 for single detached dwellings and 16 blocks to accommodate 32 semi-detached dwelling units on individual lots.

The current zoning on the property is Lakeshore Residential, Holding, LR(h). The holding symbol applies to most vacant lands along Seacliff Drive. Removal of the holding symbol requires development of a plan of subdivision and associated development agreement along with the provision of acceptable servicing. The subject lands have access to municipal water and are proposing to install a gravity collection system within the new subdivision that will flow to a pump station in the southeast corner and be then directed toward the existing collection system in the Timbercreek subdivision to the west.

Planning Rationale

1) Provincial Policy Statement (2020)

The proposed zoning amendment on the subject property does not directly raise any issues of provincial interest as it is currently designated and zoned for residential development. The amended zoning will assist in providing an additional housing type and a minor increase in density to take advantage of the available services.

The south end of the property abuts Lake Erie and as such needs to address bank stability and erosion concerns (natural hazard). The south end along with the northeast corner will also need to address natural heritage concerns such as species at risk and existing wooded area. Background work on this has been completed and submitted to the applicable authority. Requirements related to this will be addressed via the development agreement and zoning by-law amendment.

The zoning amendment request is consistent with Provincial Policy.

2) Official Plan – County of Essex, Town of Kingsville

The subject site is designated Lakeshore Residential East in the Town of Kingsville Official Plan and within a primary settlement area under the County of Essex Official Plan. The zoning amendment will continue to be in conformity with the Lakeshore Residential East designation as the development will continue to result in the construction of single unit dwellings in the form of single detached dwellings and semi-detached dwelling units.

3) Comprehensive Zoning By-law

The current zoning on the property is Lakeshore Residential, Holding LR(h). With removal of the Holding symbol the zoning permits development of single detached dwellings. The proposed draft plan shows a total 43 dwelling lots for singles and the lots will meet the minimum lot area and frontage requirements. The amendment is required to add semi-detached dwellings and dwelling units as a permitted use and establish regulations to sell the individual semi-detached dwelling units as freeholds. This would be accomplished through application for part-lot control once construction of the buildings is started.

In addition to the added use and regulations for semi-detached dwellings it will be necessary to include site-specific regulations for the lots along the lake bluff (lots 56 to 59 based on ECRA requirements. This approach is recommended as it will provide clarity for any prospective purchaser that the shoreline is a no build, no development area that is to remain nature and not be improved via landscaping or inclusion of any built infrastructures such as stairways.

There are lands in the northeast corner (Block 64) that have been identified for conveyance to the abutting Block A in the Wigle Grove subdivision. Block A is owned by the Town and is currently vacant green space. The lands conveyed from the development to the Town should be rezoned to Environmental Reserve District (ERD) to reflect their intended future use. It is also suggested that the Town include amendment of Block A to the same classification from its current LR classification to clarify its ongoing use as natural area.

Conclusions

The proposed zoning amendment on the subject lands does not represent a significant change to the current intended use of the lands. The amendment will not introduce any new uses abutting the existing single detached dwelling lots to the east or west. Lot sizes and frontage are smaller than the lots along Wigle Grove however those lands are not on full services and require additional lot area to accommodate on site septic systems. In total there will be 13 new lots abutting 11 existing lots which does not represent a significant increase in density and will not negatively impact the existing lots along Wigle Grove Drive.

With the ability to provide full services to the subject lands the zoning amendment helps to make better use of the lands and provides an additional type of housing not currently provided for within the Lakeshore Residential East area. The zoning and subsequent plan of subdivision represent good long-term land use planning and continues to support the ongoing need for housing.

Prepared by:

A handwritten signature in black ink, appearing to read 'Robert Brown', with a long horizontal line extending to the right.

Robert Brown, H, Ba, MCIP, RPP
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Oakview Land Use Planning