



Date: August 11, 2025

To: Mayor and Council

Author: Richard J.H. Wyma
Director of Planning and Development

RE: Application for Extension for Kings Village at the Lake Subdivision
Approval – County of Essex File No. 37-T-21002

RECOMMENDED ACTION

That the request for an extension of subdivision approval for County of Essex File No. 37-T-21002 **be supported** for a period of two years only;

And that Administration **be directed** to forward a copy of this resolution to the County of Essex

BACKGROUND

The draft plan approval for the Kings Village at the Lake Subdivision (*County of Essex File No. 37-T-21002*) was originally granted by the Town of Kingsville on August 23, 2021, with final approval issued by the County of Essex on August 31, 2022. The current draft approval is set to lapse on August 31, 2025.

On June 24, 2025, the Town of Kingsville received a request from the developer's agent for a three-year extension to the draft plan approval, to August 31, 2028. The Town advised the developer to request the extension from the County of Essex, who would in turn, seek resolution of support from the Town of Kingsville Council.

That same day, the County of Essex confirmed they had received the extension request and asked that it be brought forward to the Town of Kingsville Council for consideration.

This report is provided in response to that request, with a location map attached as Appendix A and the draft plan of subdivision attached as Appendix B.

DISCUSSION

The Town of Kingsville Council approved the subdivision on August 23, 2021. Following council support, the developer worked with the Town, County, ERCA and other parties to complete their functional servicing and stormwater reports. Following final review and approval of the studies, the Town finalized a Subdivision Agreement with the Developer,

which was approved by Council on October 28, 2024. The applicants have now requested an extension of three years to allow additional time to complete servicing and build out the approved plans.

Administration does not believe a lengthy extension is in the best interests of the Town and wishes to see this subdivision started as soon as possible. Administration is recommending that the subdivision approval be extended for two years, which is anticipated to provide sufficient time for the completion of servicing works and enabling the issuance of building permits for Phase 1 of the development.

Any further requests for extension will require demonstration of substantial completion of Phase 1 prior to consideration. If, after two years, works are not substantially complete, and Council does not support further extension, service capacity may be reallocated to support other developments.

FINANCIAL CONSIDERATIONS

Completion of the subdivision and associated housing will result in an increase in the tax base. Development charges associated with the development support the west side collector road and water line improvements currently underway.

ENVIRONMENTAL CONSIDERATIONS

Extension of the subdivision approval is not anticipated to have any environmental impacts. Environmental and stormwater studies have all been completed as part of the approval of the Plan of Subdivision.

CONSULTATIONS

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

The Senior Management Team and the Technical Advisory Committee were circulated on the request for an extension. There were no significant concerns raised from a technical perspective, as a development agreement is already in place. Any future dwellings on the newly created lots will require building permits and will be subject to a full review under applicable law at the time of permit application.

PREPARED BY:



Richard J.H. Wyma
Director of Planning and Development

REVIEWED BY:

A handwritten signature in black ink, appearing to read 'John Norton', written in a cursive style.

John Norton
Chief Administrative Officer