



Date: September 15, 2025

To: Mayor and Council

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

RE: Application for Extension for Branco Estates Subdivision Approval -
County of Essex File 37-T-13001

RECOMMENDED ACTION

1. That the request for an extension of subdivision approval for County file 37-T-13001 **be supported** for a period of two (2) years; 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 Branco Estates Subdivision (County file 37-T-13001), location map attached as Appendix A.

The draft plan approval was originally granted in June 2014, following which the development went through a number of revisions, and the scale was reduced to accommodate the new school site on the north portion of the parcel. Final approval was granted in November 2017.

In May 2020, a three-year extension was granted by the County of Essex, with the requirement that any future extension requests would require Council approval. In September 2023, at the request of the applicant and the County of Essex, the Town granted a two-year extension as requested by the applicant to allow them to complete servicing and build out of the approved plans. This second extension is set to expire on November 9, 2025.

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 third extension because of slower-than-anticipated new home sales within the subdivision. The applicant notes that they have sold nine semi-detached units and are currently building three additional semi-detached units for a total of 12 semi-

detached units (of 24). The applicant also notes they have sold three of 15 single-family detached units. In their request, they noted they anticipate 80% build-out nearer the end of 2026. The request for extension is for the complete Plan of Subdivision, which is to be developed in two phases. The applicant has not yet initiated phase 2 of the proposed plan of subdivision.

Administration recognizes the recent economic situation, but also does not believe a lengthy extension is in the best interests of the Town. Lengthy delays have additional concerns for the municipality in that by the time the Town assumes the subdivision and its infrastructure, it has aged, which places pressure on the town's asset management and replacement plan, and operationally in that older infrastructure requires more maintenance.

Administration notes that the draft plan approval for this subdivision was originally granted in 2014, and revised in 2017 and again in 2022 through a redline and blueline amendment. At the same time, the province has introduced changes to legislation since 2022 to encourage more homes to be built (e.g. Bill 109, More Homes for Everyone Act, Bill 23: More Homes Built Faster Act) and has proposed further changes that would municipalities to reallocate services if developments do not proceed within set timelines. To that end, any further requests for extension will require demonstration of substantial completion of Phase 1. 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.

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 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:



Richard J.H. Wyma
Director of Planning and Development

REVIEWED BY:



John Norton
Chief Administrative Officer