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Date: January 19, 2017

To: Mayor and Council

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Manager, Planning & Development Services

RE: ZBA/12/16 Application for Removal of the H – Holding Symbol
1552843 Ontario Ltd. (Sunvalley Estates Subdivision)
Part of Lot 10, Concession 2 ED, Plan 12M 628, Phase 2/3

Report No.: PDS-2017-002

AIM

To provide Council with information regarding the request to remove the Holding (h) symbol from the next phase of development in the Sunvalley Estates Subdivision, Plan 12M 628, Part of Phase 2 and 3.

BACKGROUND

The Sunvalley Estates Subdivision is located to the north of the easterly terminus of Road 2 E in the community of Ruthven. The subdivision received draft approval in 2012 with development to proceed in three phases. A development agreement was completed, and approved for the entire development in August of 2012. Phase 1 of the development has been completed and there are no longer any vacant lots available in this phase of the subdivision. The developer has completed a second phase of development with the extension of Branco Drive and partial construction of Mucci Drive and connection to Regent Street. A total of 19 lots have been approved and registered as Lots 1 through 19, Plan 12M 628.

DISCUSSION

The Holding symbol on the subject lands was implemented at the initial stages of approval and required three items to be specifically addressed prior to removal including servicing of the lands, completion of a development agreement and any other agreements required by the Town. The last step prior to removal of the Holding symbol has been the actual physical construction of the streets and installation of services. This step was however not a condition for removal of the Holding symbol. All municipal services have been installed.

The remaining service to be installed is hydro which will be forthcoming in the next few weeks. Once all services are installed a request to Municipal Services will be submitted for review of the services and placement of the new streets onto a one year maintenance period.

Since the development agreement outlines the final servicing and maintenance requirements and the streets remain officially closed until the one foot reserves are dedicated the request for removal of the Holding symbol is considered appropriate at this time as conditions for its removal have been fulfilled.

LINK TO STRATEGIC PLAN

There is no link to the strategic plan resulting from the requested Holding symbol removal.

FINANCIAL CONSIDERATIONS

The zoning amendment to remove the Holding (h) symbol will move the lands one step closer to development and the issuance of permits for construction of new dwellings which will result in increased assessment on the subject lands.

CONSULTATIONS

In accordance to O. Reg 545/06 Subsection 8 of the *Planning Act*, property owners within 120 m of the subject site boundaries received the Notice of Intention to Remove the Holding Zone symbol by mail. The request for lifting of the Holding symbol is subject to Town review and satisfactory completion of the conditions for removal but is not an appealable application under the *Act*. Municipal Services will continue working with the developer and monitor the final service installations and bring the final request to place the streets on maintenance forward at a later date.

RECOMMENDATION

It is recommended that Council approve the removal of the Holding (h) symbol on lands known at Lots 1 through 19, inclusive, Plan 12M 628 in the Town of Kingsville and adopt the implementing by-law.

Robert Brown

Robert Brown, H. Ba, MCIP, RPP
Manager, Planning & Development Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer