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**Date:** May 11, 2017

**To:** Mayor and Council

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Manager, Planning & Development Services

**RE:** Draft Plan of Subdivision – Queen Valley Subdivision – Cristina  
Porrone – Amended Draft Plan & Transfer of Blocks

**Report No.:** PDS-2017-020

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## **AIM**

To request a Council resolution to the County of Essex, Manager of Planning Services agreeing to a minor amendment to the draft plan for the Queen Valley Subdivision and the transfer of ownership of the required blocks.

## **BACKGROUND**

In October 2013 Council supported County approval for a draft plan of the Queen Valley Subdivision located on the south side of County 34 E and extending through to the easterly terminus of Road 2 E in Ruthven. That approval was for a total of 130 single detached dwelling lots (See Appendix 'A') and subject to the completion of a development agreement including conditions to address items noted by both ERCA and the Ministry of Natural Resources and Forestry (MNRF).

## **DISCUSSION**

As a result of the required completion of an Environmental Impact Assessment on the development land, an area in the southeast corner of the subject parcel (rear of lots 35 to 43) was identified as having potential habitat which would require protect. (See Appendix 'B') The initial plan was for the protected area to be included with each of these lots and appropriately fenced off similar to other subdivisions such as Royal Oak at the Creek and York/Golfside. This has proven to be unmanageable as often the fencing is removed and property owners start to occupy the protected areas. Since the lands in question about the proposed storm water pond location it was suggested that the lands be included with that block and conveyed to the Town. The developer has agreed and the lands will be made part of the storm water pond block. Fencing will continue to be required at the rear of the

lots with the hope that the Town will have greater control over insuring the fencing remains in place and the protected lands remain protected. The conveyance of this proposed block is the only change from the original plan presented to Council in 2013 but the County does require acknowledgement from the local Council of the change.

The County has also requested that the resolution agree to the transfer of ownership of the various blocks show on the plan for storm water and servicing easements. These, with the exception of the noted additional block, were part of what the Town would require as conditions in the development agreement.

## **LINK TO STRATEGIC PLAN**

There is no link to the Strategic Plan as a result of this request.

## **FINANCIAL CONSIDERATIONS**

There is no direct financial impact at this stage.

## **CONSULTATIONS**

Management staff was advised of the County request and has no objections or concerns with the draft plan approval continuing to move forward. Final development details will be addressed at the development agreement stage. The County considers this a minor change under the Planning Act and as such does not require additional public notice.

## **RECOMMENDATION**

It is recommended that Council adopt a resolution to acknowledge the amended draft plan showing an additional block (Appendix 'A' - Block 134) to be conveyed to the Town and transfer of ownership of the other noted blocks (Appendix 'A' – Blocks 132, 133 & 135 to 142) for storm water management, drainage, one foot reserves and servicing easements

*Robert Brown*

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*Peggy Van Mierlo-West*

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