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Date: June 5, 2017

To: Mayor and Council

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Town Planner

RE: Application for Zoning By-law Amendment
Builder Direct Buy Corporation
2-20 & 25-37 Woodland St. & 113-121 & 104-120 Hazel Cres.
Lots 18 to 39, 40 to 42 & 70 to 73, Plan 12M552

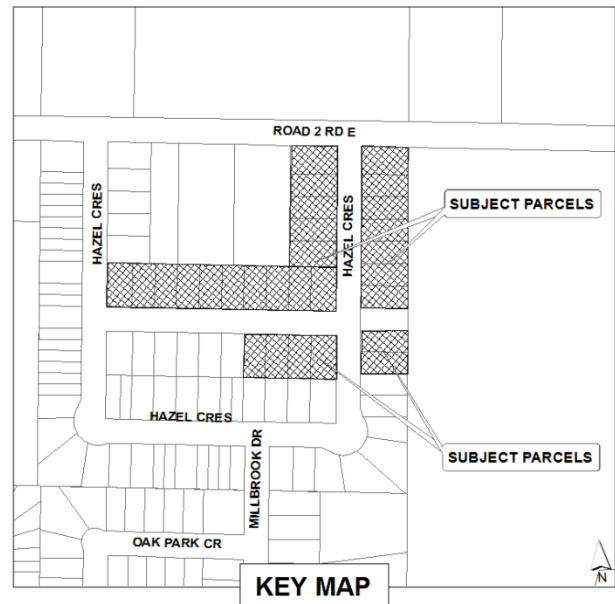
Report No.: PDS-2017-026

AIM

To provide Council for the Town of Kingsville with information regarding the requested Zoning By-law Amendment for lands known as, 2-20 & 25-37 Woodland St. & 113-121 & 104-120 Hazel Cres in the Town of Kingsville.

BACKGROUND

The subject lands are part of the final phase of development in the Millbrook subdivision that would see the completion of Hazel Cres to Road 2 E and construction of Woodland Street. There are a total of 36 lots that will become available for development in the coming weeks. Six of the lots are intended for semi-detached dwellings and already zoned for that use. The remaining 30 lots are zoned for single detached dwellings however the applicant would like to update the zoning regulations to provide the opportunity to construct larger homes via an increase in the permitted maximum lot coverage while meeting the existing setback requirements of the current zoning.



DISCUSSION

When considering a request for a Zoning By-law Amendment, it is important to review the request on the basis of the following documents to determine whether the request is appropriate:

1) Provincial Policy Statement, 2014 (PPS):

There are no issues of Provincial significance raised as a result of the Zoning By-law Amendment, as this is simply an adjustment of lot coverage and yard setbacks.

2) Town of Kingsville Official Plan

The subject land is designated 'Residential' within the Official Plan for the Town of Kingsville. Section 3.6 explains the relative goals and policies pertaining to lands designated 'Residential'.

Comment: The requested Zoning By-law Amendment conforms to the relevant policies of the Official Plan for the Town of Kingsville.

3) Comprehensive Zoning By-law 1-2014

The subject properties are currently zoned 'Residential Zone 2 Rural/Urban Exception 5 (R2.2-5)' under the Kingsville Comprehensive Zoning By-law.

The zoning provision of this Zone and of the requested amendment are as follows:

	R2.2-5 Zoning (Current)	Proposed Zoning By-law Amendment (69-2017)
Lot Coverage (maximum)	35%	50%

The proposed increase in lot coverage will not locate the dwellings closer to the front, rear or side yards than what is currently permitted in the zone. This will maintain the current dwelling placements within the neighbourhood while allowing the property owners to build larger homes within the existing permitted building envelope of their property.

Comment: The requested amendment maintains the intent of the Comprehensive Zoning By-law.

LINK TO STRATEGIC PLAN

There is no specific link to the strategic plan

FINANCIAL CONSIDERATIONS

The construction of larger dwellings on the subject lots will lead to an increase in assessment value per lot which would mean addition tax assessment.

CONSULTATIONS

1) Public Consultations

In accordance to O. Reg 545/06 of the *Planning Act*, property owners within 120m of the subject site boundaries received the Notice of Public Meeting by mail. To date, no comments have been received by members of the public.

2) Agency & Administrative Consultation

In accordance with O. Reg 545/06 of the *Planning Act*, Agencies and Town Administration received the Notice of Public Meeting by mail and/or email.

Agency or Administrator	Comment
Essex Region Conservation Authority	<ul style="list-style-type: none">No objections. Comments attached in Appendix BRecommend review of stormwater management
Town of Kingsville Management Team	<ul style="list-style-type: none">No concerns with the requested rezoning.
County of Essex	<ul style="list-style-type: none">No comments expected.

RECOMMENDATION

It is recommended that Council approve Zoning By-law Amendment ZBA/10/17 to rezone the subject lands from 'Residential Zone 2 Rural/Urban Exception 5 (R2.2-5)' to 'Residential Zone 2 Rural/Urban Exception 10 (R2.2-10)' for lands known as, 2-20 & 25-37 Woodland Street & 113-121 & 104-120 Hazel Crescent, and adopt the implementing by-law.

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Peggy Van Mierlo-West

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Chief Administrative Officer