

To: Mayor & Members of Council
From: Kristina Brcic, Team Leader – Development Approvals
Date: June 7, 2023
Subject: S-A-01-2023 Draft Plan of Subdivision Application for River Ridge Phase 10 by 1156756 Ontario Ltd & River Ridge (Lakeshore) Inc.

Recommendation

Direct Administration to advise the County of Essex that the Municipality of Lakeshore supports the draft plan approval for the River Ridge Phase 10 subdivision by 1156756 Ontario Ltd & River Ridge (Lakeshore) Inc. as described in the report presented at the June 27, 2023 Council Meeting.

Background

The subject site is currently vacant and is located on the south side of Oakwood Avenue, west of Renaud Line Road. The County of Essex (Approval Authority) has received and deemed complete an application for a Draft Plan of Subdivision. The subject property is currently vacant and is designated 'Residential' and zoned 'Residential – Low Density (R1)(h4)' in Lakeshore's Zoning By-law 2-2012. The applicant has applied for Draft Plan of Subdivision Approval to permit 21 lots for single detached dwellings. The new lots will have access from the proposed right-of-way to the south, which is part of an approved Draft Plan of Subdivision, File No. 37-T-22005, Giorgi Subdivision under separate ownership on the lands south of the subject site.

As part of the Applicant's complete application for the proposed plan of subdivision to both the County of Essex and to the Municipality of Lakeshore, the following studies and reports in support of the proposal were submitted:

1. Municipality of Lakeshore Draft Plan of Subdivision Application Form, dated December 2022;
2. Draft Plan of Subdivision drawing, prepared by Dillon Consulting, dated October 2022;
3. Conceptual Development Plan, prepared by Dillon Consulting, dated October 2022;
4. Plan of Survey, prepared by Verhaegen Land Surveyors, dated September 2022; and,
5. Planning Justification Brief, prepared by Dillon Consulting, dated December 2022.

As a result of the changes imposed under Bill 23, public meetings pursuant to a draft plan of subdivision application are no longer a legislative requirement. The Municipality is still required to give notice of application to the public, as directed by the County of Essex (see Appendix 4). If the public has any questions or concerns regarding the proposed

plan of subdivision, they are encouraged to contact the Manager of Planning at the County of Essex.

Comments

Provincial Policy Statement (PPS)

The proposed subdivision is located in an urban settlement area and will make efficient use of existing municipal services consistent with the policies of the Provincial Policy Statement (2020). Although it can be stated that the proposal supports and implements many of the document's policies, the proposed subdivision supports the following important policies which are specifically highlighted.

- Section 1.1.3.1, Settlement Areas, of the PPS states "Settlement areas shall be the focus of growth and development"
- Section 1.1.3.2(a), Settlement Areas, of the PPS states "Land use patterns...efficiently use land and resources"
- Section 1.4.3, Housing – speaks to planning authorities providing for a range of housing options and densities.

There are no natural heritage features located nearby the subject property, therefore there is no negative impact on natural heritage features within Lakeshore as a result of the proposed subdivision development.

As a result of the above, the proposed subdivision is consistent with the goals and policies contained within the PPS.

County Official Plan (COP)

The County of Essex Official Plan designates the subject lands as not only a settlement area, but also a Primary Settlement area within the County.

Therefore, the proposed subdivision conforms to the County of Essex Official Plan.

Lakeshore Official Plan (LOP)

The Lakeshore Official Plan designates the subject land as 'Residential'. The proposed plan of subdivision conforms with this designation by proposing a 21-lot residential subdivision providing single detached dwellings.

As such, the proposed subdivision conforms to the Lakeshore Official Plan.

Zoning By-law

The current zoning of the subject lands is 'Residential – Low Density Holding (R1)(h4)'. Conditions of the removal of the h4 holding symbol is that's the subdivision agreement is executed by the owner and the Town (Municipality) and the development receives final approval by the County. As such, following final approval from the County of Essex of the Draft Plan of Subdivision application, the applicants can pursue a zoning by-law amendment application for removal of the holding symbol to facilitate the proposed development on the subject site.

The proposed 21 residential lots meet the zoning regulations of the low density Residential (R1) zone.

Others Consulted

The County of Essex has provided Lakeshore with written comments from the following agencies:

1. Comments from Greater Essex County District School Board (GECDSB)
2. Canadian Pacific Railway (CPR)
3. Canada Post
4. Bell Canada
5. Essex Region Conservation Authority (ERCA)

All of the above comments have been sent to the applicant and the County of Essex for review and consideration and will be incorporated as part of draft plan conditions if deemed necessary. As the approval authority, the County of Essex may grant draft approval to the plan and include conditions of approval which must be fulfilled by the developer within three years.

Financial Impacts

Upon completion of the subdivision there will be development charges and building permit fees collected. As well as additional taxation, water, and wastewater revenue.

Attachments

- Appendix 1 – Conceptual Development Plan
- Appendix 2 – Draft Plan of Subdivision, signed
- Appendix 3 – Lakeshore Engineering Comments
- Appendix 4 – County of Essex Notice of an Application and Request to Notify the Public and Public Bodies
- Appendix 5 – Draft Plan of Subdivision, Lakeshore conditions

Report Approval Details

Document Title:	S-A-01-2023 - River Ridge - Oakwood - Phase 10 - Jenny Coco.docx
Attachments:	<ul style="list-style-type: none">- Appendix 1- Conceptual Development Plan.pdf- Appendix 2 - Draft Plan of Subdivision Drawing, signed.pdf- Appendix 3 - Lakeshore Engineering Comments.pdf- Appendix 4 - County of Essex Request to notify the public of an application letter 37-T-23004.pdf- Appendix 5 - Draft Plan of Subdivision - Lakeshore conditions.pdf
Final Approval Date:	Jun 22, 2023

This report and all of its attachments were approved and signed as outlined below:

Prepared by Kristina Brcic

Submitted by Ryan Donally and Tammie Ryall

Approved by Justin Rousseau and Truper McBride