

Municipality of Lakeshore – Report to Council

Growth and Sustainability

Planning Services



To: Mayor & Members of Council
From: Urvi Prajapati, Team Leader – Community Planning
Date: May 22, 2024
Subject: ZBA-09-2024 – River Ridge Phase 10 - H Removal

Recommendation

Approve Zoning By-law Amendment Application ZBA-09-2024 to remove the Holding Symbol 4 (h4) from the lands legally described as Part of Lots 4 and 5, Concession East of Puce River, Geographic Township of Maidstone, Lakeshore, designated as Part 11 on Reference Plan 12R-21144, being part of the Property Identifier Number 75005-2102(LT) ; and

Direct the Clerk to read By-law 71-2024 during the “Consideration of By-laws”, all as presented at the June 25, 2024 Council meeting.

Background

The subject land is 4.13 acres of vacant land located south of Oakwood Avenue and west of Renaud Line Road (Appendix A - Site Map). On May 8, 2023; the County of Essex (Approval Authority) received and deemed complete the Draft Plan of Subdivision application. Thereafter, Administration took forward the resolution of support for Phase 10 to Council on June 27, 2023. Subsequently, on October 15, 2023, the County also provided a Notice of Decision along with a Draft Plan Approval Letter stating that all the conditions listed in the letter be fulfilled prior to it lapsing on October 15, 2026. One of the conditions listed in the letter include a subdivision agreement be entered into. The Applicant, 1156756 Ontario Ltd. & River Ridge (Lakeshore) Inc. c/o Jenny Coco is currently reviewing the draft agreement and it will be entered into shortly.

Therefore, the applicant, 1156756 Ontario Ltd. & River Ridge (Lakeshore) Inc. c/o Jenny Coco has now come forward to lift the H as all the conditions have been met and to facilitate the proposed development. 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.

The zoning amendment application will rezone the subject site from “Residential – Low Density (R1)(h4)” to “Residential – Low Density (R1)”.

Subject Site	Lot Area – 4.13 acres Existing Use – Vacant Proposed Use – Residential Access – proposed right-of-way to the South (Giorgi Subdivision) Services – Municipal water, drainage, and sanitary
Neighbouring Land Uses	North – Vacant Land/Agriculture South – Residential East – Vacant Land/Agriculture West – Residential
Official Plan	“Residential”
Zoning By-law	“Residential – Low Density with a holding symbol 4 (R1(h4))”

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 of Essex Official Plan

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

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 Lakeshore’s 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 include that the subdivision agreement is executed by the owner and the Town (Municipality). As mentioned above, the agreement is going to be executed soon. Therefore, the Applicant can now 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.

Conclusion

Based on the foregoing, Administration recommends that Council approve ZBA-09-2024 (Bylaw 71-2024) as per the Recommendation section of this report.

Others Consulted

Notice was given to the owner of the subject land and agencies as required under the provisions of the *Planning Act* and the regulations enacted thereunder. As of the writing of this report, no comments were received from the owner and no concerns were expressed from any agencies.

Financial Impacts

There are no budget impacts resulting from the recommendation.

Attachments

Appendix A – Site Map
Appendix B – Concept Plan

Report Approval Details

Document Title:	ZBA-09-2024 - River Ridge Phase 10 - H Removal.docx
Attachments:	- Appendix A - Site Map.pdf - Appendix B - Concept Plan.pdf
Final Approval Date:	Jun 17, 2024

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

Prepared by Urvi Prajapati

Submitted by Ryan Donally and Tammie Ryall

Approved by the Corporate Leadership Team