

# Municipality of Lakeshore - Report to Council

## Community & Development Services

### Development Services



**To:** Mayor & Members of Council  
**From:** Aaron Hair, Planner III  
**Date:** May 3, 2021  
**Subject:** Subdivision Amending Agreement River Ridge Phase 6

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### Recommendation

Approve the amendment to the Subdivision Agreement; and,

Direct the Clerk to read By-law 43-2021 during the “Consideration of By-laws” to authorize the Mayor and Clerk to execute a Subdivision Amending Agreement with 1156756 Ontario Limited.

### Background

The subject lands known as the “River Ridge Phase 6” plan of subdivision received final approval from the County of Essex on March 18, 2019. In addition a subdivision agreement was entered into by the Municipality and the developer on March 6, 2018.

The developer submitted a request for a Part Lot Control Exemption for Part of Lots 63 to 87 (inclusive) on Registered Plan 12M-657 in the Municipality of Lakeshore, which was approved by Municipal Council on March 9, 2021, and was approved by the County of Essex on March 18, 2021. As a result of the Part Lot Control By-law approval an additional piece of land is required to be conveyed to the Municipality, and this requires an amendment to the existing subdivision agreement. It is shown as Part 21, on Schedule B-1, to be used for storm water management purposes.

The site is designated ‘Residential’ the Official Plan and is zoned (R1-35), Residential – Low Density, which permits townhouses and accessory uses.

### Comments

*Provincial Policy Statement and County of Essex Official Plan*

The application raises no concerns relative to the PPS and the proposal conforms to the County of Essex Official Plan.

### *Official Plan*

The proposal conforms to the Town of Lakeshore Official Plan.

### *Zoning*

As noted, the subject lands are zoned for Residential Uses in accordance with the site specific zoning of R1-35, Residential – Low Density in the Municipality of Lakeshore Zoning By-law.

This change is considered a minor change to the subdivision design, which does not require public notice or circulation to outside agencies. Administration recommends that Council approve the amendment to the subdivision agreement, and that the Mayor and Clerk be authorized to execute the agreement on the Municipality's behalf.

### **Others Consulted**

The amending agreement was prepared by external legal counsel.

The County of Essex approved the Part Lot Control By-law March 18, 2021, which was required to create the new parcel to be conveyed.

### **Financial Impacts**

There are no financial impacts resulting from the recommendation.

### **Report Approval Details**

Document Title:	Subdivision Amending Agreement River Ridge Phase 6.docx
Attachments:	
Final Approval Date:	May 6, 2021

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

Tammie Ryall

Rosanna Pellerito

Kristen Newman

Truper McBride