

Municipality of Lakeshore – Report to Council

Growth & Sustainability

Community Planning



To: Mayor & Members of Council

From: Aaron Hair, MCIP, RPP, Division Leader – Community Planning

Date: August 29, 2022

Subject: River Ridge - Request for Draft Plan of Subdivision Extension, 37-T-97010

Recommendation

Direct Administration to advise the County of Essex that Lakeshore supports extending draft plan approval for the River Ridge Subdivision (File No. 37-T-97010) for a three-year period (from October 20, 2022 to October 20, 2025); with the condition that the plan of subdivision shall not permit direct access onto Oakwood Avenue, all as presented at the September 27, 2022 Regular Council Meeting.

Background

1156756 Ontario Ltd. filed an application for approval of a Plan of Subdivision in February 1998 to the Ministry of Municipal Affairs and Housing. As directed by the Ministry, the municipality held its regulatory public meeting to receive public input and forwarded the information to the Ministry to assist in its decision-making process regarding the subdivision application.

On August 20, 1999 the River Ridge Subdivision received draft plan approval by the Ministry of Municipal Affairs Housing for a three year period in order to facilitate the development of the lands located north of the Canadian Pacific Railway tracks, south of Chelsea Park, between East Puce River Road (County Road # 25) and Renaud Line Road (Attachment 1 – Key Map).

The draft plan included 1154 single detached dwellings, 176 semi-detached dwellings, a medium density block, blocks for parkland, stormwater management, commercial uses, institutional uses and future right-of-ways. Various draft amendments dated October 20, 2004, October 11, 2005, April 4, 2006 and September 24, 2010 have made changes to either the draft plan and / or draft conditions of approval.

Council subsequently gave approval for registration of Phase 1 in the River Ridge Subdivision in 2000, and since this time 7 phases have been approved. Phase 7B is in the process of being completed, which brings the developed lots to 701, to date.

The remainder of the subdivision retains the draft approval status. Draft approval lapses on October 20, 2022. The County of Essex as the approval authority has requested Council endorsement of the extension of draft approval.

Comments

This residential development will ultimately be serviced by the Denis St. Pierre Water Pollution Control Plant located on Rourke Line, and the Oakwood Sanitary Agreement allocates treatment capacity at the Plant until March 2023.

As a result of the need to expand the Denis St. Pierre Water Pollution Control Plant, and the overall size and scope of the subdivision, the developer has requested an extension to the Draft Plan Approval for the remainder of the subdivision (Attachment 2).

It is recommended that the County extend the draft approval status. Administration has reviewed the existing conditions of draft approval and have requested that a condition be added that there be no direct frontage on to Oakwood Avenue.

After draft approval has been extended, it is recommended that the County, Lakeshore and the developer review the other conditions dealing with servicing. The County may, if warranted, amend other conditions at any time prior to final approval.

To provide further details, these other servicing matters include (Attachment 3):

- 1) Sanitary allocation in the Oakwood trunk based on the Sanitary Sewer Trunk Agreement;
- 2) Increase in traffic that may have a negative impact on the neighbourhood as well as the residents. Moreover, the traffic report from 2008 did not consider the full build out east of Renaud Line and requires updating; and
- 3) Residential lots fronting Oakwood Avenue, including direct driveway access impacting safety (direct driveway access on a Collector Road), sanitary servicing (a secondary sanitary sewer would have to be constructed to connect the homes to the existing service on Oakwood) and storm servicing (storm sewer does not extend far enough to service lots).

Comments 1 and 2 should be addressed after draft approval has been extended. Administration will advise the County to review the conditions in cooperation with Lakeshore and the Developer. Comment 3 is to be addressed immediately, as per the Recommendation section of this report, by requesting the County to insert a condition of draft approval that there be no direct frontage on to Oakwood Avenue.

Others Consulted

The County of Essex
Dillon Consulting (on behalf of the owner, Coco Group)

Conclusion

Based on the foregoing, Administration supports the recommendation in this report, which supports the extension of draft approval, and to include a condition that there be no direct frontage on to Oakwood Avenue. Further, that Council direct Administration to forward the resolution of support to the County of Essex.

Financial Impacts

None.

Attachments:

Appendix 1: Key Map

Appendix 2: Developer Request

Appendix 3: Engineering Comments

Report Approval Details

Document Title:	River Ridge Request to Extend Draft Approval.docx
Attachments:	- Attachment 1 - Key Map.pdf - Attachment 2 - Developer Request.pdf - Attachment 3 - Engineering Comments.pdf
Final Approval Date:	Sep 22, 2022

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

Prepared by Aaron Hair

Submitted by Tammie Ryall

Approved by Krystal Kalbol, Justin Rousseau and Truper McBride