

# Municipality of Lakeshore – Report to Council

## Growth & Sustainability

### Community Planning



**To:** Mayor & Members of Council  
**From:** Kristina Brcic, Team Leader – Community Planning  
**Date:** March 27, 2023  
**Subject:** File ZBA-07-2023 Removal of Holding Symbol for the Giorgi Subdivision, 347 Renaud Line Road

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### Recommendation

Approve Zoning By-law Amendment Application ZBA-07-2023 to remove the holding symbol (h4) on lands known municipally as 347 Renaud Line Road zoned ‘Residential – Medium Density Holding (R2(h4))’; and

Direct the Clerk to read By-law 24-2023 during the “Consideration of By-laws”, all as presented at the April 4, 2023, Council meeting.

### Background

At the September 13, 2022, Council meeting, under file ZBA-28-2021, the subject property located at 347 Renaud Line Road was rezoned to ‘Residential – Medium Density Holding (R2(h4))’ to support the development of thirty-seven (37) lots for single detached residential dwellings, thirty-five (35) lots for a total of seventy (70) semi-detached residential units, and associated infrastructure. Concurrently, Council directed administration to notify the County of Essex, that the Municipality of Lakeshore supports the draft plan approval for the Giorgi Subdivision Development.

The applicant has applied to have the holding symbol removed. Lakeshore’s Official Plan notes that the Municipality may place a holding symbol on a zone that prevents development from occurring until the Municipality is satisfied that certain conditions have been met. Specific actions or requirements for lifting the holding provision are set out in Section 5.5 of the Lakeshore’s Zoning By-law (Holding Zones).

<b>Holding Zone</b>	<b>Permitted Uses</b>	<b>Conditions for Removal</b>
h4	Existing uses shall be the only uses permitted in the interim.	The holding symbol shall not be removed until such time as the subdivision agreement is executed by the owner and the Town and the development receives final approval by the County.

Regarding the first condition for removal, a subdivision agreement was executed between the developer and the Municipality for the draft plan of subdivision on January 16, 2023. The subdivision agreement has adequate safeguards in place to ensure that all municipal infrastructure has been installed prior to building permits being issued. These safeguards are detailed in sections 9 & 10 of the subdivision agreement.

Regarding the second condition for removal, the County issued the letter of final approval for the plan of Subdivision of the subject property (see Appendix 3.)

### ***Adjacent Land Uses***

North - Vacant Land for future residential development

South - Rosewood Subdivision (developed and built).

West - Vacant Land for future residential development

East - Residential, Single-family dwellings

### ***Proposed Development Details***

Property to be Developed	347 Renaud Line Rd
Overall Area	7.86 Hectares
Current Use	Vacant Land
Proposed Use	Residential subdivision
Access	Main access to Renaud Line. Rosewood Subdivision streets, to the south and future access to Oakwood Ave to the west.
Services	Full Municipal Services
Area of Draft plan (ha)	Total subdivision area: 7.86 ha Total residential area: 5.32 ha
Number of Proposed Lots	37 lots for Single Detached Dwellings 70 lots for Semi Detached Dwellings 107 Total Lots
Parkland Density (Dwellings/ha)	Cash in lieu of Parkland 13.61 units per hectare
Minimum lot frontages Required by R2 Zone	15.0 m – Single Detached 9.0 m – Semi-Detached (12.0 m for Corner Lots)
Minimum Lot areas Required by R2 Zone	500 m <sup>2</sup> – Single Detached 270 m <sup>2</sup> – Semi-Detached

## **Comments**

### ***Provincial Policy Statement***

There are no outstanding issues of Provincial significance. Provincial interests have been addressed through the subdivision approval process.

### ***County of Essex Official Plan and Lakeshore Official Plan***

The development conforms to the land use policies of the 'Residential Designation' in the Lakeshore Official Plan and 'Settlement Area Designation' in the County's Official Plan. Official Plan policies permit the application of holding zones to development and when certain conditions are met, the removal of those holding zones to permit development.

### ***Zoning By-law***

The subject lands are zoned "Residential – Medium Density Holding (R2(h4))" which permits single detached dwellings and semi-detached dwellings, when the holding symbol is removed.

In conclusion, Administration recommends that the zoning change be adopted by Council to remove the holding symbol, as the subdivision agreement has been executed and the County has issued final approval.

## **Others Consulted**

Notice of the Municipality's intent to remove the holding provision was posted on the municipal website (March 1, 2023) and notice was circulated to residents within 120 meters of the subject site as per the requirements of the Planning Act.

## **Financial Impacts**

There are no adverse financial budget impacts resulting from the recommendation.

The new development will ultimately result in collection of building permit fees, engineering application fees and development charge revenue as well as tax assessment.

## **Attachments**

- Appendix 1 - Plan of Subdivision
- Appendix 2 - Key Map
- Appendix 3 - Final Plan Approval County of Essex

## Report Approval Details

Document Title:	Zoning By-law Amendment ZBA-07-2023 - Giorgi Subdivision .docx
Attachments:	- Appendix 1 - Plan of Subdivision.pdf - Appendix 2 - Key Map.pdf - Appendix 3 - Final Plan Approval County of Essex.pdf
Final Approval Date:	Mar 30, 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 Krystal Kalbol, Justin Rousseau and Truper McBride