



## Report to Council

Department: Development Services

Division: Planning

Date: June 17, 2024

Prepared by: Rita Jabbour, RPP, Manager, Planning Services

Report Number: Planning-2024-15

Subject: Subdivision Development Agreement for Phase 2 of  
Ducharme Lane Residential Subdivision (Ward 2)

Number of Pages: 4 including attachments

### Recommendation(s)

**That** Planning Report-2024-15 entitled Subdivision Development Agreement for Phase 2 of Ducharme Lane Residential Subdivision (Ward 2) prepared by Rita Jabbour, RPP, Manager, Planning Services dated June 17, 2024 be received; and

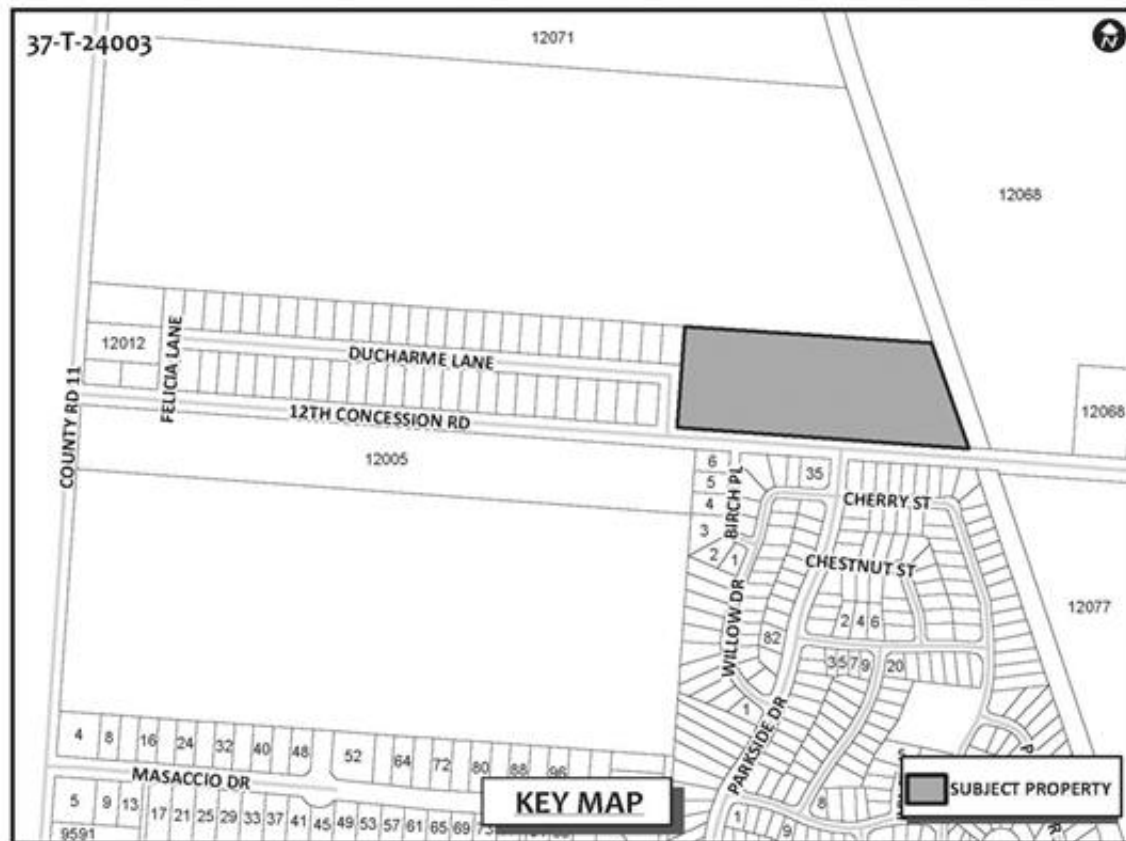
**That** By-Law Number 2338, being a By-Law to enter into a Subdivision Development Agreement between Fantuz Holdings INC. and the Corporation of the Town of Essex, be read a first, a second, and a third time and finally passed on June 17, 2024.

### Purpose

To authorize a Subdivision Development Agreement for Phase 2 of the Ducharme Lane Residential Subdivision located in the McGregor Secondary Settlement Area (Ward 2) between Fantuz Holdings INC. and the Corporation of the Town of Essex.

## Background and Discussion

On May 8, 2024, the Manager of Planning Services for the County of Essex issued a Notice of Decision to approve an application for Draft Plan of Subdivision for Phase 2 of the Ducharme Lane Residential Subdivision, located in the McGregor Secondary Settlement Area, on the west side of Ducharme Lane, North of the 12th Concession (Ward 2). A location map has been provided under **Figure 1**.



**Figure 1.** Location Map of Phase 2 Ducharme Residential Development

The approval applies to the draft plan of subdivision dated February 20, 2024, for the development of:

- Eighteen (18) Single Detached Dwelling lots;
- One (1) Block (Block 19) for a Stormwater Management Facility; and,

- One (1) Block (Block 20) for Natural Heritage Protection.

**A Copy of the draft plan and Notice of Decision is attached to this Report.**

As a condition of draft plan approval, the Owner is required to enter into a subdivision agreement wherein the Owner agrees to satisfy all requirements, financial and otherwise, of the Town concerning the payment of development charges, provisions of roads, installation, and capacity of services, including sanitary and sewage collection systems, water distribution systems, private utilities, and stormwater management facilities for the development of the lands within the draft plan. **A copy of the Subdivision Development Agreement is attached to this Report.**

Adoption of By-Law Number 2338 will execute the Subdivision Development Agreement between the Owner (Fantuz Holdings INC.) and the Corporation. Following execution of By-Law Number 2338, the Agreement will be registered on title of the lands. The Owner will have three (3) years from the date of draft plan approval to satisfy all conditions imposed by the County of Essex. **A full list of conditions is attached to this report.**

## **Financial Impact**

All cost associated with the preparation of the subdivision development agreement is recouped through the application fee for Plan of Subdivision. Costs associated with the registration of the agreement will be borne by the Owner.

## **Consultations**

Jospeh A. Malandruccolo, Director, Legal and Legislative Services/Clerk

Kate Giurissevich, Director, Corporate Services/Treasurer

Kevin Girard, Director, Infrastructure Services

Jake Morassut, Director, Community Services

Jason Pillon, Fire Chief, Essex Fire and Rescue Services

Alicia Good, Watershed Planner, Essex Region Conservation Authority (ERCA)

## Link to Strategic Priorities

- ☐ Embrace asset management best practices to build, maintain, and continuously improve our municipally owned infrastructure.
- ☒ **Leverage our Town's competitive advantages to promote jobs and economic investment.**
- ☒ Take care of our natural environment and strengthen the sense of belonging to everyone **who makes Essex "home"**.
- ☐ Deliver friendly customer service in an efficient, effective, and transparent manner while providing an exceptional working environment for our employees.
- ☐ Build corporate-level and community-level climate resilience through community engagement and partnership and corporate objectives.

## Report Approval Details

Document Title:	Subdivision Development Agreement for Phase 2 Ducharme Lane - Planning-2024-15.docx
Attachments:	<ul style="list-style-type: none"><li>- Ducharme Lane Signed Draft Plan (4).pdf</li><li>- Decision and Conditions 37-T-24003 Ducharme.pdf</li><li>- By-Law Number 2338 and Subdivision Development Agreement.pdf</li></ul>
Final Approval Date:	Jun 12, 2024

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



**Lori Chadwick, Director, Development Services - Jun 12, 2024 - 3:59 PM**



**Doug Sweet, Chief Administrative Officer - Jun 12, 2024 - 4:03 PM**