



Report to Council

Department: Development Services
Division: Development Services
Date: September 23, 2024
Prepared by: Lori Chadwick, Director, Development Services
Report Number: Development Services-2024-07
Subject: Colchester Heights Draft Plan of Subdivision
Number of Pages: 4 plus attachments

Recommendation(s)

That Development Services Report 2024-07 entitled Colchester Heights Draft Plan of Subdivision prepared by Lori Chadwick, Director, Development Services dated September 23, 2024 be received, and

That the Manager of Planning Services for the County of Essex be requested to give Draft Plan of Subdivision Approval to Colchester Bay Inc. for the development of Colchester Heights Residential Subdivision on lands comprising Part of Lots 1 to 11 and Part of Lot 91, Concession 1 to permit the development of fifty-two (52) single-unit dwellings, in accordance with the draft plan of subdivision prepared by Dillon Consulting and dated July 17, 2024 and subject to the following conditions:

1. That the Owner enters into a subdivision agreement with the Municipality wherein the Applicant agrees to satisfy all the requirements, financial and otherwise, of the Municipality concerning the payment of development charges (including educational development charges), parkland fees, provisions of roads, installation and capacity of services, including sanitary sewage collection systems, water distribution system,

private utilities and stormwater management facilities for the development of the lands within the plan;

2. That the subdivision agreement, between the Owner and the Municipality, contain provisions, to the satisfaction of the Municipality and the Essex Region Conservation Authority (ERCA), that stipulates, that prior to obtaining final approval, for any and all phases of the development, that the Owner will finalize an engineering analysis, to identify stormwater quality and quantity measures, as necessary to control any increase in flows in downstream watercourses, in accordance with the Windsor-Essex Region Stormwater Management Standards Manual and any other relevant municipal/provincial, standards or guidelines, in consultation, with ERCA;
3. That the subdivision agreement between the Owner and the Municipality contain provisions that require that the Owner install the stormwater management measures, for each phase of the development, identified in the final engineering analysis completed, as part of the development for the site and undertake to implement the recommendations contained therein, to the satisfaction of the Municipality and ERCA;
4. That the Owner be required to convey Block 53 to the Municipality for parkland purposes;
5. That an Easement be registered on title in perpetuity, with wording to the satisfaction of the Municipality and ERCA, to allow access by the Municipality to conduct drain maintenance, and to restrict the construction of buildings and structures of any kind on lots one (1), and twelve (12) through thirty-five (35), inclusive;
6. **That the Engineer's Report prepared under the *Drainage Act*** include language, to the satisfaction of the Municipality and ERCA, describing adequate working corridors, which includes lots one (1), and twelve (12) through thirty-five (35), inclusive, for the purpose of installing, maintaining, replacing, altering, cleaning, repairing, providing, and operating the Drain. The working corridors shall remain free and clear of any new buildings, structures, fences, concrete, asphalt paving, or other structures or obstructions of any kind.

7. That, prior to final approval, ERCA shall require a copy of the fully executed subdivision agreement between the Owner and the Municipality, in wording acceptable to ERCA, containing provisions to carry out the recommendations of the final plans, reports and requirements noted above and to obtain a Development Review Clearance for each phase or phases seeking final approval;
8. That, prior to undertaking construction or site alteration activities, any necessary permits or clearances be received from ERCA, in accordance with Section 28 of the *Conservation Authorities Act*. If the works are located within an area not regulated by Section 28 of the *Conservation Authorities Act*, then a Development Review Clearance must be obtained from ERCA, prior to undertaking construction or site alteration activities; and
9. Such other conditions requested by the Manager of Planning Services for the County of Essex as a condition of Draft Plan of Subdivision approval.

Purpose

To recommend draft plan of subdivision approval to the Manager of Planning Services at the County of Essex for the Colchester Heights Residential Subdivision in the Lakeshore Residential West Secondary Settlement Area (Ward 3).

Background and Discussion

Please refer to the attached presentation.

Financial Impact

There is no financial impact because of draft plan approval. All costs for the preparation of the studies and the construction of the infrastructure will be borne by the Applicant.

Consultations

Rita Jabbour, Manager, Planning Services

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:	Colchester Heights Subdivision - Development Services-2024-07.docx
Attachments:	- September 23, 2024 Special Council Meeting.pdf
Final Approval Date:	Sep 19, 2024

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

No Signature - Task assigned to Doug Sweet, Chief Administrative Officer was completed by delegate Kate Giurissevich, Director, Corporate Services

Doug Sweet, Chief Administrative Officer - Sep 19, 2024 - 6:01 PM