



Public Meeting

**To Consider a Proposed Draft Plan of Subdivision for the Vacant Lands
located on the East Side of County Road 13
also known as Parkland Estates, Harrow**

November 23, 2020



Purpose of Meeting:

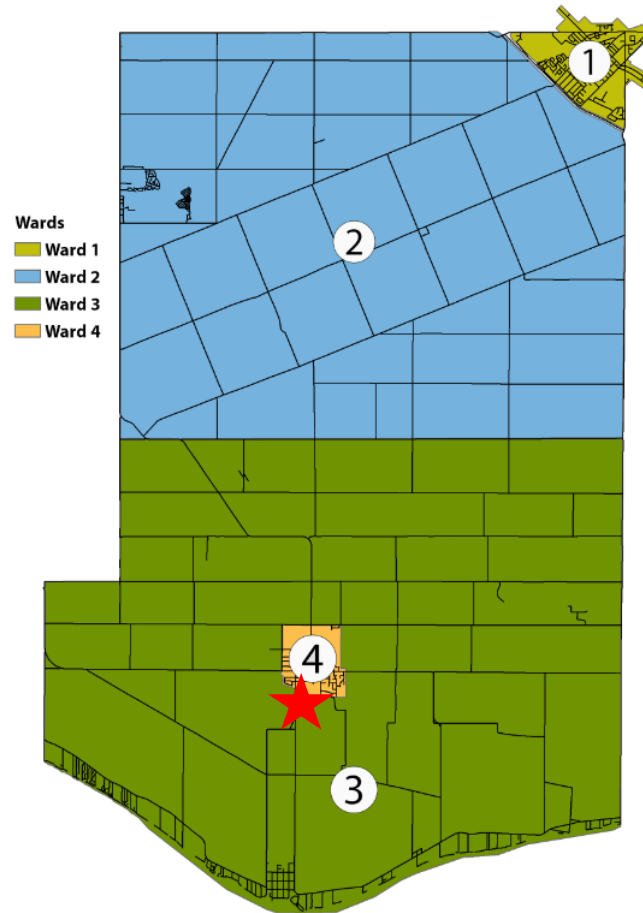
At this statutory public meeting, Council hears representations from the public in regard to the merits and concerns related to the application for Draft Plan of Subdivision.

Council does not make a decision at this time.

Subject Lands

★ Location:

- **5.65 hectares** (14 acres) of vacant land on the East Side of County Road 13 in Harrow Primary Settlement Area, **just South of 1 Pollard Drive (Harrowood)** and **just West of Pollard Park & Kinsmen Participark Trail**



Subject Lands

Official Plan Designation:
Residential

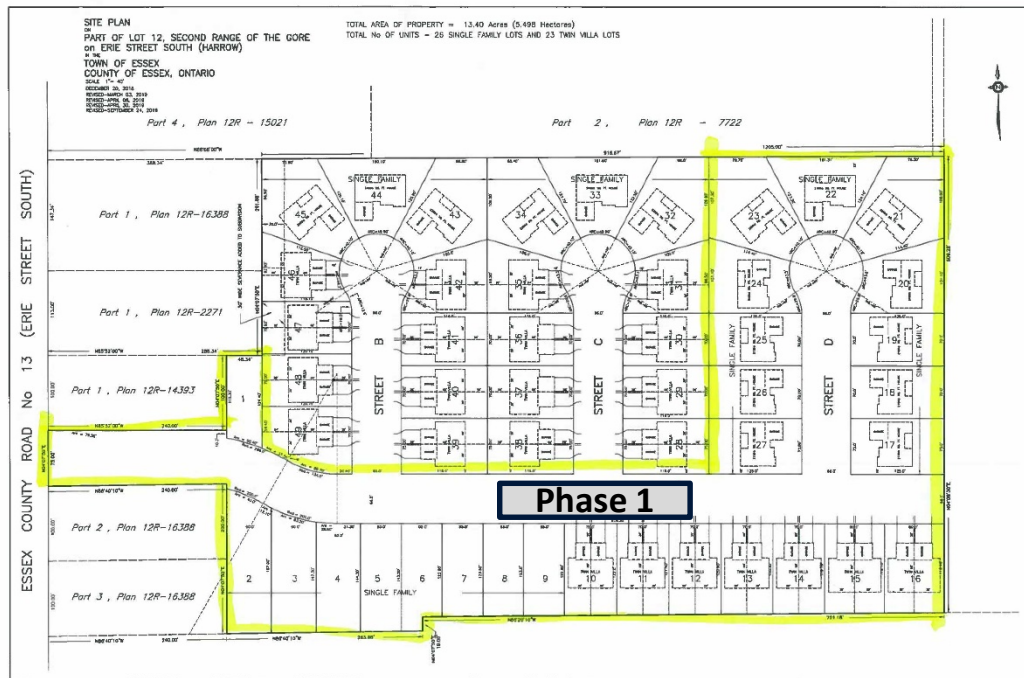
Existing zoning: Holding
Residential District 2.2
(HR2.2), Medium density
housing on urban lots

Permitted uses: single,
semi, and townhomes



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Proposed Plan of Subdivision





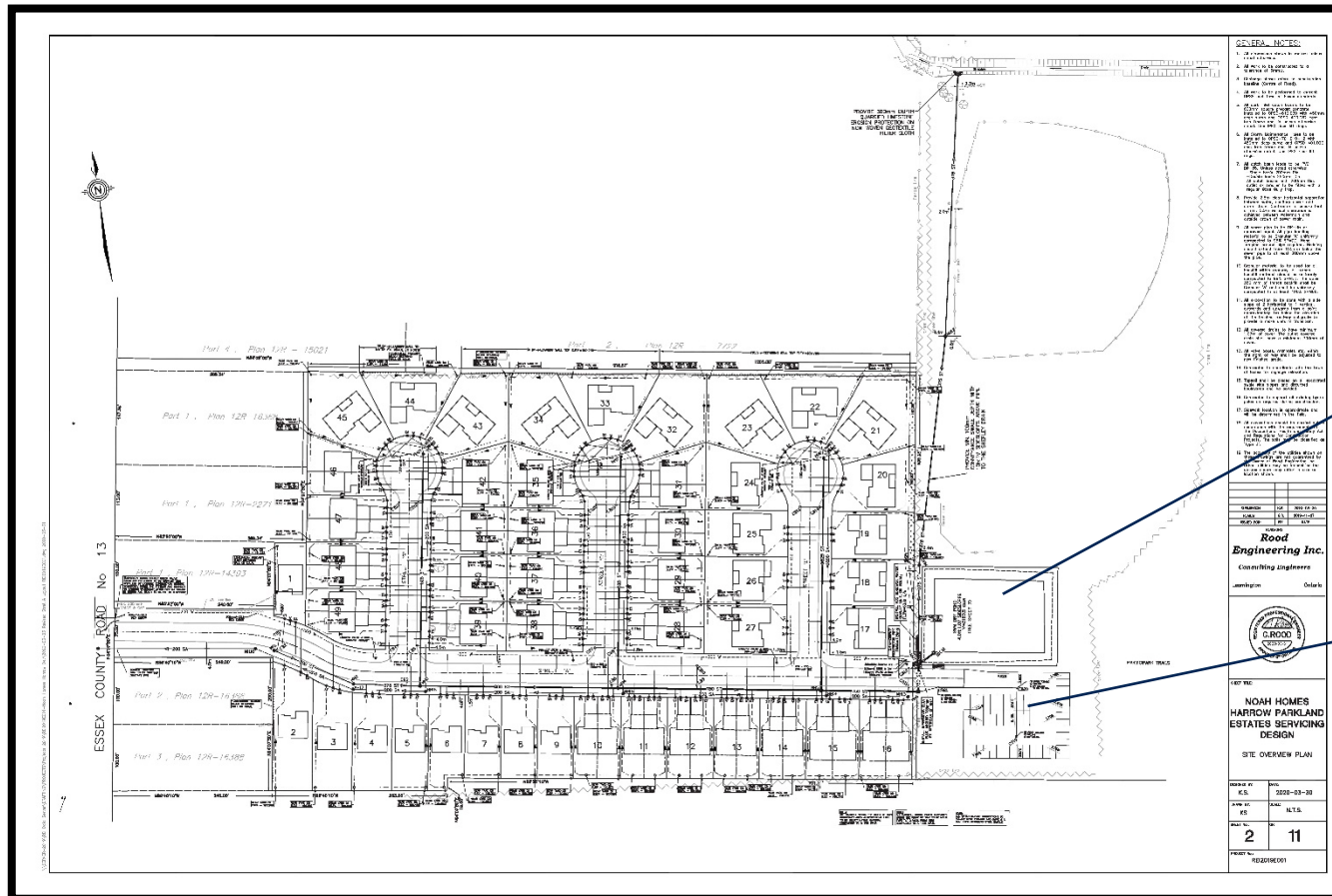
Impact on Pollard Park and Participark Lands

- Cash in Lieu of parkland will be directed towards the construction of a gravel public parking area on abutting recreational lands to accommodate 60 vehicles (Developer's responsibility)
- Stormwater Management System will be composed of a dry detention pond located on abutting recreational lands

Benefits:

- Helps cover cost of parking area for recreational lands
- Cost savings for developer
 - No need to build turning circle at end of Street A
 - No need to dedicate lots within subdivision for Storm water system

Location of SWM Pond and Parking Area





Storm Water Management (SWM) and Site Servicing

- Report and Site Servicing Plans prepared and submitted by Rood Engineering INC
- Lands for proposed parking area were also used in determining release rate
- Reviewed by Infrastructure Services
- Peer Reviewed by Stantec Consulting LTD



Traffic Impact Study

- Prepared and submitted by RC Spencer and Associates INC
- **Report Conclusions:**
 - Nominal impact on T intersection of Pollard Drive at County Road 13 and Dunn Road and County Road 13
 - Proposed stop controlled intersection of County Road 13 at site access will operate favourably
 - no obstructions exist within sight lines
 - Impact of addition of parking lot accessed via site access is negligible
- **Reviewed by County of Essex Infrastructure Department**
 - Agree with conclusions of Report



Agency Comments

Director of Education, Windsor Essex Catholic District School Board

- Recommend sidewalks or recreation pathways for student safety and bus stops

Watershed Planner, Essex Region Conservation Authority (ERCA)

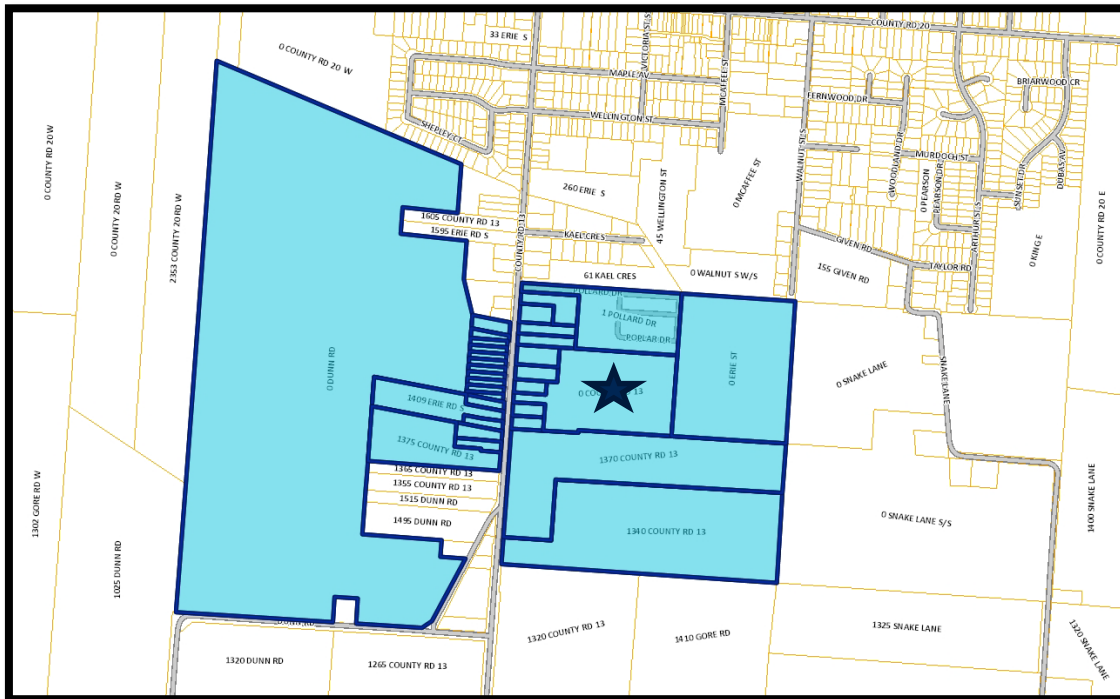
- Recommends stormwater be addressed in accordance with Regional SWM standards manual

Hydro One

- No comments and concerns

Public Comments

- Notice given to all property owners within 120 metres of subject site
- Notice published in Harrow News and posted on site
- No written comments received as of November 18, 2020





Conditions of Approval

When an approval is granted with conditions, it is referred to as “draft approval”.

The Planning Act empowers the approval authority (County of Essex) to impose any conditions that it believes are reasonable, having regard to the nature of the proposed development.

A list of conditions will be prepared in advance for the approval authority to approve.



Next Steps

1. Forward the results of the public meeting to the Manager of Planning Services for the County of Essex
2. Prepare a report to Town of Essex Council outlining recommended development servicing conditions
3. At the December 7, 2020 Town of Essex Council Meeting, Council may:
 - set out by resolution the request that the Manager of Planning Services for the County of Essex approve the draft plan of subdivision subject to compliance with the recommended development servicing conditions
4. Forward Council resolution to County of Essex for draft plan approval of subdivision. If draft approval is granted, proponent has three (3) years to satisfy conditions.

Final approval of subdivision is granted only when all conditions are fulfilled.

