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# Special Council Meeting

80 Maidstone Avenue West  
(Ward 1)

Monday March 20, 2023

**essex**  
*Where you belong*

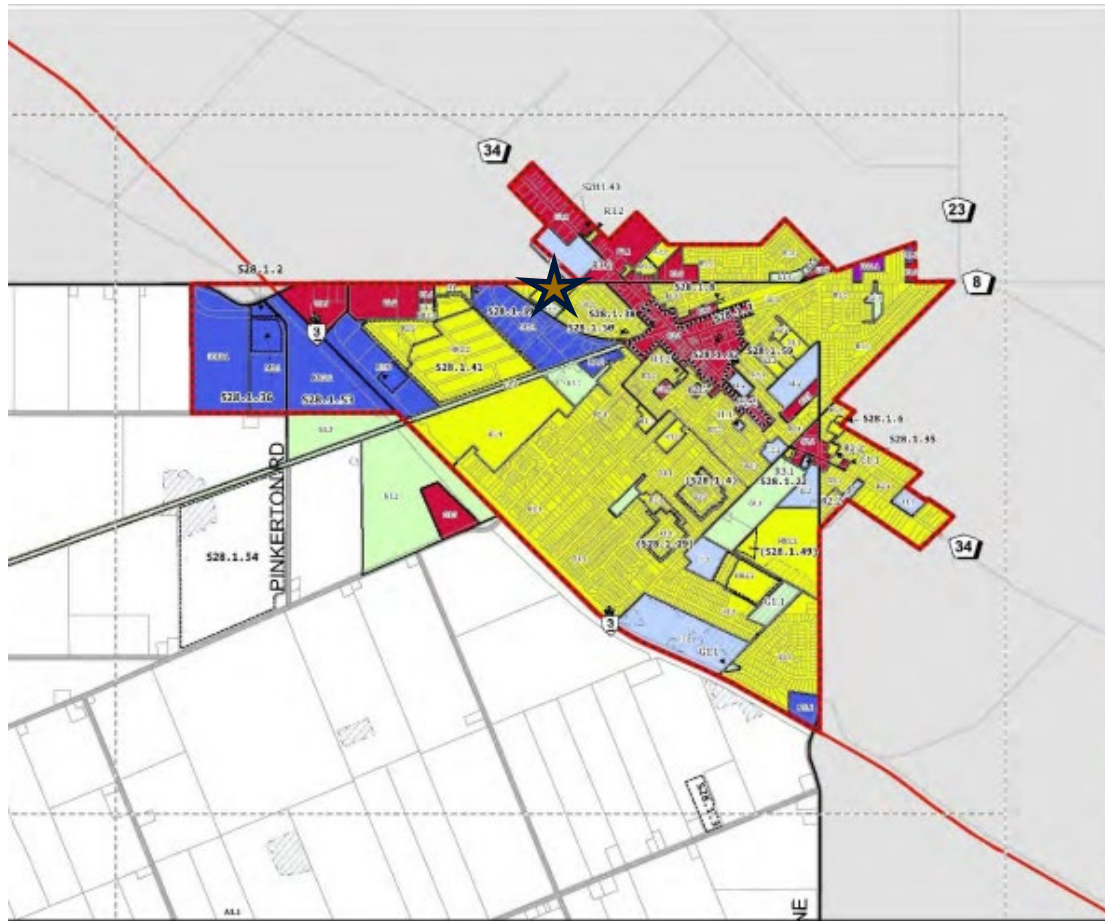


# Purpose of Meeting

To provide members of Council and the public an opportunity to receive information respecting a proposed Plan of Subdivision for the lands located at 80 Maidstone Avenue West in Essex Centre

# Subject Lands

# Subject Lands



- Located in the **Essex Centre Primary Settlement Area**
- All growth is to be directed to settlement areas
- Planning authorities must encourage residential intensification in settlement areas

 **Location of Subject lands**

# Subject Lands



# Subject Lands

- Located on the South Side of Maidstone Avenue West, west of Bell Avenue intersection
- Designated for Residential Development in Official Plan
- Zoned to permit medium density residential dwellings (single, semi-detached and Townhomes) under Bylaw 1037
- Subject to a Holding (H) Zone restriction under Bylaw 1037

# Subject Lands

- Adjacent to the Cypher Systems Greenway, an active transportation system now owned and managed by ERCA
- Adjacent to Hunter Park, a park owned and managed by the Town of Essex
- Within walking distance to Essex High School and the Essex Recreation Complex

# Subject Lands

## Environmental Considerations:

- Not affected by any on-site Natural Heritage Feature
- Not within 120 m of an area of Natural Environment
- Not located within a Floodplain or area regulated by ERCA
- Not located within a Source Water Protection Area



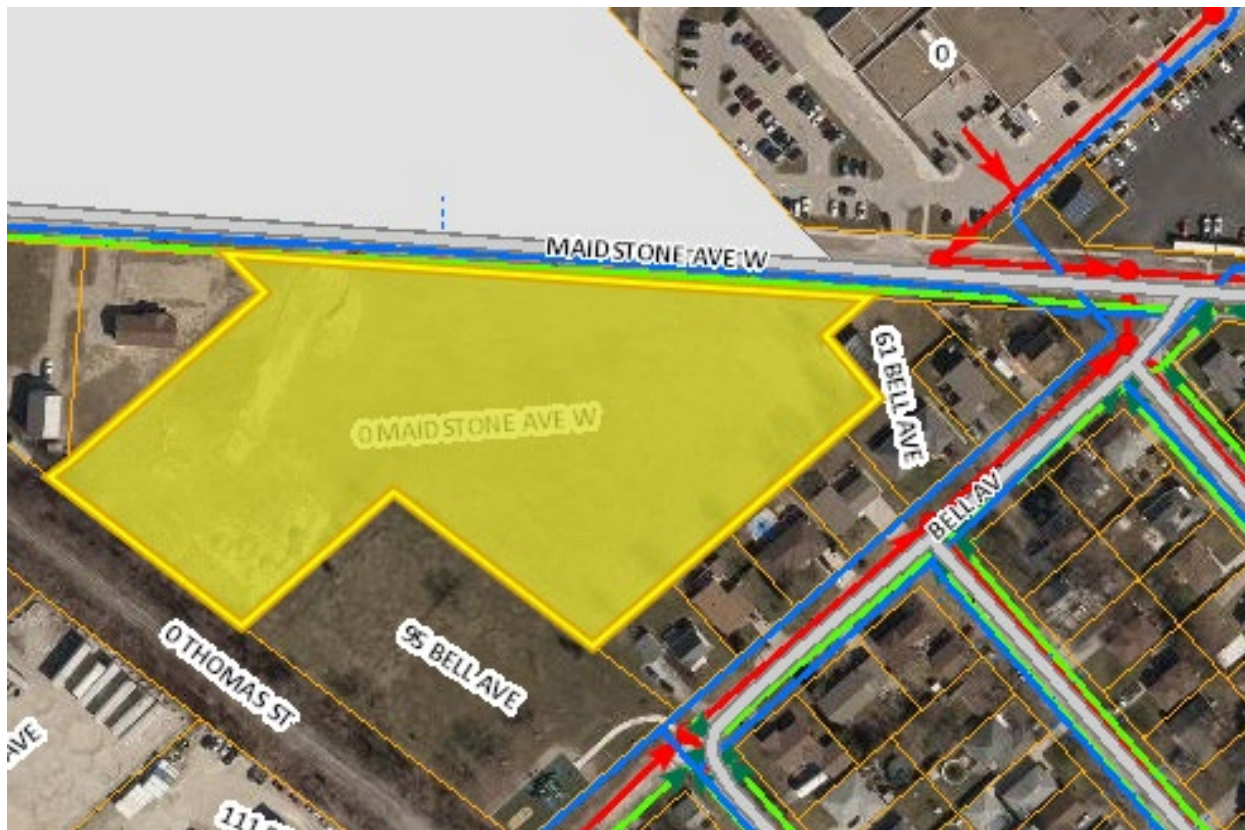
# Subject Lands

## Servicing Considerations:

- Lands have access to Maidstone Avenue West, a road owned and assumed by the County of Essex
- Municipal water, sanitary, and stormwater connections are available along the Maidstone Avenue West street frontage

# Subject Lands

Servicing Considerations:



# Proposed Plan of Subdivision

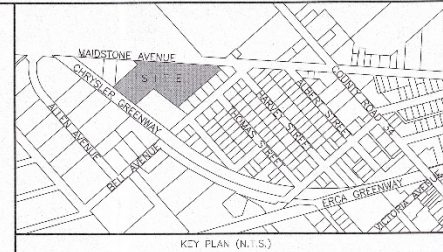
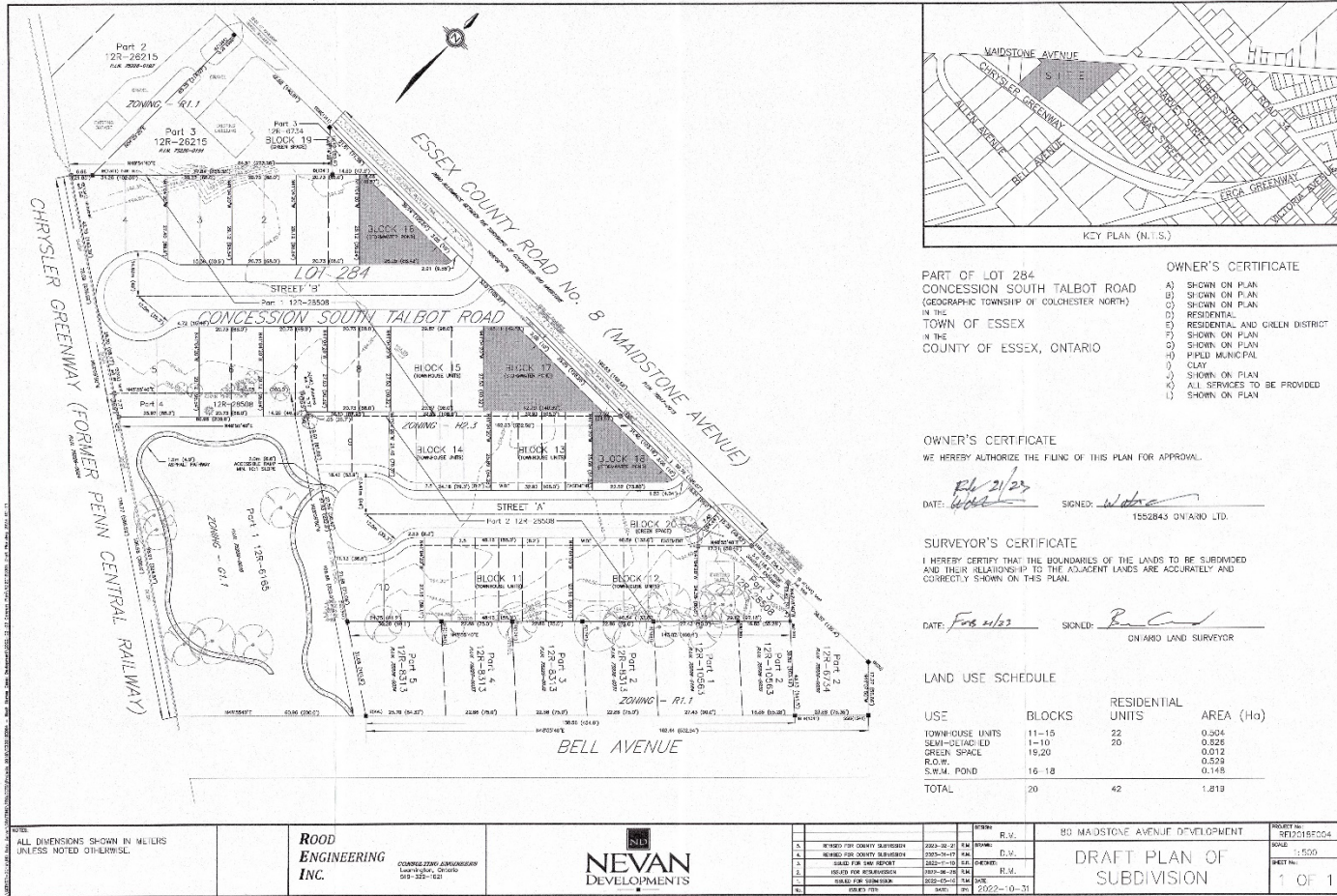
# Proposed Plan of Subdivision

- Applicant: 1552843 Ontario Limited (Noah Homes)
- Proposing the creation of ten (10) lots for the construction of twenty (20) *semi-detached dwelling units*, and five (5) blocks for the construction of twenty-two (22) *townhome dwelling units*
- Forty-Two (42) dwelling units in total

# Proposed Plan of Subdivision

- A *semi-detached dwelling* is one dwelling divided vertically into two (2) dwelling units
- A townhome dwelling is one dwelling divided vertically into a row of three (3) or more units
- All units are attached by common interior walls

# Proposed Plan of Subdivision



PART OF LOT 2B4  
CONCESSION SOUTH TALBOT ROAD  
(GEOGRAPHIC TOWNSHIP OF COLCHESTER NORTH)  
IN THE  
TOWN OF ESSEX  
IN THE  
COUNTY OF ESSEX, ONTARIO

OWNER'S CERTIFICATE  
A) SHOWN ON PLAN  
B) SHOWN ON PLAN  
C) SHOWN ON PLAN  
D) RESIDENTIAL  
E) RESIDENTIAL AND GREEN DISTRICT  
F) SHOWN ON PLAN  
G) SHOWN ON PLAN  
H) PPLD MUNICIPAL  
CLAY  
I) SHOWN ON PLAN  
J) ALL SERVICES TO BE PROVIDED  
K) SHOWN ON PLAN

OWNER'S CERTIFICATE  
WE HEREBY AUTHORIZE THE FILING OF THIS PLAN FOR APPROVAL.

DATE: Feb 21/23 SIGNED: [Signature]  
1552845 ON/ARO LTD.

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONS TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE: Feb 21/23 SIGNED: [Signature]  
ON/ARO LAND SURVEYOR

LAND USE SCHEDULE

USE	BLOCKS	RESIDENTIAL UNITS	AREA (Ha)
TOWNHOUSE UNITS	11-15	22	0.304
SEMI-DETACHED	1-10	20	0.828
GREEN SPACE	15,20		0.012
R.O.W.			0.532
S.W.M. POND	16-18		0.148
TOTAL	20	42	1.819

ALL DIMENSIONS SHOWN IN METERS UNLESS NOTED OTHERWISE.	<b>ROOD ENGINEERING INC.</b> <small>CONSULTING ENGINEERS</small> <small>100-10000, SUITE 101</small> <small>519-322-6211</small>		1. PREPARED FOR COUNTY SUBMISSION 2023-03-21 2. REVISED FOR COUNTY SUBMISSION 2023-04-17 3. DRAFT FOR LAW REPORT 2023-05-10 4. REVISED FOR REVISIONS 2023-05-10 5. DRAFT FOR SUBMITTAL 2023-05-10 6. REVISED FOR 2023-10-31	1. R.M. 2. D.S. 3. R.M. 4. R.M. 5. R.M. 6. R.M.	80 MADSTONE AVENUE DEVELOPMENT PROJECT No. 2122185004 SCALE: 1:500 SHEET No. 1 OF 1
			<b>DRAFT PLAN OF SUBDIVISION</b>		



# Proposed Plan of Subdivision

- Three (3) stormwater ponds
- Two (2) new local roads
- Sidewalks on both streets
- Cash in lieu of Parkland
- Applicant responsible for constructing trail throughout Hunter Park and access to it from Street A
- Applicant responsible for paying for sidewalks along Maidstone right of way

# Proposed Plan of Subdivision

## Required Studies (Received and Approved):

- Archaeological Checklist
- Stormwater Management Report
- Traffic Impact Assessment
- Clearances from the Ministry of Natural Resources and Forestry (MNRF) for Endangered Species or Habitat
- Development review clearance from ERCA



# Proposed Plan of Subdivision

- The proposed plan is in keeping with the land use designation under the Official Plan and lot regulations for the established zoning district under Bylaw 1037
- Reduction of Right of way width for Street A through Council resolution is required

# Agency Comments

# Agency Comments

- Essex Region Conservation Authority (ERCA)
- School Boards (GECDSB and WECDSB)
- Canada Post
- Bell Canada

# Agency Comments

## Town of Essex

- Recommend approval of the Plan of Subdivision, subject to the following conditions:
  - Applicant enter into a development agreement with the Town
  - Applicant to pay development charges
  - Applicant to provide cash in lieu of parkland (5%)
  - Applicant required to design and install concrete sidewalk and all entrances thereto within Hunter Park
  - Applicant required to design multi-use trail along Maidstone street frontage
  - Applicant required to install sidewalks on both local roads

# Next Steps

# Next Steps

1. **March 20, 2023:** Council to provide resolution of support with recommended conditions as presented in Planning report 2023-08,
2. County of Essex will provide their Notice of Decision with conditions to the Applicant and Town,
3. Town of Essex Planning services will prepare a Subdivision Agreement for Council adoption with the recommended conditions,
4. Applicant will sign the agreement and commence construction on municipal services (roads, water, sanitary, storm , electrical)
5. Applicant has three (3) years to satisfy all the conditions of draft plan approval,
6. Final approval of subdivision from County of Essex is granted following completion of all conditions and installation of services, allowing the individual lots to be sold.
7. Hold is removed and building permits for dwelling construction can be issued.

# Questions