



## Report to Council

Department: Development Services  
Division: Planning  
Date: February 3, 2020  
Prepared by: Jeff Watson, Planner  
Report Number: Planning-2020-03  
Subject: Jakana Subdivision Removal of Holding Designation  
Number of Pages: 7, including attachments

### Recommendation(s)

**That** "Planning-2020-03" entitled "Jakana Subdivision Removal of Holding Designation" prepared by "Jeff Watson" dated "February 3, 2020," be received, and

**That** "By-law 1884" to remove the Holding 'H' designation for the Jakana subdivision, located on the west side of Hanlan Street, north of Fairview Avenue, be approved.

### Purpose

To remove the Holding designation to permit the issuance of building permits for the Jakana subdivision in Essex Centre.

## Background and Discussion



The Jakana subdivision located on the west side of Hanlan Street north of Fairview Avenue is zoned HR1.1, the 'H' being a hold on the issuance of building permits until specific development preconditions have been met. The preconditions included plan of subdivision approval and the execution of the servicing agreement. The Jakana subdivision was more recently the subject of a servicing review to bring storm water management in the subdivision into conformity with today's development standards. This has been satisfied such that it is appropriate to remove the hold to permit the issuance of model home permits and the ongoing development of the subdivision. The R1.1 zoning permits single detached dwellings, secondary dwelling units and accessory uses. Removal of the holding 'H' designation by By-law approved by Council is not subject to the giving of notice to the general public. Notice is given strictly to the proponent.

### Financial Impact

All servicing of the subdivision and associated costs are the obligation of the developer.

## Consultations

Lori Chadwick, Director of Development Services

Rita Jabbour, Manager of Planning Services

### Link to Strategic Priorities

- ☒ Manage, invest and plan for sustainable municipal infrastructure which meets current and future needs of the municipality and its citizens.
- ☐ Create a safe, friendly and inclusive community which encourages healthy, active living for people of all ages and abilities.
- ☐ Provide a fiscal stewardship and value for tax dollars to ensure long-term financial health to the municipality.
- ☒ Manage responsible and viable growth while preserving and enhancing the unique rural and small town character of the community.
- ☐ Improve the experiences of individuals, as both citizens and customers, in their interactions with the Town of Essex.