



Report to Council

Department: Development Services

Division: Planning

Date: June 16, 2025

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

Report Number: Planning-2025-09

Subject: Removal of Holding Zone (H) Provision for the Ducharme Lane Residential Subdivision (Ward 2)

Number of Pages: 4 including attachments

Recommendation(s)

That Planning report Planning-2025-09 entitled Removal of Holding Zone (H) Provisions for the Ducharme Lane Residential Subdivision (Ward 2) prepared by Rita Jabbour, RPP, Manager, Planning Services dated June 16, 2025, be received, and

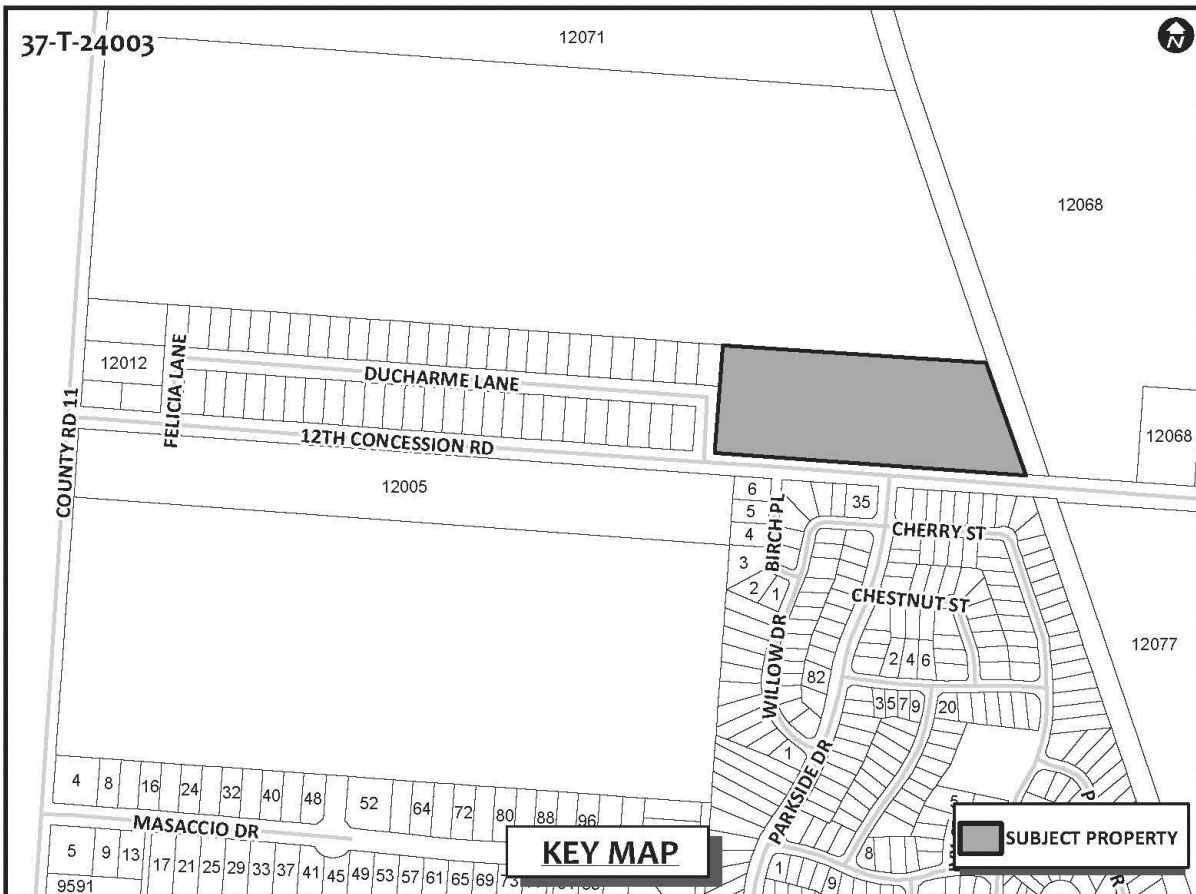
That By-Law Number 2456, being a By-Law to remove the Holding (H) Zone Provisions for Lots 1-18 and Block 19 on 12M-720 be read a first, a second, and a third time and finally passed on June 16, 2025.

Purpose

Adoption of By-law Number 2456 is required to authorize the removal of the Holding (H) Zone Provision to permit the construction of eighteen (18) Single Unit Dwellings within the Ducharme Lane Residential Subdivision (Ward 2).

Background and Discussion

An application for the removal of a Holding (H) Zone Provision has been received by the Town of Essex for the Ducharme Lane Residential Subdivision located within the Secondary Settlement Area of McGregor (Ward 2). A map of the subject property is provided below:



The subject lands are designated 'Hamlet' on Schedule 'A-1' of the Town of Essex Official Plan and are zoned 'Residential District 1.1 (R1.1)' and is subject to a Holding (H) Zone Provision as detailed on Map 04 of the Town of Essex Comprehensive Zoning By-law 1037.

Where the prefix 'H' precedes any zoning district symbol, no use, building or other structure shall be permitted. The "H" prefix may be removed by Council when the following

preconditions, as listed within Section 8.13 b) of the Town of Essex Zoning By-law, have been met:

- i. the property is on a registered plan of subdivision or condominium, subject to a part lot control exemption by-law or subject to an approved consent to sever by the Committee of Adjustment;
- ii. where required by the Official Plan, full compliance with or an executed agreement to comply with an approved remediation/mitigation plan is in effect;
- iii. full municipal services (a paved road, a municipal sanitary sewer and an approved storm water outlet) are available or an executed agreement to provide full municipal services satisfactory to the Town and/or approval authority having jurisdiction is in effect;
- iv. where applicable, a site plan control agreement and/or such other mandated agreement is in effect.

The subject property is on a registered plan of subdivision 12M-720. The registered Plan of Subdivision is **attached to this report**. These Lands are not subject to compliance with a remediation/mitigation plan. A Subdivision Development Agreement for the lands was adopted on June 17, 2024 by By-Law 2338 and is in effect for the lands. Full municipal services have been installed and are available. It is now appropriate to remove the Hold (H) restrictions to facilitate the issuance of building permits.

Financial Impact

There is no financial impact from removing the Holding (H) provision from the Subject Lands. All costs associated with processing the request have been borne by the Applicant. Removal of the Hold will facilitate the development of the lands for **eighteen (18) Single Unit Dwelling** and any uses accessory thereto. Development Charges are applicable at the time of Building permit Issuance.

Consultations

Joseph A. Malandrucolo, Director, Legal and Legislative Services/Clerk

Lori Chadwick, Director, Development Services

Kevin Girard, Director, Infrastructure Services

Ann Marie Unis, Manager, Finance

David McBeth, Manager, Capital Works and Asset Management

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:	Removal of Hold for Ducharme Lane Residential Subdivision - Planning-2025-09.docx
Attachments:	- 12M720.pdf - By-law 2456.pdf
Final Approval Date:	Jun 10, 2025

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



Lori Chadwick, Director, Development Services - Jun 10, 2025 - 9:19 AM



Kate Giurissevich, Chief Administrative Officer - Jun 10, 2025 - 9:29 AM