



Report to Council

Department: Development Services

Division: Planning

Date: October 6, 2025

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

Report Number: Planning-2025-18

Subject: Amendments to the Subdivision Development Agreement for the Masaccio Drive Residential Development (Ward 2)

Number of Pages: 4 including attachments

Recommendation(s)

That Planning report Planning-2025-18 entitled Amendments to the Subdivision Agreement for the Masaccio Drive Residential Development Agreement prepared by Rita Jabbour, RPP, Manager, Planning Services dated October 6, 2025 be received, and

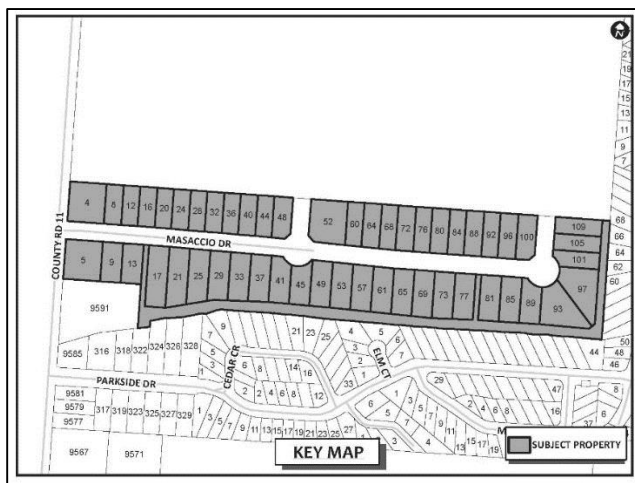
That By-law Number 2483, being a By-law to Amend By-Law Number 419, being a By-law to enter into a Subdivision Agreement between the Corporation of the Town of Essex and Elmara Group, for the residential development known as Masaccio Drive, be read a first, second and a third time and finally passed on October 6, 2025.

Purpose

To recommend amendments to the Subdivision Agreement for the Masaccio Drive Residential Development in Ward 2.

Background and Discussion

On May 22, 2002, the Corporation of the Town of Essex entered into a Subdivision Agreement with the Elmara Group for the residential subdivision identified as Masaccio Drive located on the east side of County Road 11 in the settlement area of McGregor (Ward 2). The Subdivision Agreement was adopted by By-Law Number 419. **A copy of By-Law Number 419 and the Subdivision Agreements is attached to this report.** Location maps identifying the subdivision lands is provided below:



The subdivision contains a total of fifty-two (52) registered lots. The lots are zoned Residential District 1.1 (R1.1) permitting Single Unit, Two Unit, Three Unit, and Semi-Detached dwellings.

Phase 1 of the development consists of Lots 1-14 and Lots 42-52 on 12M-478. **A copy of 12M-478 has been attached to this report.**

Phase 1 has been fully constructed. The lots have been developed exclusively for Single Unit Dwellings. As part of Phase 1, servicing infrastructure (water, sanitary and stormwater) and a local road, identified as Masaccio Drive, were also constructed to service Lots 1-14 and Lots 42-52.

Phase 2 is now proposed for development. It consists of **Lots 15-41 on 12M-478**. Although the lots within Phase 2 are existing, they do not have access to a municipal road and sanitary, water, and stormwater servicing. Therefore, a building permit cannot be issued. The Owner is required to construct the remaining portion of Masaccio Drive and the municipal infrastructure within Phase 2 to develop **Lots 15-41**.

To facilitate development, the Owner has prepared and submitted a new stormwater management plan for the Phase 2 lands to the satisfaction of the Town of Essex and the Essex Region Conservation Authority (ERCA). As a result of the revised plan, **Parts 2 to 16 on Registered Plan 12R-30126** will be conveyed to the Town of Essex as a stormwater management facility. **A copy of 12R-30126 is attached to this report.** Therefore, amendments to the existing Subdivision Agreement adopted by By-law number 419 is necessary to reflect the new stormwater management scheme and associated land transfers.

Additional amendments to the existing Subdivision Agreement are also required to reflect current development standards as prescribed in the Town's Development Standards Manual (DSM) and new financial performance security policies.

By-law number 2483 amends By-law number 419 to reflect the approved stormwater management scheme and reflect current development standard including financial performance securities.

Financial Impact

There is no financial impact of approving the amendments to the Development Agreement. All costs associated with constructing municipal services will be borne by the Owner. Adoption of the amended Development Agreement will facilitate the construction of twenty-seven (27) new dwelling units within Ward 2.

Consultations

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

Kevin Girard, Director, Development Services

Kate Rowe, Director, Corporate Services

Jake Morassur, Director, Community 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:	Masaccio Drive Development Agreement - Planning-2025-18.docx
Attachments:	- By-law Number 2483.docx - 12R30126 (002).pdf - SUB AGREEMENT - ELMARA.pdf - 12M478 (002).pdf
Final Approval Date:	Oct 2, 2025

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



Lori Chadwick, Director, Development Services - Oct 2, 2025 - 3:46 PM

No Signature - Task assigned to Kate Giurissevich, Chief Administrative Officer was completed by assistant Cassandra Lauzon, Legislative Clerk

Kate Giurissevich, Chief Administrative Officer - Oct 2, 2025 - 3:50 PM