



Report to Council

Department: Development Services
Division: Planning
Date: September 21, 2021
Prepared by: Rita Jabbour, RPP, Manager, Planning Services
Report Number: PLANNING2021-20
Subject: Removal of Holding Zone Restrictions for Phases 1 and 5 of the Essex Town Centre Subdivision (Ward1)
Number of Pages: 4 including attachments

Recommendation(s)

That Planning report PLANNING2021-20 entitled Request to Remove Holding Zone Restrictions for Phases 1 and 5 of the Essex Town Centre Residential Subdivision (Ward 1) prepared by Rita Jabbour, RPP, Manager, Planning Services dated September 21, 2021 be received, and

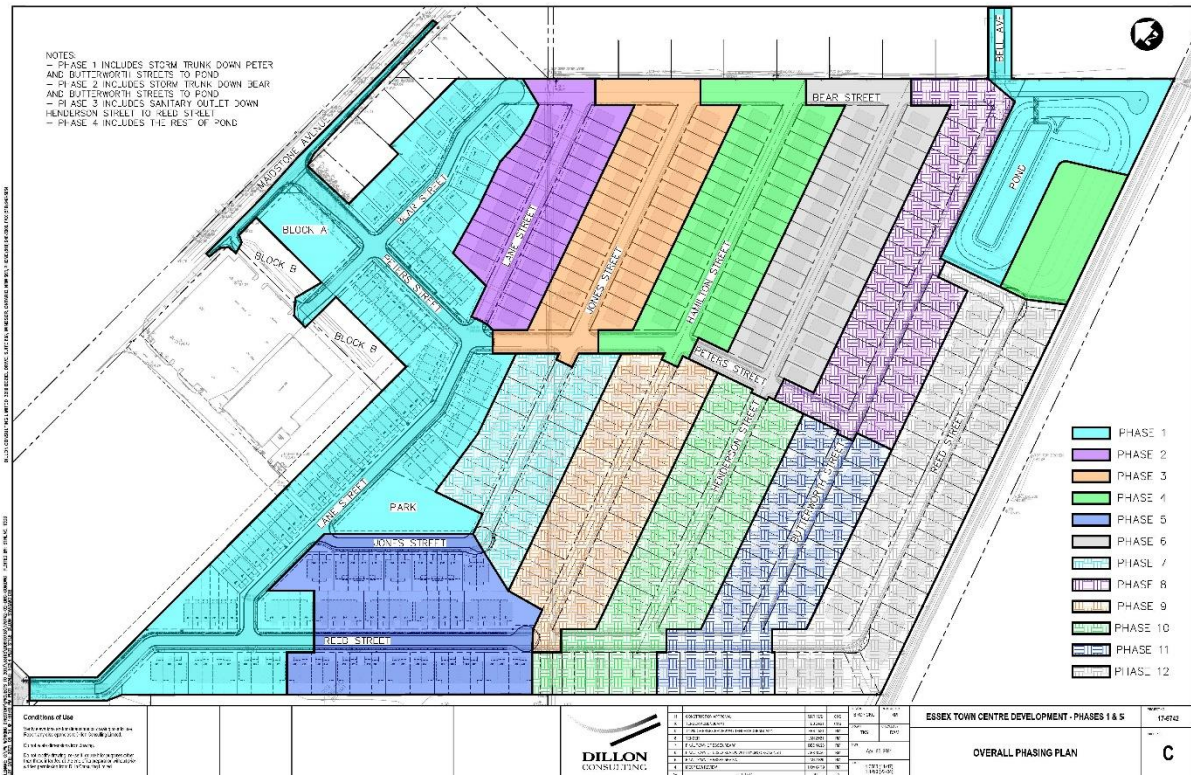
That Council approve Bylaw 2064, being a bylaw to remove the holding zone restrictions for Phase 1 and 5 of the Essex Town Centre subdivision.

Purpose

Lands comprising the Essex Town Centre subdivision are under an 'H' holding zone restriction. The proponents for the subdivision have requested that the holding restriction be removed for Phases 1 and 5 of the subdivision, which requires by-law approval by Council authorizing the removal of the hold.

Background and Discussion

The Essex Town Centre subdivision, located south of Maidstone Avenue, east of South Talbot Road, is currently being developed for the first two (2) phases of construction, being Phases 1 and 5 as identified on the plan below:



These phases are accessed by way of Maidstone Avenue from South Talbot Road and a new road, east of the Canadian Tire Center, Peters Street. Phases 1 and 5, which parallel Maidstone and South Talbot, are comprised of a mix of single-detached, semi-detached and townhome dwelling units, totaling 154 units in all. The installation of municipal services and road surface paving is nearing completion.

The subdivision is zoned HR2.2. Where the prefix 'H' precedes any zoning district symbol. No use, building or other structure shall be permitted. The "H" prefix may be removed when the following preconditions have been satisfied:

- i. the property is on a registered plan of subdivision; and,
- ii. full municipal services (a paved road, a municipal sanitary sewer and an approved stormwater outlet) are available or an executed agreement to provide full municipal services is in effect.

The property is on registered Plan of subdivision 12M545. **A copy of the registered Plan of Subdivision is attached to this report.** The review of servicing drawings for Phases 1 and 5 is complete. The property has been subject to a registered development agreement since 2006. **A copy of the executed development agreement is attached to this report.**

It is now appropriate to remove the holding restriction for Phases 1 and 5, as requested, through adoption of Bylaw 2064.

Financial Impact

There are no financial impacts associated with the removal of holding zone restrictions. Administrative costs associated with processing this request is recovered 100 percent (%) through the application fee (\$1200).

Consultations

Kevin Girard, Director, Infrastructure Services

Kate Giurissevich, Acting Director Corporate Services/Treasurer

Kevin Carter, Chief Building Official/Manager, Building and Bylaw Enforcement

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.
- Improve the Town's capacity to meet the ongoing and future service needs of its citizens** while ensuring the corporation is resilient in the face of unanticipated changes or disruptions.

Report Approval Details

Document Title:	Removal of Holding Zone Restrictions for Phases 1 and 5 of Essex Town Centre Subdivision (Ward 1) .docx
Attachments:	- Bylaw 2064.docx - 12M545.pdf - Development Agreement.pdf
Final Approval Date:	Sep 13, 2021

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



Lori Chadwick, Director, Development Services - Sep 13, 2021 - 12:16 PM



Doug Sweet, Chief Administrative Officer - Sep 13, 2021 - 12:27 PM