



Report to Council

Department: Development Services

Division: Planning

Date: December 6, 2021

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

Report Number: Planning-2021-30

Subject: Removal of Holding Zone Restrictions for Phase 1 of the Parkland Woods Subdivision (Ward 3)

Number of Pages: 5 including attachments

Recommendation(s)

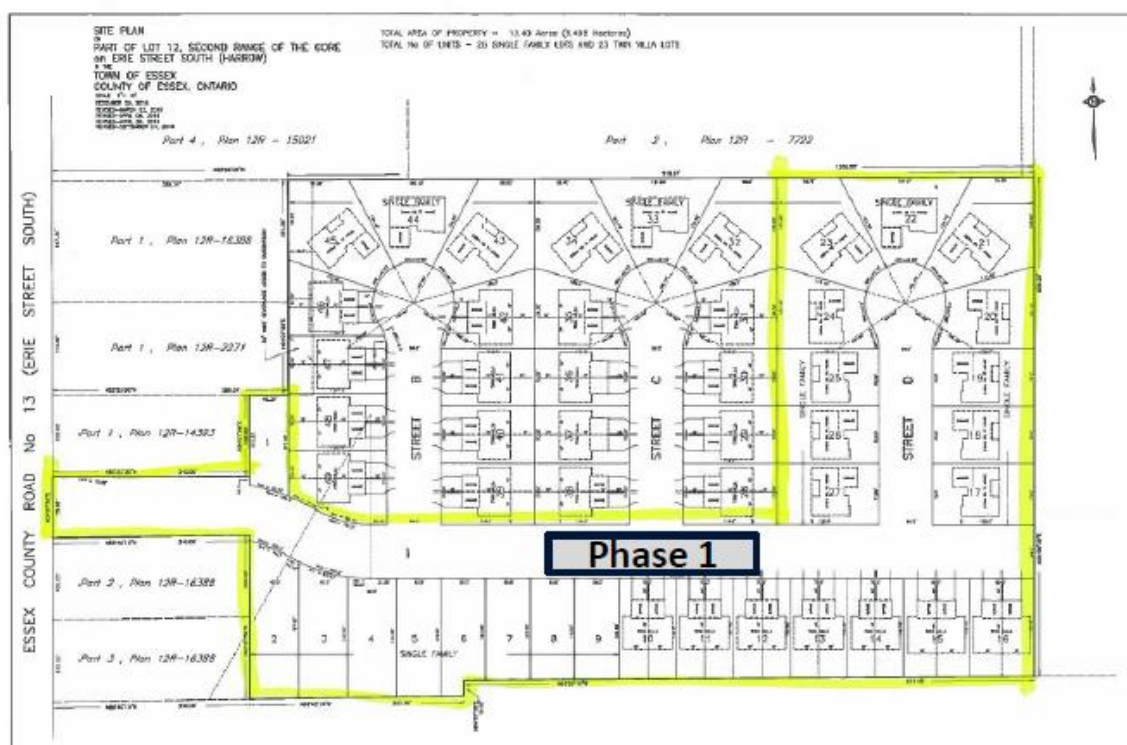
That Planning-2021-30 report entitled Removal of Holding Zone Restrictions for Phase 1 of the Parkland Woods Residential Development prepared by Rita Jabbour, RPP, Manager, Planning Services dated December 6, 2021 be received; and

That Council approve Bylaw 2099, Being a Bylaw to remove the Holding Zone Restrictions for Phase 1 of the Parkland Woods Subdivision (Ward 3).

Purpose

Lands comprising the Parkland Woods subdivision are under an 'H' Holding zone restriction. The proponents for the subdivision have requested that the Holding restriction be removed for Phase 1 of the subdivision, which requires by-law approval by Council authorizing the removal of the Hold.

The Parkland Woods subdivision located East of County Road 13, just South of 1 Pollard Drive (Harrowood), will be developed in two (2) phases, as outlined below:



Both phases will be accessed by way of a new road (Pereira Drive), off County Road 13. The Manager of Planning Services for the County of Essex has granted final approval for the first phase of the development. **A copy of the approval letter is attached to this report.**

The first phase will be comprised of twenty (20) single detached dwelling lots and seven (7) semi-detached dwelling lots, for a total of thirty-four (34) dwelling units.

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 12M-684. The installation of municipal services and road surface paving for Phase 1 has been completed. The property has been subject to a registered development agreement since 2021. **A copy of the executed development agreement is attached to this report.**

It is now appropriate to remove the Holding restriction for Phase 1, as requested, through adoption of Bylaw 2099.

Financial Impact

Removal of Holding zone restrictions will allow for the issuance of building permits to facilitate construction of Phase 1 dwellings. Development Charges are applicable at the time of building permit issuance. All Development Charges applicable to the construction of residential dwellings within the Parkland Woods Subdivision are waived at 100% until December 31, 2021, as per the Development Charges Bylaw 1850, for lands within the Harrow Primary Settlement Area.

The Town is required to fund any waived development charge amount through other sources. Should building permits for Phase 1 dwellings be issued before December 31, the total amount of development charges to be waived in 2021 and funded through the 2021 Approved Operating Budget would be **\$380,120**.

Due to the uncertainty of the timing of building permit approval, the amounts included in the 2021 Budget, for the waiver of development charges, have been carried forward into the 2022 Proposed Operating Budget. If the permits are issued prior to this, the carry forward would not

occur and the amounts would be funded through the 2021 Operating Budget as initially proposed.

Should building permits for Phase 1 dwellings be issued in 2022, development charges will be waived 75%, as per Bylaw 1850. The total amount of Development Charges waived in 2022, would be **\$318,160.**

Note: These numbers do not include the waived amount for Phase 2 lands which will remain under a Hold but are projected to be lifted in 2022.

Consultations

Kevin Girard, Director, Infrastructure Services

Kate Giurissevich, 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.