



Report to Council

Department: Development Services
Division: Planning
Date: April 4, 2022
Prepared by: Rita Jabbour, RPP, Manager, Planning Services
Report Number: Planning-2022-09
Subject: Removal of Holding Zone Restriction for Part 2 on 12R27343
Number of Pages: 5 including attachments

Recommendation(s)

That Planning-2022-09 Report entitled Removal of Holding Zone Restriction for Part 2 on 12R-27343 prepared by Rita Jabbour, RPP, Manager, Planning Services dated April 4, 2022 be received, and

That By-Law 2141, being a by-law to amend By-law 1037, the Comprehensive Zoning By-Law for the Town of Essex be read a first, a second and a third time and finally passed on April 4, 2022.

Purpose

The owners of the lands described as Part 2 on 12R27343 have requested that the Holding Zone restriction be removed to facilitate the development of one (1) single detached dwelling. Council's approval of Bylaw 2141 is required to authorize the removal of the Hold.

The lands were created through the consent process in 2018 (File No. B-08-18) for the purposes of creating one (1) new residential lot. The lands once formed a portion of the abutting property known municipally as 155 Given Road. The consent is outlined below:



155 Given Road is designated for future residential development and is subject to a Holding Zone Restriction. The Holding zone restriction affecting Part 2 is a result of the consent and a

carry over of the applicable zoning respecting 155 Given Road. Part 2 fronts on a public road (Given Road) and has access to municipal water, sanitary and storm sewers. It is sized accordingly for one (1) single detached dwelling and any accessory uses thereto only. Therefore, it is appropriate to remove the Holding restriction for Part 2 on 12R27343.

Financial Impact

Removal of Holding zone restrictions will allow for the issuance of a building permit to facilitate construction of one (1) single detached dwelling on the subject lands. Development Charges are applicable at the time of building permit issuance. Development Charges applicable to the construction of a residential dwelling within the Harrow Primary Settlement Area are waived 75 (%) until December 21, 2022 as per the Development Charges Bylaw, Bylaw 1850.

The Town is required to fund any waived development charge amount through taxation, user rates or any other form of revenue. Should a building permit for Part 2 be issued before December 31, the total amount of development charges to be waived in 2022 and subsequently funded for this development, is **\$6660.75. There is currently sufficient budget remaining in the 2022 Approved Budget, under the cost center for Council, for this waiver.**

Consultations

Katelynn Giurissevich, Director, Corporate Services/Treasurer

Kevin Girard, Director, Infrastructure 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.
- 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 Restriction for Part 2 on 12R27343 - Planning-2022-09.docx
Attachments:	- Bylaw 2141.docx
Final Approval Date:	Mar 29, 2022

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



Lori Chadwick, Director, Development Services - Mar 29, 2022 - 11:16 AM

No Signature - Task assigned to Doug Sweet, Chief Administrative Officer was completed by delegate Lori Chadwick, Director, Development Services

Doug Sweet, Chief Administrative Officer - Mar 29, 2022 - 11:19 AM