



Report to Council

Department: Development Services
Division: Planning
Date: May 16, 2022
Prepared by: Rita Jabbour, RPP, Manager, Planning Services
Report Number: Planning-2022-13
Subject: Redline Revisions for Phase 3 of the Woodview Estates Residential Subdivision (Ward 1) (File No. 37-T-12003)
Number of Pages: 5 including attachments

Recommendation(s)

That Planning report Planning-2022-13 entitled Redline Revisions for Phase 3 of the Woodview Estates Residential Subdivision (Ward 1) (File No. 37-T-12003) prepared by Rita Jabbour, RPP, Manager, Planning Services dated May 16, 2022 be received, and

That Council approve the requested redline revisions to the draft plan of subdivision for Phase 3 of the Woodview Estates Residential Subdivision subject to the following conditions of draft plan approval:

- That an easement be registered over Block 74 (the temporary stormwater management facility) in favour of the Town of Essex for the purposes of maintenance and operation of the temporary SWMF, and,
- That the Owner acknowledges that the temporary SWMF may be considered permanent if the pond becomes a habitat for wildlife or if for any reason, the expansion of the Woodview SWMF as per the Town of Essex "Improvements to Essex Ward 1

Southwest Storm Sewer System –Phases 1 & 2 Class EA Report (Stantec, 2021)” is not feasible or permitted by regulatory agencies/stakeholders

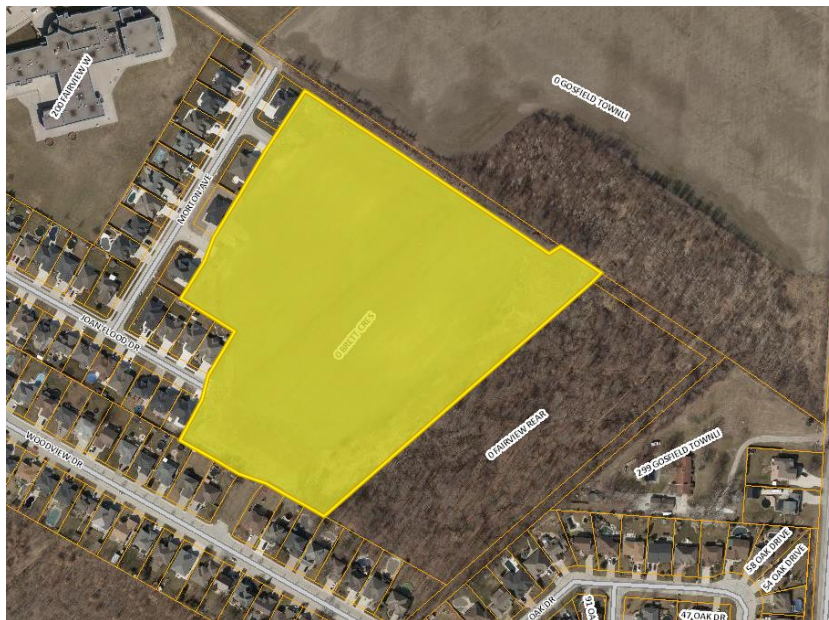
That the Manager of Planning Services for the County of Essex be advised accordingly of Council’s resolution.

Purpose

The Manager of Planning Services for the County of Essex is the approval authority for requests for revisions to subdivisions which have been draft plan approved in the Town of Essex. Council’s resolution is required to process the request for redline revisions for Phase 3 of the Woodview Estates Residential Subdivision in the Essex Centre (Ward 1) as outlined in this report.

Background and Discussion

The Woodview Estates Residential Subdivision, located to the East of Morton Avenue, just South of the Hanlan Street extension, in the Essex Centre (Ward 1), is identified below:



The subdivision has been developed in three (3) phases. Phases One (1) and Two (2) are on a registered plan of subdivision and have been fully developed. The third phase has been approved in draft but has **not** received final approval by the County of Essex and is thus **not** on a registered plan of subdivision.

Request for Redline Amendment

A request for a redline amendment to the approved draft plan of subdivision for Phase 3 of the Woodview Estates Residential Subdivision (Ward 1) was received at the Town of Essex Planning Division on March 8, 2022 on behalf of the proponent, 2204157 Ontario Limited.

The requested redline revisions are required because of the redesign and approval of a new Stormwater Management Facility (SWMF); provisions for a buffer between the natural heritage feature and the development; and, the closing of the north easterly access to Hanlan Street.

As such, the requested revisions include the following and are also outlined in the attached Draft Plan of Subdivision dated March 4, 2022:

- The addition of a 0.90-hectare Natural Environment Buffer along the eastern boundary of the property,
- The elimination of lots 30, 31, 47, and 48 because of the Natural Environment buffer and the need to shift the Brett Crescent Right of Way to the West,
- The elimination of lots 78 to 81 (inclusive) to accommodate the addition of a temporary Stormwater Management Pond in the Southeast corner of the property,
- The elimination of the Brett Crescent Road connection to the property to the North and the addition of a lot in its place, and,
- The reconfiguration of the remaining lots to accommodate the other changes noted above.

The Stormwater Management Facility (SWMF) serving phases 1 and 2 is located at 360 Fairview Avenue West (the Essex County Civic Centre lands). At this time, there is potential that if the Town proceeds in the future with the expansion of the existing SWMF for Phase 3 of the Woodview Estates Subdivision on the County of Essex lands, that the proposed temporary SWMF can be filled in and the lots currently being taken up for the purposes of the pond (78-81), can be developed for residential purposes.

The redline amendments have been reviewed by Town of Essex Infrastructure Services, Planning Services and Community Services. As a result of circulation, the following conditions of draft plan approval have been requested on behalf of administration:

- That an easement be registered over Block 74 (the temporary stormwater management facility) in favour of the Town of Essex for the purposes of maintenance and operation of the temporary SWMF, and,
- That the Owner acknowledges that the temporary SWMF may be considered permanent if the pond becomes a habitat for wildlife or if for any reason, the expansion of the Woodview SWMF as per the Town of Essex "Improvements to Essex Ward 1 Southwest Storm Sewer System –Phases 1 & 2 Class EA Report (Stantec, 2021)" is not feasible or permitted by regulatory agencies/stakeholders.

Financial Impact

Approval of redline amendments for Phase 3 of the Woodview Estates Subdivision will allow for the eventual development of fifty-one (51) single detached dwelling lots. Should final subdivision approval and building permits be issued in 2022, total development charges received from this development would equate to **\$688,449**.

Consultations

Katelynn Giurissevich, Director, Corporate Services/Treasurer

Kevin Girard, Director, Infrastructure Services

Rebecca Belanger, Manager, Planning Services, County of Essex

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:	Redline Revision for Woodview Estates Phase 3 - Planning-2022-13.docx
Attachments:	- 211951 - Woodview - DPS Redline.pdf
Final Approval Date:	May 10, 2022

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



Lori Chadwick, Director, Development Services - May 10, 2022 - 12:10 PM



Doug Sweet, Chief Administrative Officer - May 10, 2022 - 1:09 PM