



## Report to Council

Department: Development Services

Division: Planning

Date: April 2, 2024

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

Report Number: Planning-2024-08

Subject: Draft Plan of Subdivision Approval, Ducharme Lane Residential Subdivision, Phase 2 (Applicant: Fantuz Holdings Inc. c/o Gary Taveirne) (County of Essex File No.: 37-T-24003), Ward 2

Number of Pages: 3 including attachments

### Recommendation(s)

**That** Planning Report 2024-08 prepared by Rita Jabbour, RPP, Manager, Planning Services dated April 2, 2024 be received, and

**That** the Manager of Planning Services for the County of Essex be requested to give Draft Plan of Subdivision Approval to 1128737 Ontario Limited for the development of Phase 2 of the Ducharme Lane Residential Subdivision on lands comprising PT LTS 1 and 2 CONCESSION 12 to permit the development of eighteen (18) single detached dwellings, in accordance with the draft plan prepared by Dillon Consulting and dated February 20, 2024 and subject to the following conditions:

1. That the Applicant enters into a subdivision agreement with the Municipality wherein the Applicant agrees to satisfy all the requirements, financial and otherwise, of the Municipality concerning the payment of development charges (including educational development charges), provisions of roads, installation and capacity of services,

including sanitary sewage collection systems, water distribution system, private utilities and stormwater management facilities for the development of the lands within the plan,

2. That the subdivision agreement include a condition to the satisfaction of the Town of Essex that acknowledges that sanitary allocation equivalent to 18 single detached dwellings for the proposed development will be available for a period of three (3) years commencing on the date of adoption of draft plan approval and that the allocation shall be deemed null and void should in the opinion of the corporation, construction of the dwellings not commence within the period specified in the condition,
3. That the Applicant be required to provide to the Municipality cash in lieu of parkland,
4. That the Applicant provide an easement along those lots that abut the Walker Drain to the satisfaction of the Town of Essex and for the purposes of drain maintenance and prohibiting buildings and structures within the easement, and,
5. Such other conditions requested by the Manager of Planning Services for the County of Essex as a condition of Draft Plan of Subdivision approval.

## **Purpose**

To recommend draft plan approval to the Manager of Planning Services at the County of Essex for Phase 2 of the Ducharme Lane Residential Subdivision in the McGregor Secondary Settlement Area (Ward 2).

## **Background and Discussion**

Please refer to the attached presentation.

## Financial Impact

There is no financial impact because of draft plan approval. All costs for the preparation of the studies and the construction of the infrastructure will be borne by the Applicant.

## Consultations

Jake Morassut, Director, Community Services

David McBeth, Manager, Capital Works and Asset Management

## 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:	Request for Draft Plan of Subdivision (Ducharme Lane Phase 2) (File No. 37-T-24003) - Planning-2024-08.docx
Attachments:	- Ducharme Lane Phase 2.pdf
Final Approval Date:	Mar 27, 2024

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

**Rita Jabbour, Manager, Planning Services - Mar 27, 2024 - 8:58 AM**

A handwritten signature in black ink, appearing to read "Rita Jabbour", with a long horizontal flourish extending to the right.

**Lori Chadwick, Director, Development Services - Mar 27, 2024 - 9:18 AM**

A handwritten signature in black ink, appearing to read "Lori Chadwick", with a long horizontal flourish extending to the right.

**Doug Sweet, Chief Administrative Officer - Mar 27, 2024 - 9:20 AM**