



Planning Report 2024-08

**Draft Plan Approval, Phase 2,
Ducharme Lane Residential
Subdivision (Ward 2)**

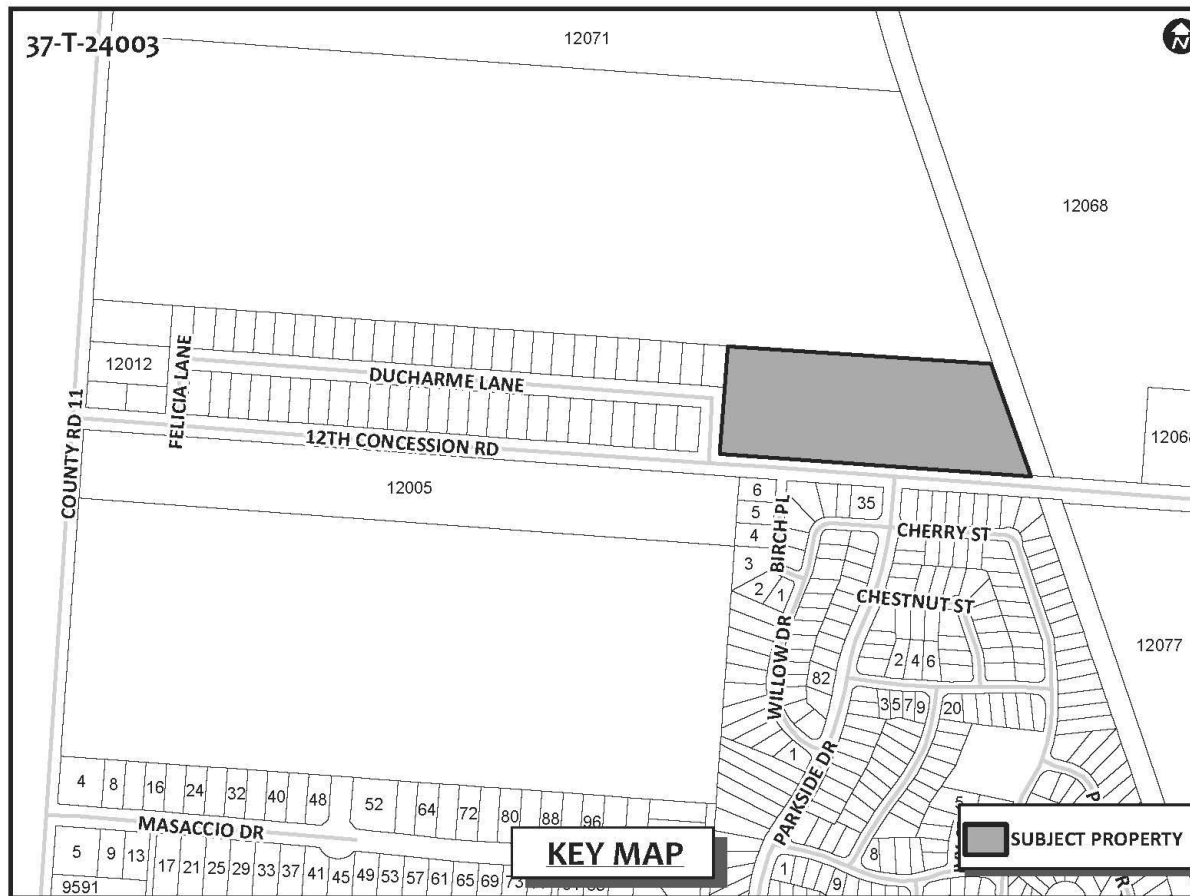
Tuesday April 2, 2024

Purpose of Report

- 1) To provide members of Council and the public with information respecting a Draft Plan of Subdivision for Phase 2 of the Ducharme Lane Residential Subdivision (Ward 2), and,
- 2) To recommend Draft Plan Approval to the County of Essex with conditions.

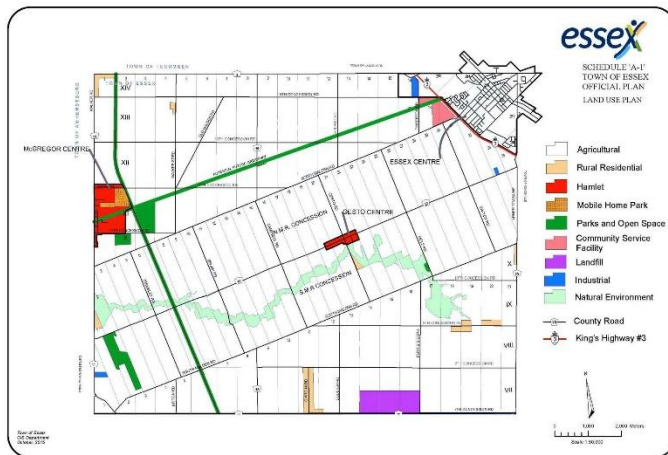
Subject Lands

Subject Lands



Subject Lands

- Located in **McGregor Secondary Settlement Area**
- Designated “**Hamlet**” in Official Plan
- Zoned to permit Low Density Residential Dwellings (Single Detached) under Bylaw 1037
- Planning authorities must encourage residential intensification in settlement areas



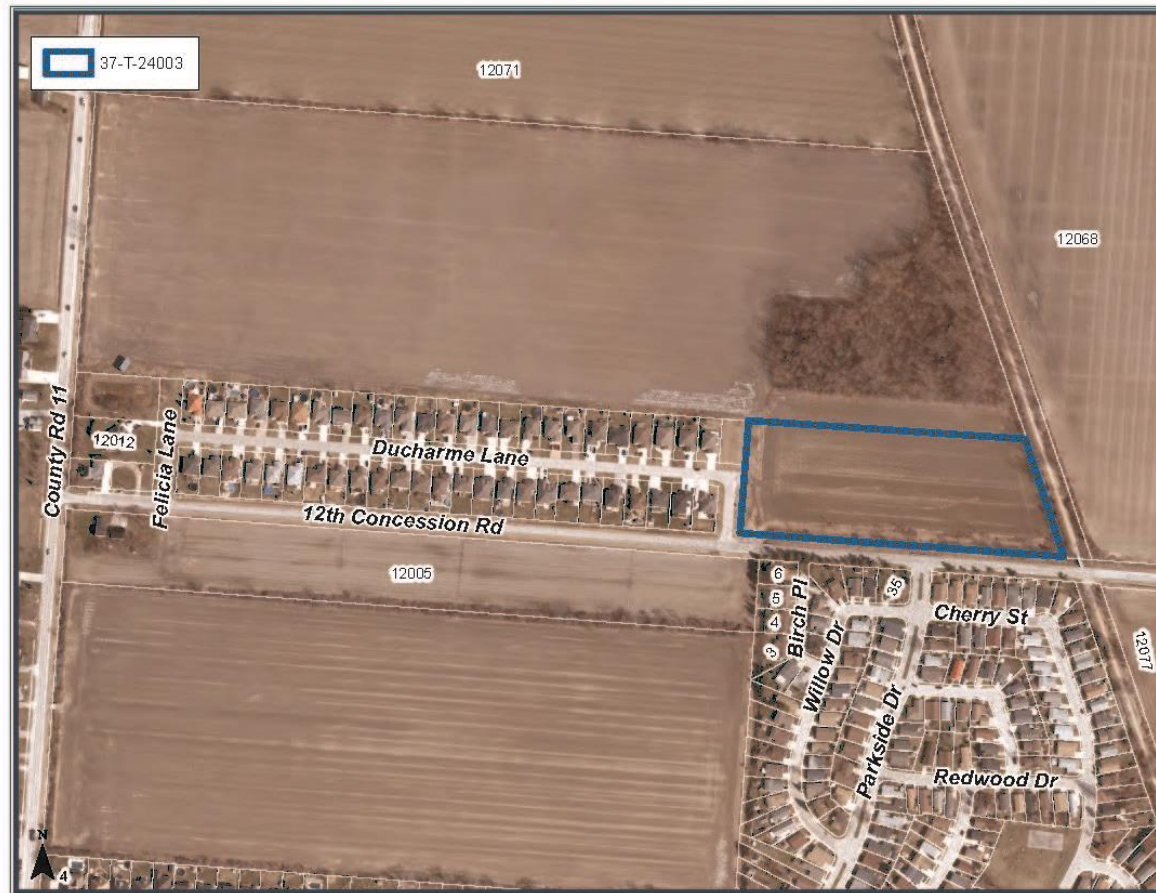
Subject Lands

- Vacant lands on the West Side of Ducharme Lane, north of 12th Concession Road
- Zoned to permit Low Density Residential Dwellings (Single Detached) under Bylaw 1037
- Subject to a Holding (H) Zone restriction under Bylaw 1037

Subject Lands

- Adjacent to existing low density residential development along Ducharme Lane
- Adjacent to the Greenway, an active transportation system now owned and managed by the Essex Region Conservation Authority (ERCA)

Subject Lands



Subject Lands

Environmental Considerations:

- Natural Heritage Feature exists to the North and natural vegetation exists along the easterly property limit adjacent the Greenway
- Located within ERCA's regulated Area

Subject Lands

Servicing Considerations:

- Lands are accessed from the 12th Concession Road (Local Road) which connects to County Road 11
- Municipal water and sanitary services are available and through the Town of Amherstburg

Proposed Plan of Subdivision

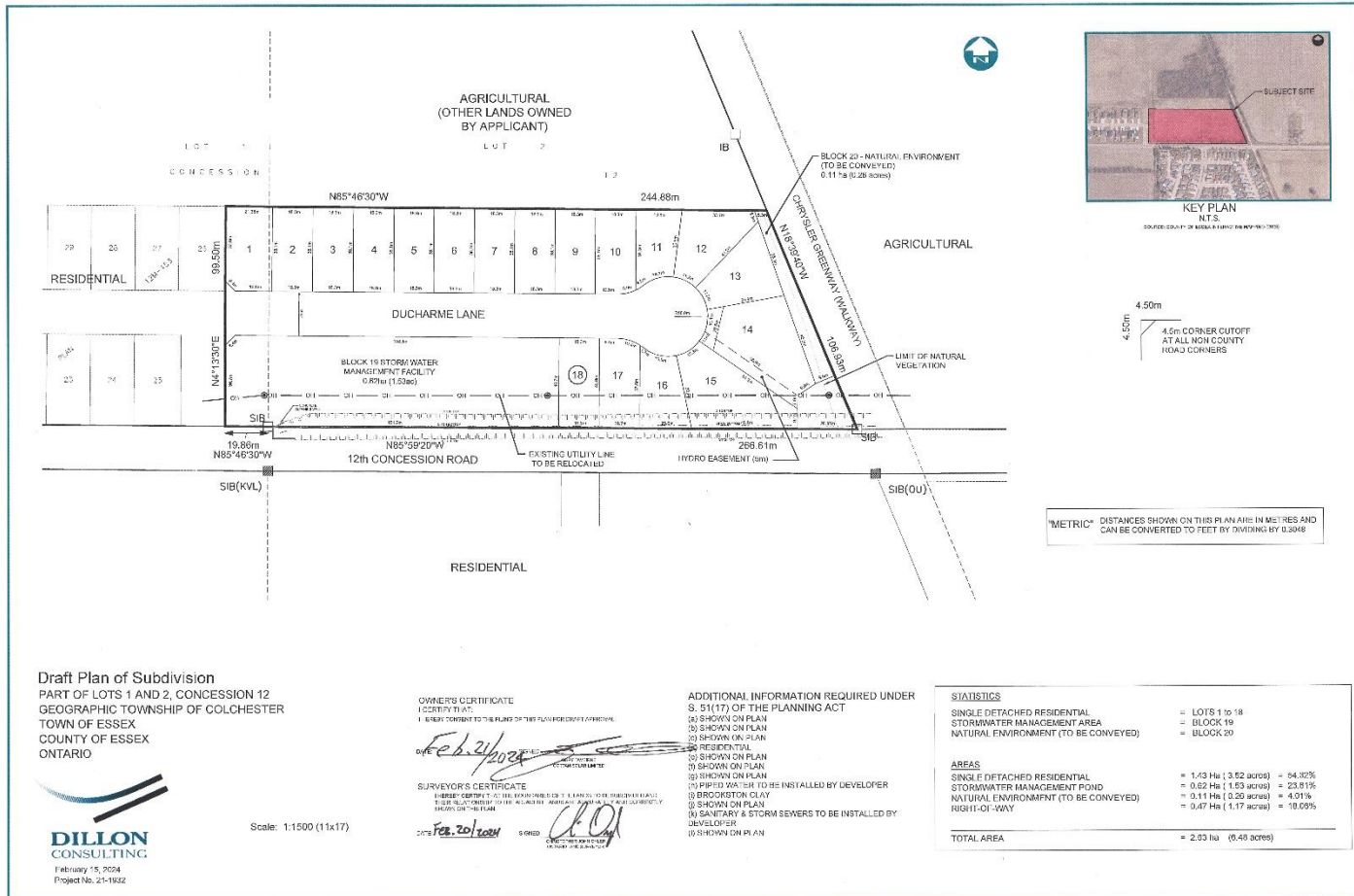
Proposed Plan of Subdivision

- Applicant: 1128737 Ontario Limited (c/o Gary Taveirne)
- Proposing the creation of eighteen (18) lots for the construction of eighteen (18) *single-detached dwelling units*

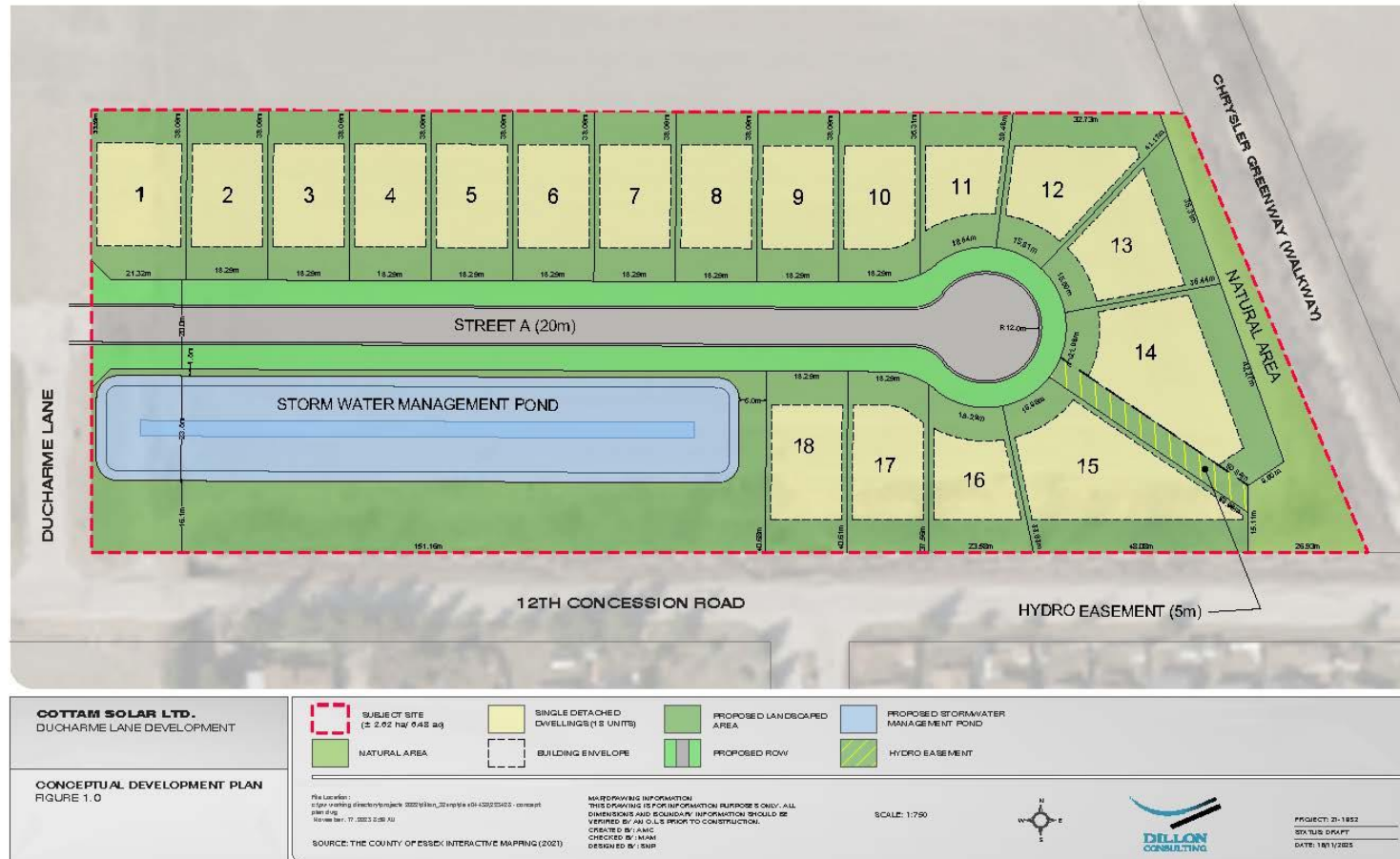
Proposed Plan of Subdivision

- A *Single-detached dwelling* is defined as one dwelling having one (1) dwelling unit.

Proposed Plan of Subdivision



Proposed Plan of Subdivision



Proposed Plan of Subdivision

Required Studies (Received and Approved):

- Stage 1 and 2 Archaeological Assessment
- Setback Opinion Memo for Natural Heritage Feature
- Functional Servicing Report
- Stormwater Management Report
- Water Servicing Memo

Proposed Plan of Subdivision

- The proposed plan is in keeping with the land use designation under the Official Plan and lot regulations for the established zoning district under Bylaw 1037

Agency Comments

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Town of Essex

- Recommend approval of the Draft Plan of Subdivision, subject to the following conditions:
 - Applicant to enter into a development agreement with the Town
 - Applicant to provide cash in lieu of parkland
 - Applicant to provide easement for drain maintenance over lots abutting walker drain
 - Condition respecting sanitary allocation

Next Steps

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1. **April 2, 2024:** Council to provide resolution of support with recommended conditions as presented in Planning report 2024-08,
2. County of Essex will provide their Notice of Decision with conditions to the Applicant and Town,
3. Town of Essex Planning services will prepare a Subdivision Agreement for Council adoption with the recommended conditions,
4. Applicant will sign the agreement and commence construction on municipal services (roads, water, sanitary, storm , electrical)
5. Applicant has three (3) years to satisfy all the conditions of draft plan approval,
6. Final approval of subdivision from County of Essex is granted following completion of all conditions and installation of services, allowing the individual lots to be sold.
7. Hold is removed and building permits for dwelling construction can be issued.

Questions