



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF PLANNING, DEVELOPMENT & LEGISLATIVE SERVICES

MISSION STATEMENT: Committed to delivering cost-effective and efficient services for the residents of the Town of Amherstburg with a view to improve and enhance their quality of life.

Author's Name: Frank Garardo	Report Date: March 29, 2021
Author's Phone: 519 736-5408 ext. 2124	Date to Council: April 12, 2021
Author's E-mail: fgarardo@amherstburg.ca	Resolution #:

To: Mayor and Members of Town Council

Subject: Hunt Club Creek Subdivision - Extension of Draft Plan Approval

1. **RECOMMENDATION:**

It is recommended that:

1. The request from Melanie Muir (Dillon Consulting) on behalf of Hunt Club Creek Inc. for a three year extension of the Draft Plan Approval for Hunt Club Creek Subdivision (File #37-T-02006) **BE SUPPORTED**; and,
2. Administration **BE DIRECTED** to notify the County of Essex, Planning Services, of the Town's support for the extension of Draft Plan Approval.

2. **BACKGROUND:**

The purpose of this report is to provide Council with information on the applicant's request for a three (3) year extension to the Draft Plan of Subdivision Approval (see attached Extension Request letter dated January 8, 2021) which is set to lapse on June 2, 2021.

The Draft Plan Approval was granted by the County to permit a development consisting of 592 lots for single detached dwellings and 104 lots for 208 semi-detached dwellings located south of Lowes Sideroad and east of Front Road South. The subject lands are legally described as Part of Lots 6 and 7, Concession 1 and Part of Lot 20, Concession 2 (Malden).

Council has previously supported a three year extension of the Draft Plan Approval for Hunt Club Creek Subdivision in 2018, 2015 and 2012. The appropriate zoning has been approved by Council at the time of draft plan approval in 2009.

3. DISCUSSION:

The Town is in receipt of a request from Melanie Muir (Dillon Consulting) on behalf of Hunt Club Creek Inc. for a Council resolution supporting their request for an extension of Draft Plan Approval for Hunt Club Creek Subdivision. During the Draft Plan Approval process, the developer undertook the necessary background studies and work to obtain the appropriate zoning to permit the proposed residential development. Mr. Tanner has indicated in his correspondence dated January 8, 2021, that the extension is required and warranted as they have “been awaiting the extension of services to this area and understand that the Town is moving forward with the servicing of these and adjacent lands this year”.

On January 22, 2018 Council approved a resolution to direct Administration to complete a Class Environmental Assessment for the Southeast Quadrant Servicing. The study will include reviewing the Town’s existing infrastructure along with a plan to service all of the potential developments within the south-east quadrant of the Town. There are several landowners that are waiting for the opportunity to move forward with the development of their lands.

On August 10, 2020 Council authorized an agreement with Stantec Consulting to complete the detailed design for the servicing of the Southeast Quadrant. This detailed design is the next step towards providing the necessary infrastructure to allow for the servicing of the Hunt Club Creek Subdivision.

In 2019 the Planning Act was amended to include aspects of the More Homes, More Choice act (2019): Ontario’s Housing Supply Action Plan. Provincial Policy Statement, 2020 was also updated to include important changes through the Planning Act and More Homes, More choice act (2019): Ontario’s Housing Supply Action Plan.

Provincial Policy Statement (PPS) 2020 now includes an updated emphasis on increasing housing supply and mandates municipal Planning authorities to permit and facilitate a range of housing options including new development for future needs. Section 1.4 of the PPS identifies municipalities shall maintain at all times ability to accommodate residential growth. The PPS was updated to increase the requirement of providing housing growth supply from previously 10 years to 15 years, and encouraging municipalities to maintain five year supply of residential units available immediately in draft approved and registered plans.

Section 1.4 Housing of the PPS:

1.4 Housing

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and

b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.” “Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans”

The County of Essex is the approval authority for these requests. However, a resolution from the Town in support of the extension is required as part of the applicant’s submission to the Manager of Planning Services at the County of Essex.

4. RISK ANALYSIS:

The recommendation presents little to no risk to the municipality. The Engineering and Public Works Department has confirmed there is sufficient sanitary capacity at the new plant to accommodate this development. Furthermore conditions of draft plan approval require confirmation of servicing and the use of a holding symbol is also the planning tool utilized to confirm the timing and appropriateness for servicing matters.

At such a time in the future and prior to the proposed Hunt Club Creek Development proceeding to construction, the Town reserves the right review and confirm the adequacy of the sanitary service allocation to this development. Confirmation of the sanitary allocation would be detailed and approved by Council in the appropriate development agreement prior to construction.

It is important for Council to note that this property is one of the five developments totalling 1,450 building lots included in the detailed design engineering works of the southeast quadrant that was awarded to Stantec by Council at the August 10, 2020 meeting. Completion of those engineering works and infrastructure will facilitate the development of this property. It is anticipated that approval of this application will facilitate development in this subdivision. The development of this residential subdivision will provide increased assessment from 592 lots for single detached dwellings and 104 lots for 208 semi-detached dwellings.

5. FINANCIAL MATTERS:

All costs associated with the application are the responsibility of the applicant.

Engineering design of water and wastewater servicing for the Southeast Quadrant of Town is the subject of an agreement with four developers. Under the agreement the Town is facilitating engineering design of water and wastewater servicing, the costs of which will ultimately be funded by the local developers and some existing properties, as local servicing.

The letter from Dillon Consulting, attached to this report, indicates “we understand that the Town is moving forward with the servicing of these and adjacent lands this year”. The Town is in fact moving forward with detailed design for the servicing; however,

construction of water and wastewater services for the Southeast Quadrant is not included in the 2021 Budget.

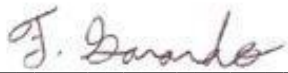
The completion of the servicing works will be needed in order for development of the Southeast Quadrant lands.

6. CONSULTATIONS:

There were no consultations on this report. The Town, ERCA, WECDSB, MMAH, GECDSB and Dillon Consulting were copied on the correspondence from the County identifying the lapse date for Draft Plan Approval of June 2, 2021.

7. CONCLUSION:

In consideration of the work that has been completed on this development we would recommend supporting the request from the Developer for a three year extension of the draft plan approval for Hunt Club Creek Subdivision.



Frank Garardo
Manager of Planning Services

JM

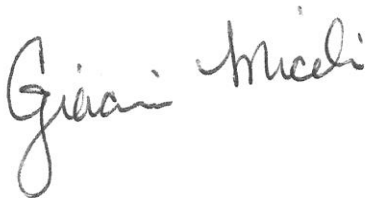
Report Approval Details

Document Title:	Hunt Club Creek Subdivision- Extension of Draft Plan Approval .docx
Attachments:	- 2021 04 12- Hunt Club Creek Subdivision Extension of Draft Plan Approval- ATTACHMENTS.pdf
Final Approval Date:	Apr 6, 2021

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



Cheryl Horrobin



John Miceli



Paula Parker