



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF DEVELOPMENT 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: Christopher Aspila	Report Date: July 4, 2022
Author's Phone: 519 736-5408 ext. 2124	Date to Council: July 11, 2022
Author's E-mail: caspila@amherstburg.ca	Resolution #:

To: Mayor and Members of Town Council

Subject: Statutory Public Meeting to Consider a Draft Plan of Subdivision for Woodland Trails Subdivision

1. **RECOMMENDATION:**

It is recommended that:

1. Council recommend to the County of Essex's Manager of Planning Services, that they grant draft approval to a Draft Plan of Subdivision (as per Figure 1) for the subject lands, and that the County of Essex be requested to attach the following conditions to the subject draft plan of subdivision approval:
 - (i) That the required storm water management plan be prepared by the Applicant and approved by the Town Engineer and ERCA Staff;
 - (ii) that all identified road allowances be conveyed to the Town;
 - (iii) that a subdivision agreement be entered into with the Town to ensure that all required municipal infrastructure and services are designed and built by the Applicant to the satisfaction of the Town, and that all required financial contributions (including cash in lieu of parkland) be made and/or secured to the Town, including all required letters of credit, cash securities and insurances;
 - (iv) that Block 85 be dedicated to the Town for storm water management purposes;
 - (v) that Blocks 75 be conveyed to the Town for drainage purposes;
2. Once the County of Essex has granted draft approval to the Applicant's Draft Plan of Subdivision:
 - (i) that the required subdivision agreement be prepared and executed to Council's satisfaction;
 - (ii) that the required zoning by-law amendment, removing the holding zone from the subject lands in accordance with the corresponding land uses

recommended in this Staff Report, be prepared by Town Staff and brought to Council for adoption purposes.

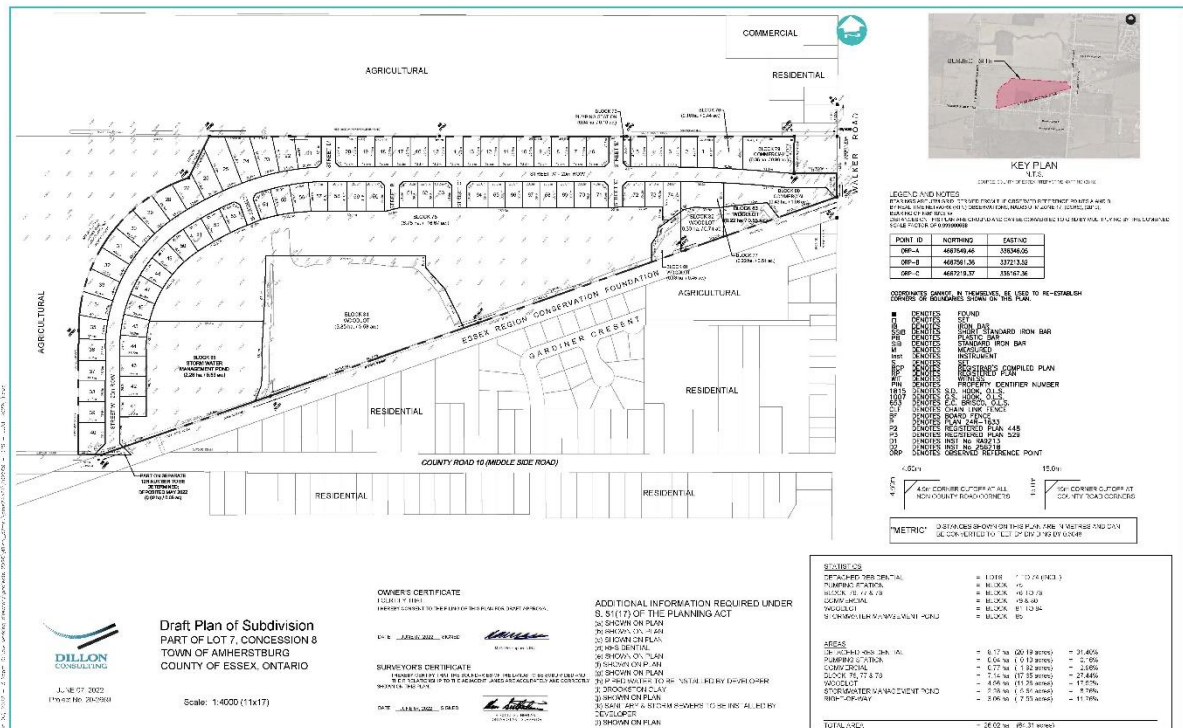
3. That all comments from the public, and Council with respect to the application for a proposed plan of subdivision (File 37-T-22006) **BE RECEIVED**; and
4. That all comments and the above conditions **BE FORWARDED** to the County of Essex (the Approval Authority).

EXECUTIVE SUMMARY:

N/A

2. BACKGROUND:

The County of Essex (the Approval Authority) has received Application No. 37-T-22006 for approval of a Plan of Subdivision on Part of Lot 7, Concession 8 (McGregor), generally located on the north side of Middle Sideroad (County Rd 8) and on the west side of Walker Road (County Rd 11) (refer to Figure 1). The property has a frontage of 32.55m on Walker Road and a varied depth with a total area of 26.02 hectares. The lands subject to the draft Plan of Subdivision include the first phase of the development that has an area of 9.09 hectares.



The County of Essex on June 7, 2022, requested as per Section 51(20) of the Planning Act, that the Town of Amherstburg give notice and hold a public meeting to advise the public that the application for draft Plan of Subdivision has been received and is being processed.

3. DISCUSSION:

The Official Plan currently designates the subject lands Low Density Residential. Section 4.3.1 of the Plan set out the following applicable policies:

“Areas designated as Low Density Residential shall be limited to single detached, semi-detached, duplex, or converted dwelling units, home occupation uses and public uses.

Notwithstanding the above policy, vacant tracts of land greater than 5 hectares in size and designated Low Density Residential may be developed for Medium or High Density Residential uses if they can meet the criteria outlined in Subsection 4.3.1(3).

(1) Maximum Density

Although the existing densities within areas designated Low Density Residential are in the order of 6 to 12 units per hectare, smart growth encourages a more cost effective development pattern to better utilize services and the land base. In a desire to promote more efficient use of the land, the maximum density for single detached developments shall be 15 units per hectare and the maximum density for semidetached development and conversions shall be 22 units per hectare. The overall maximum density shall not exceed 19 units per gross hectare.¹ In keeping with the Provincial Policy Statement regarding intensification, in the older established portions of Amherstburg, a reduced lot frontage may be considered in the Zoning By-law where sufficient lot depth is available to accommodate new low density residential units/lots.

In areas where the criteria of Subsection 4.3.1(3) have been achieved, the density policies for the Medium Density Residential designation or the High Density Residential designation shall apply.

Low Density Residential may be placed in separate zoning categories in the implementing Zoning By-Law.”

This lot creation application conforms the policies contained within the Town’s Official Plan. These lands are zoned Commercial General (CG), Residential First Density (R1) and Residential Second Density (R2).

Attached to this report is a copy of the support studies prepared by Dillon Consulting which outlines details with respect to the proposed Plan of Subdivision.

Also attached is a copy of the comments received to date by the Town from agencies and comments from internal municipal departments.

4. RISK ANALYSIS:

The recommendation presents little to no risk to the municipality.

Costs will be incurred should this application be appealed to the Ontario Land Tribunal.

5. FINANCIAL MATTERS:

All costs associated with this application are to be borne by the Applicant.

The Town will incur costs should the decision be appealed to the Ontario Land Tribunal.

6. CONSULTATIONS:

The Notice of Public Meeting was published in the local newspaper and circulated to the required agencies, property owners and municipal departments in accordance with the requirements of the Planning Act, R.S.O. 1990, c.P. 13 and associated regulations.

7. CONCLUSION:

Based on the above and subject to any further comments and/or direction from Council, it is recommended that Council support the County of Essex granting draft plan approval to the subject lot creation application, and that the comments received together with the recommended conditions as noted in Section 1 of this Staff Report be forwarded to the County of Essex (Approval Authority).



Christopher Aspila
Manager, Planning Services

CA

DEPARTMENTS/OTHERS CONSULTED:

Name: Office of Engineering and Public Works
Phone #: 519 736-3664 ext. 2313

Name: Building Services
Phone #: 519 736-5408 ext. 2136

Name: Fire Services
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Name: Windsor Police

Name: Union Gas

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Name: Ontario Power Generation
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Name: Essex Region Conservation Authority
Phone #: 519 776-5209

Name: County of Essex
Phone #: 519 776-6441

Name: Essex Power
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Name: Windsor Essex Catholic District School Board
Phone #: 519 253-2481

Name: Greater Essex County District School Board
Phone #: 519 255-3200

Report Approval Details

Document Title:	Statutory Public Meeting to Consider a Draft Plan of Subdivision for Woodland Trails Subdivison.docx
Attachments:	<ul style="list-style-type: none">- DPS - Stage 1 and 2 Archaeological Study.pdf- Archaeological Report Entered into Register.pdf- McGregor Woodland Trails - Functional Servicing Report.pdf- McGregor Woodland Trails - Transportation Impact Study.pdf- Environmental Impact Assessment, Oct 21, 2020_Optimized.pdf- McGregor Woodland Trails_Stormwater Management Report_Dillon.pdf- 202669 - DPS - JUNE 2022(1)-DPS.pdf
Final Approval Date:	Jul 6, 2022

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



Tracy Prince - CFO



Melissa Osborne – Acting CAO

**Task assigned to Valerie Critchley was completed by workflow administrator
Tammy Fowkes**



Tammy Fowkes – Acting Clerk