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TOWN OF TECUMSEH
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Town of Tecumseh
Public Council Meeting
Tuesday, September 24, 2013
5:00 PM
Tecumseh Town Hall

MEETING:

I. CALL TO ORDER

II. ROLL CALL

III. DISCLOSURE OF PECUNIARY INTEREST

IV. INTRODUCTION AND PURPOSE OF MEETING

The purpose of the meeting is to consider and receive public comment on a proposed Plan of Subdivision pursuant to the provisions of the *Planning Act R.S.O. 1990*. The County of Essex has received Application No. 37-T-13004 for approval of a Plan of Subdivision on South Part Lot 153, Concession 3, immediately east of Wildberry Crescent, generally located north of County Road 42, west of County Road 19 and immediately south of the Hydro One Corridor. The subject lands are also the subject of a corresponding Official Plan Amendment and Zoning By-law Amendment.

V. DELEGATIONS

- A. Tony Azar, Azar Group of Companies
Re: Strawberry Ridge Phase 4 - Plan of Subdivision

VI. COMMUNICATIONS

- A. Town of Tecumseh, Notice of Public Council Meeting, August 28, 2013 - *Re: Proposed Plan of Subdivision Approval*
- B. Essex Region Conservation Authority (ERCA), August 23, 2013
Re: Proposed Draft Plan of Subdivision
- C. Hydro One Networks Inc., September 11, 2013
Re: Proposed Plan of Subdivision Application
- D. Manager, Planning Services/Senior Planner, September 16, 2013, Report No. 32/13 - *Re: James Sylvestre Development Ltd. - Strawberry Ridge Phase 4, Proposed Draft Plan of Subdivision Approval, Vacant Lands East of Wildberry Crescent, Concession 3, S PT LT 153*

VII. ADJOURNMENT

**TOWN OF TECUMSEH
NOTICE OF PUBLIC MEETING
PROPOSED PLAN OF SUBDIVISION APPROVAL**

9.6	PRESENTED TO PUBLIC COUNCIL: SEPTEMBER 24, 2013
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TAKE NOTICE that the Council of the Corporation of the Town of Tecumseh will hold a public meeting **Tuesday, September 24th, 2013 at 5:00 p.m.** in the Town Municipal Office Council Chambers at 917 Lesperance Road to consider a proposed Plan of Subdivision pursuant to the provisions of the *Planning Act, R.S.O. 1990*.

The County of Essex (the Approval Authority) has received Application No. 37-T-13004 for approval of a Plan of Subdivision on South Part Lot 153, Concession 3, immediately east of Wildberry Crescent, generally located north of County Road 42, west of County Road 19 and immediately south of the Hydro One Corridor (see Map below for location). The lands are vacant and have a total area of 2.3 hectares (5.6 acres). The applicants are proposing the creation of 19 single unit lots on full services fronting upon a new interior road that would extend easterly from Wildberry Crescent through a vacant lot that fronts Wildberry Crescent. In addition, a stormwater management facility, that will primarily serve an engineering purpose but will be designed in such a manner so as to create a passive open space area, is also proposed. Details with respect to the subdivision, including road and lotting patterns, the location of parkland and other details will be presented at the public meeting.

The subject lands are also the subject of a corresponding Official Plan Amendment and Zoning By-law amendment (Town Planning File: D19 SYLSTR). The Official Plan Amendment has been approved by the County of Essex (the Approval Authority) and had the effect of changing the land use designation from "Hamlet Development" to "Low Density Residential". The Zoning By-law Amendment proposes to change the zoning on the subject lands from "Agricultural Zone (A)" to "Residential Zone (R2-1)" to facilitate the proposed residential development. All development will be on full municipal services and Council adoption of the Zoning By-law Amendment and a residential development agreement will be required prior to development proceeding.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Plan of Subdivision.

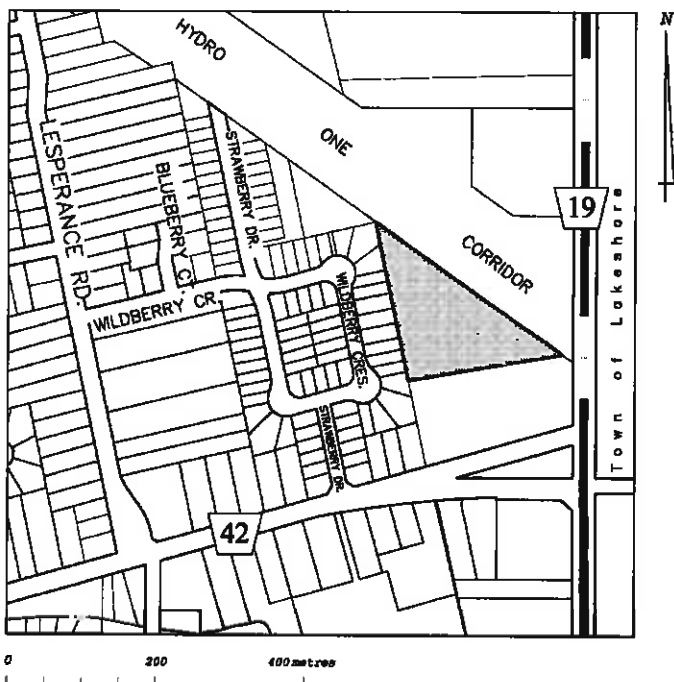
If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Essex in respect of the proposed Plan of Subdivision before the approval authority gives or refuses to give approval to the draft Plan of Subdivision, the person or public body is not entitled to appeal the decision of the County of Essex to the Ontario Municipal Board.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Essex in respect of the proposed Plan of Subdivision before the approval authority gives or refuses to give approval to the draft Plan of Subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the County of Essex in respect of the proposed Plan of Subdivision, you must make a written request to the County of Essex, c/o Mr. Bill King, Manager of Planning Services – 360 Fairview Ave W. Essex, ON N8M 1Y6, indicating the County of Essex file number (37-T-13004).

Written submissions in respect to the proposed Plan of Subdivision are to be made to the attention of Laura Moy, Clerk, Town of Tecumseh, at the address listed below.

ADDITIONAL INFORMATION relating to this matter is available for review during regular office hours at the Town Municipal Office on Lesperance Road.



DATED AT THE TOWN OF
TECUMSEH THIS 28TH DAY
OF AUGUST, 2013.

LAURA MOY
CLERK
TOWN OF TECUMSEH
917 LESPERANCE ROAD
TECUMSEH, ONTARIO
N8N 1W9

9.6
 PRESENTED TO
 PUBLIC COUNCIL:
 SEPTEMBER 24, 2013

2013 Board of Directors August 23, 2013

Town of Amherstburg
Robert Pillon
John Sutton

Town of Essex
Sherry Bondy
John Scott

Town of Kingsville
Gord Queen
Tamara Stomp

Town of Lakeshore
Al Fazio
Len Janisse

Town of Lasalle
Sue Desjarlais
Ray Renaud

**Municipality of
Leamington**
Rick Atkin
Larry Verbeke

Township of Pelee
Rick Masse

Town of Tecumseh
Joe Bachetti - Chair
Rita Ossington

City of Windsor
Percy Hatfield - Vice Chair
Ron Jones
Hilary Payne
Ed Sleiman

**General Manager /
Secretary Treasurer**
Richard Wyrna

Mr. William King, AMCT, MCIP, RPP
Manager, Planning Services
Corporation of the County of Essex
360 Fairview Avenue West, Suite 302
Essex, Ontario, N8M 1Y6

Dear Mr. King:

RE: Request for Comments for Proposed Draft Plan of Subdivision (37-T-13004) - Lot 156, Concession 1 Petite Cote (Sandwich); County Road 42; ARN: 374457000000600; PIN: 752390177; Applicant: James Sylvestre Developments Limited; Regulated Area: East Townline Road Drain.

The following is provided for your information and consideration as a result of our review of the above referenced Request for Comments for a Proposed Draft Plan of Subdivision (37-T-13004). We understand from the submission that this is for 19 units and a total area of 1.47 hectares.

For the owner's information, we note that the above noted lands are not subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the *Conservation Authorities Act*, (Ontario Regulation No. 158/06). For the owner's information, we note that the above noted lands are not subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the *Conservation Authorities Act*, (Ontario Regulation No. 158/06).

We note that we are concerned with the potential impact of the quality and quantity of runoff in the downstream watercourse due to future development on this site. We have already received and had correspondence with the developer on the stormwater management report and site plan drawings. We request inclusion of the following conditions in the conditions of draft plan approval:

1. That the developer undertakes an engineering analysis to identify stormwater quality and quantity measures as necessary to control any increases in flows in downstream watercourses, up to and including the 1:100 year design storm, to the satisfaction of the Essex Region Conservation Authority and the Municipality.
2. That the developer installs stormwater management measures identified above, as part of the development of the site, to the satisfaction of the Essex Region Conservation Authority and the Municipality.

Member of



.../2

Mr. William King, AMCT, MCIP, RPP

August 23, 2013

Page 2

3. That the developer obtains the necessary permit or clearance from the Essex Region Conservation Authority prior to undertaking site alterations and/or construction activities.

We note that the subject property is not within or adjacent to any natural heritage feature that may meet the criteria for significance under the Provincial Policy Statement (PPS).

Based on our review, we have no objections to the application.

If you should have any questions or require any additional information, please do not hesitate to contact the ERCA office by phone at (519) 776-5209 or by fax at (519) 776-8688.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Byrne', with a long horizontal flourish extending to the right.

Tim Byrne

Director, Watershed Management Services

/mn

C: Chad Jeffery, Town of Tecumseh, cjeffery@tecumseh.ca

Hydro One Networks Inc.
Facilities & Real Estate
P.O. Box 4300
Markham, Ontario L3R 5Z5
www.HydroOne.com

Courier:
185 Clegg Road
Markham, Ontario L6G 1B7

9.6	PRESENTED TO PUBLIC COUNCIL: SEPTEMBER 24, 2013
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Wednesday, September 11, 2013

via E-mail only

Ms. Laura Moy
Clerk
Town of Tecumseh
917 Lesperance Rd
Tecumseh, ON, N8N 1W9

Dear Ms. Moy

Proposed Plan of Subdivision Application
Subdivision File: 37-T-13004

Please be advised that the transmission corridor lands affected by the proposed development and identified as such herein are subject to a statutory right in favour of Hydro One Networks Inc. (HONI) pursuant to Section 114.5(1) of the Electricity Act, 1998, as amended. The owner of these lands is Her Majesty The Queen, In Right of Ontario, as represented by The Ministry of Infrastructure (MOI). Ontario Infrastructure & Lands Corporation (OILC) as agent for the Province, must review and approve all secondary land uses such as roads that are proposed on these lands. HONI is currently acting as a service provider to OILC, and undertakes this review on their behalf.

The conditions detailed herein do not constitute an endorsement of any element of subdivision design or road layout, nor do they grant permission to proceed with works on the transmission corridor lands. HONI, in its capacity as the statutory easement holder, has completed a cursory review of the materials/plans provided and has the following conditions to be included in a formal subdivision agreement as **Conditions of Draft Approval**:

1. Prior to final approval, copies of the lot grading and drainage plan, showing existing and final grades, must be submitted to HONI in triplicate for review and approval. Drainage must be controlled and directed away from OILC/HONI transmission corridor.
2. Temporary fencing must be installed along the edge of the transmission corridor *prior to the start of construction* at the developer's expense.
3. Permanent 1.5 meter fencing must be installed along the mutual property line after construction is completed at the developer's expense.
4. ORC/HONI transmission corridor is not to be used without the express written permission of Hydro One Networks Inc. on behalf of OILC. During construction there will be no storage of materials or mounding of earth, snow or other debris on the transmission corridor. The proponent will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the subdivision.

(cont'd)



5. **This letter and the conditions contained therein should in no way be construed as permission for or an endorsement of proposed location(s) for any road crossing(s) contemplated for the proposed development. This permission may be specifically granted by OILC under separate agreement(s). Proposals for any secondary land use including road crossings *on the transmission corridor* are processed through the Provincial Secondary Land Use Program (PSLUP). HONI, as OILC's Service Provider, will review detailed engineering plans for such proposals separately, in order to obtain final approval.**

Should approval for a road crossing be granted, the subdivider shall then make arrangements satisfactory to OILC/HONI for the dedication and transfer of the proposed road allowance directly to the (municipality) of Cambridge

Access to, and road construction on the OILC/HONI transmission corridor is **not to occur until the legal transfer(s) of lands or interests are completed.**

6. The costs of any relocations or revisions to HONI facilities that are necessary to accommodate this subdivision will be borne by the developer.
7. If the proposed development is within close proximity to a Transmission or Distribution station the following applies:

(a) The Developer hereby confirms and agrees that every agreement of purchase and sale heretofore and hereafter entered into by the Developer with any purchaser(s) of any unit or proposed unit in the Development contains the following notice/warning provisions (or clauses substantially similar thereto in all respects), namely: "Each unit purchaser and/or lessee specifically acknowledges and agrees that the development of the Lands upon which this Development is being (or has been) constructed, will be (or has been) undertaken and completed in accordance with any requirements that may be imposed from time to time by any Governmental Authorities, and that the proximity of this Development to facilities, installations and/or equipment owned and/or operated by HONI may result in noise, vibration, electro-magnetic interference and stray current transmissions (hereinafter collectively referred to as the "Interferences") to this Development, and despite the inclusion of control features within this Development, Interferences from the aforementioned sources may, occasionally interfere with some activities of the occupants in this Development. Notwithstanding the above, each unit purchaser and/or lessee agrees to indemnify and save HONI and harmless, from and against all claims, losses, judgments or actions arising or resulting from any and all of the Interferences. In addition, it is expressly acknowledged and agreed that HONI does not, and will not, accept any responsibility or liability for any of the Interferences in respect of this Development and/or its occupants. Furthermore, there may be alterations and/or expansions by HONI to its facilities and/or transformer station which may temporarily affect the living environment of the residents notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the Development. HONI will not be responsible for any complaints or claims or any kind howsoever arising from use, expansion and/or alterations of such facilities and/or operations on, over or under its transformer station. Furthermore, each unit purchaser and/or lessee acknowledges and agrees that an electro-magnetic, stray current and noise-warning/vibration clause similar to the foregoing shall be inserted into any succeeding or subsequent sales agreement, lease or sublease, and that this requirement shall be binding not only on the Purchaser hereunder but also upon the Purchaser's respective heirs, estate trustees, successors and permitted assigns, and shall not cease or terminate on the closing of this purchase and sale transaction with the Vendor/Declarant."

Hydro One Networks Inc.
Facilities & Real Estate
P.O. Box 4300
Markham, Ontario L3R 5Z5
www.HydroOne.com

Courier:
185 Clegg Road
Markham, Ontario L6G 1B7



(b) The Developer covenants and agrees that so long as the City does not object thereto, the language set out in Section 7(a) hereof (or language substantially similar thereto) shall also be included in the Site Plan Agreement entered into by the Developer with the Town of Cambridge to be registered on title to the Development.

In addition, it is requested that the following be added as a Note to the Conditions of Draft Approval.

1. The transmission lines abutting this subdivision operate at 500,000, 230,000 or 115,000 volts. Section 188 – Proximity – of the Regulations for Construction Projects in the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.

Conditions that have not been satisfied prior to Draft Plan Approval should be included in the subdivision agreement.

I trust this is satisfactory. If you have any questions please call me at the number below at your convenience.

Yours Truly

A handwritten signature in black ink, appearing to read "Dennis De Rango".

Dennis De Rango
Specialized Services
Team Lead
905-946-6237



THE CORPORATION OF THE
TOWN OF TECUMSEH

PLANNING AND BUILDING SERVICES
DEPARTMENT
Report No. 32/13

9.6
PRESENTED TO
PUBLIC COUNCIL:
SEPTEMBER 24, 2013

TO: Mayor and Members of Council
FROM: Chad Jeffery, MA, MCIP, RPP
Manager, Planning Services/Senior Planner
DATE: September 16, 2013
SUBJECT: James Sylvestre Developments Ltd. – Strawberry Ridge Phase 4
Proposed Draft Plan of Subdivision Approval
Vacant Lands East of Wildberry Crescent, Concession 3, S PT LT 153
OUR FILES: D19 SYLSTR and D12 SYLSTR

RECOMMENDATIONS:

It is recommended that:

1. Planning and Building Services Report No. 32/13 be received as information.

BACKGROUND:

On June 25, 2013, Council held a public meeting in accordance with *The Planning Act* to hear comments on proposed applications to amend the Sandwich South Official Plan and Zoning By-law to permit the development of a 19-lot, single-unit residential subdivision on a vacant 2.3 hectare triangular parcel of land generally located north of County Road 42 and west of County Road 19 (Manning Road). The subject property is immediately abutted by the existing Wildberry Crescent residential subdivision to the west, the Hydro One Corridor to the northeast and a vacant commercial property to the south (see Attachment 1).

The Official Plan Amendment (OPA No. 12), which proposed a change in designation on the subject property from Hamlet Development to Low Density Residential, was adopted by Council and subsequently approved by the County of Essex (the Approval Authority for Official Plan Amendments) on July 30, 2013. This land use designation is now in effect as the appeal period has lapsed without appeal. A decision on the corresponding Zoning By-law Amendment, which proposes to change the zoning on the subject lands from "Agricultural Zone (A)" to "Residential Zone (R2-1)" to facilitate the proposed residential development, was deferred until such time as the applicant (James Sylvestre Development Ltd.) submitted an application for draft Plan of Subdivision approval. Final consideration of the proposed Zoning By-law Amendment is proposed to occur concurrently with Council's recommendation to the Approval Authority regarding the proposed Plan of Subdivision.

In August of 2013, the Town received correspondence from the County of Essex (the Approval Authority for plans of subdivisions) indicating that the applicant had filed an application for draft Plan of Subdivision approval for a proposed residential subdivision on the subject property (County File no. 37-T-13004). The County, as part of its approval function and in accordance with *The Planning Act*, also requested that Town Council hold a public meeting on its behalf. Subsequent to the public

meeting, a Record of Submission (including minutes of the public meeting) will be forwarded to the County of Essex in accordance with the requirements of the *Planning Act*.

The purpose of Planning and Building Services Report 32/13 is to summarize the nature of the plan of subdivision application, clarify the decision-making process and to propose conditions of draft plan approval by the County. A further Report will be submitted to Council after the public meeting with a recommendation for Council action (regarding the plan of subdivision and the requested zoning by-law amendment) and formal adoption of proposed draft plan of subdivision conditions.

COMMENTS:

Draft Plan of Subdivision

The proposed Plan of Subdivision identifies 19 single-unit dwelling lots having a new road access connecting the proposed development to the existing Wildberry Crescent through a vacant residential lot that was intentionally retained by the owner in a previous development phase in order to offer a future road connection for the subject property (see Attachment 2). The lots range in area from 600.9 square metres (6,468 square feet) to 1173.1 square metres (12,628 square feet) and in frontage from 15.14 metres (50 feet) to 19.22 metres (63 feet).

In addition, an approximate 0.33 hectare (0.83 acre) storm water management block is proposed at the north end of the development with access through a 6.0-metre (20-foot) wide landscaped walkway located between lots 16 and 17 on the draft plan. The area will be designed and landscaped to function as both a stormwater management facility and passive open space with extensive landscaping and a trail. The opportunity to link the proposed new residential development and this open space feature to the existing Baillargeon Park via a trail through the Hydro One Corridor has also been identified and discussions with Hydro One regarding the approval of this trail linkage are ongoing. This trail linkage is in keeping with draft concepts that have been developed for the Tecumseh Hamlet Secondary Plan (note: the subject lands are within this secondary plan area). It is also consistent with the Town's plan for the Ontario Hydro Corridor developed under the Provincial Secondary Land Use Program for Hydro Corridors. This plan was approved by County Council in May 2005.

In accordance with established planning principles, it would be preferable to more centrally locate the storm water management facility/passive open space feature rather than along the edge of the development. Town Administration, however, agrees that in this unique circumstance an alternative design is reasonable. This context-sensitive solution addresses constraints imposed by the triangular configuration of the subject property and the surrounding land uses. More specifically, in addition to providing for connectivity between the storm water management facility/passive open space area and the existing Baillargeon Park, the proposed design prevents the creation of an abnormally deep residential lot adjacent to the rear of a number of lots fronting on Wildberry Crescent.

The draft plan has undergone a number of iterations since the original preconsultation submission and has been developed in consultation with the proponent. Administration is supportive of the proposed lotting pattern and street layout. Although cul-de-sacs are generally discouraged, the configuration of the subject lands, the abutting land uses of a hydro corridor to the north and a vacant commercial lot to the south, together with the significant restrictions with respect to

connecting a municipal road to the available adjacent street network (County Roads 19 and 42) make further connectivity and/or alternative road patterns unachievable.

With respect to the provision of municipal parkland, the Planning Act establishes that the Town may take five percent of the land or a cash contribution equal to five percent of the value of the land the day before the draft plan of subdivision is approved. In this instance, it is proposed that the five percent parkland conveyance (equating to approximately 1,160 square metres or 0.28 acres) occur by way of the developer conveying to the Town that amount of land (i.e. 1,160 square metres) comprising a portion of Baillargeon Park that remains owned by the developer. As background, it is noted that only a small portion of Baillargeon Park is currently owned by the Town (3143 square metres/0.77 acres), with the balance (5431 square metres/1.3 acres) being leased to the Town for municipal park purposes. It is understood that the privately owned portion of Baillargeon Park is intended to be conveyed to the Town as municipal parkland as the same developer proceeds with residential development on adjacent lands. These conveyances will have the effect of creating a single, centralized park for this area.

Policy Guidance

1. Provincial Policy Statement

The 2005 Provincial Policy Statement ("PPS"), as issued under Section 3 of the *Planning Act*, establishes that all municipal councils, local boards, ministers of the Crown, ministries, boards, commissions or agencies of the government, including the Ontario Municipal Board, when exercising any authority of providing advice that affects a planning matter, "**shall be consistent with**" provincial policy statements issued under *The Planning Act*.

The PPS supports development on lands identified for urban growth in identified settlement areas. The subject property is in the Tecumseh Hamlet, which is one of the three main urban settlement areas in the Town wherein urban development is being directed. It is the opinion of the writer that the proposed development of the subject property for residential purposes would be in keeping with the intent of the PPS.

2. Sandwich South Official Plan

As noted above, Official Plan Amendment No. 12 was adopted by Town Council on June 25, 2013 and subsequently approved by the County of Essex (the Approval Authority). The amendment redesignated the subject lands to "Low Density Residential". This designation allows for single-unit dwelling development such as that proposed. The proposed Plan of Subdivision conforms to the current Low Density Residential land use policies of the Official Plan.

Engineering/Municipal Services

i) Stormwater Management/Storm Sewers

The applicant's consultant submitted a Stormwater Management Report dated July 26, 2013 proposing a stormwater outlet that will flow into the existing storm sewer located on Wildberry Crescent. A check valve is to be installed at this outlet to prevent the existing development

runoff from backing into the new storm system. The stormwater flows will be controlled and stored in the storm water management facility/passive open space area and released into the existing storm sewer at a rate that will have no adverse impact on the existing storm system. All new storm sewers and the storm water management facility will be adequately sized to contain the two-year storm event below ground. The roadway of the proposed development will be designed to contain the 100-year storm event within the development and direct the surface runoff to the storm water management facility.

Town Administration is satisfied with the recommendations of the report and has no outstanding concerns. In addition, the Essex Region Conservation Authority (ERCA) has reviewed the report and is also satisfied.

ii) Sanitary Sewers

The Town's engineering consultants provided a memo related to the reallocation of sanitary capacity. Town Administration has reviewed the engineering memo and concurs with its findings which, in summary, state "that the Town may consider allowing the addition of sanitary flows from the development of the Strawberry Ridge site to their existing system, as proposed, subject to securing a temporary freeze on the development of the Sylvestre Commercial lands". This temporary freeze has been secured through a related Zoning By-law Amendment that placed the Sylvestre Commercial lands into a holding zone and through a corresponding sewage capacity reallocation agreement that has been registered against the title of those lands.

iii) Water Service

A new water line to service the proposed development from Wildberry Crescent will be required. Town Administration has no concerns with water servicing for the proposed development.

Final minor revisions to the applicant's servicing drawings are being undertaken by the applicant's engineering consultants in accordance with the Town's requirements. Final servicing requirements for this development will be addressed in a subdivision agreement to be executed between the Town and the owner. Execution and registration of this agreement will be one of the conditions of draft plan approval and will be presented to Council for approval at a future date under a separate Report.

Preliminary Conditions of Draft Plan of Subdivision Approval

In advance of any potential conditions of draft Plan of Subdivision approval that may be identified through the public meeting process, and subject to the County providing additional specific conditions, the following conditions of draft Plan of Subdivision approval are proposed for consideration by Town Administration:

- i) *That the Owner enter into a subdivision agreement (development agreement) with the Town of Tecumseh wherein the Owner agrees to satisfy all the requirements, financial and otherwise, of the Town concerning the payment of development charges, provision of roads, installation of services, sanitary sewerage collection system, water distribution*

system, utilities and stormwater management facilities for the development of the lands, including those works required off-site;

- ii) That the Owner engage the services of a qualified engineer to complete a Stormwater Management Study to address stormwater quantity and quality to the satisfaction of the Town and the Essex Region Conservation Authority and that the subdivision agreement between the Owner and the Town, where required, contain a provision requiring the construction of the works by the Owner as identified in the Stormwater Management Study;*
- iii) That prior to final approval by the Approval Authority, the Approval Authority is to be advised by the Town that this proposed subdivision conforms to the Zoning By-law in effect.*

It should be noted that other agencies that have been circulated the draft plan of subdivision typically also request the County to attach conditions of draft approval that pertain to their area of interest (i.e. Ontario Hydro, ERCA, school boards, etc.)

A final list of recommended conditions from the Municipality's perspective will be provided to Council for its review and approval through a subsequent Planning Report.

Conclusion

In summary, it is the opinion of the writer, along with Town Administration, that the lands are suitable for the proposed residential development, sufficient analysis and information has been provided in support of same and the proposal warrants further consideration. The public meeting to consider the proposed Plan of Subdivision will provide an opportunity to hear concerns and comments, if any, of neighbouring owners and other interested stakeholders/agencies regarding the final layout, design and characteristics of the proposed residential subdivision. A subsequent Report will be provided to Council addressing outstanding issues and recommending a course of action and proposed conditions of draft plan approval for submission to the County.

CONSULTATIONS:

This development application has been reviewed by:

Planning and Building Services
Public Works and Environmental Services
Parks and Recreation Services
Fire and Emergency Services

FINANCIAL IMPLICATIONS:

There are no financial implications.

Planning and Building Services Report 32/13
James Sylvestre Developments Ltd. – Strawberry Ridge Phase 4
Proposed Draft Plan of Subdivision Approval
Vacant Lands East of Wildberry Crescent, Concession 3, S PT LT 153
OUR FILES: D19 SYLSTR and D12 SYLSTR
September 16, 2013

LINK TO STRATEGIC PRIORITIES:

Identifying and facilitating development of appropriate public and/or private lands to support growth, assessment and changing needs has been identified as a key strategic priority.

**Planning and Building Services Report 32/13
James Sylvestre Developments Ltd. – Strawberry Ridge Phase 4
Proposed Draft Plan of Subdivision Approval
Vacant Lands East of Wildberry Crescent, Concession 3, S PT LT 153
OUR FILES: D19 SYLSTR and D12 SYLSTR
September 16, 2013**

This report has been reviewed by senior Administration as indicated below and recommended for submission by the CAO.

Prepared by:



Enrico De Cecco, BA (Hons.), MCIP, RPP
Junior Planner

Reviewed by:



Chad Jeffery, MA, MCIP, RPP
Manager, Planning Services/Senior Planner

Reviewed by:



Brian Hillman, MA, MCIP, RPP
Director of Planning and Building Services

Reviewed by:



Dan Piescic, P. Eng.,
Director, Public Works and Environmental
Services

Recommended by:



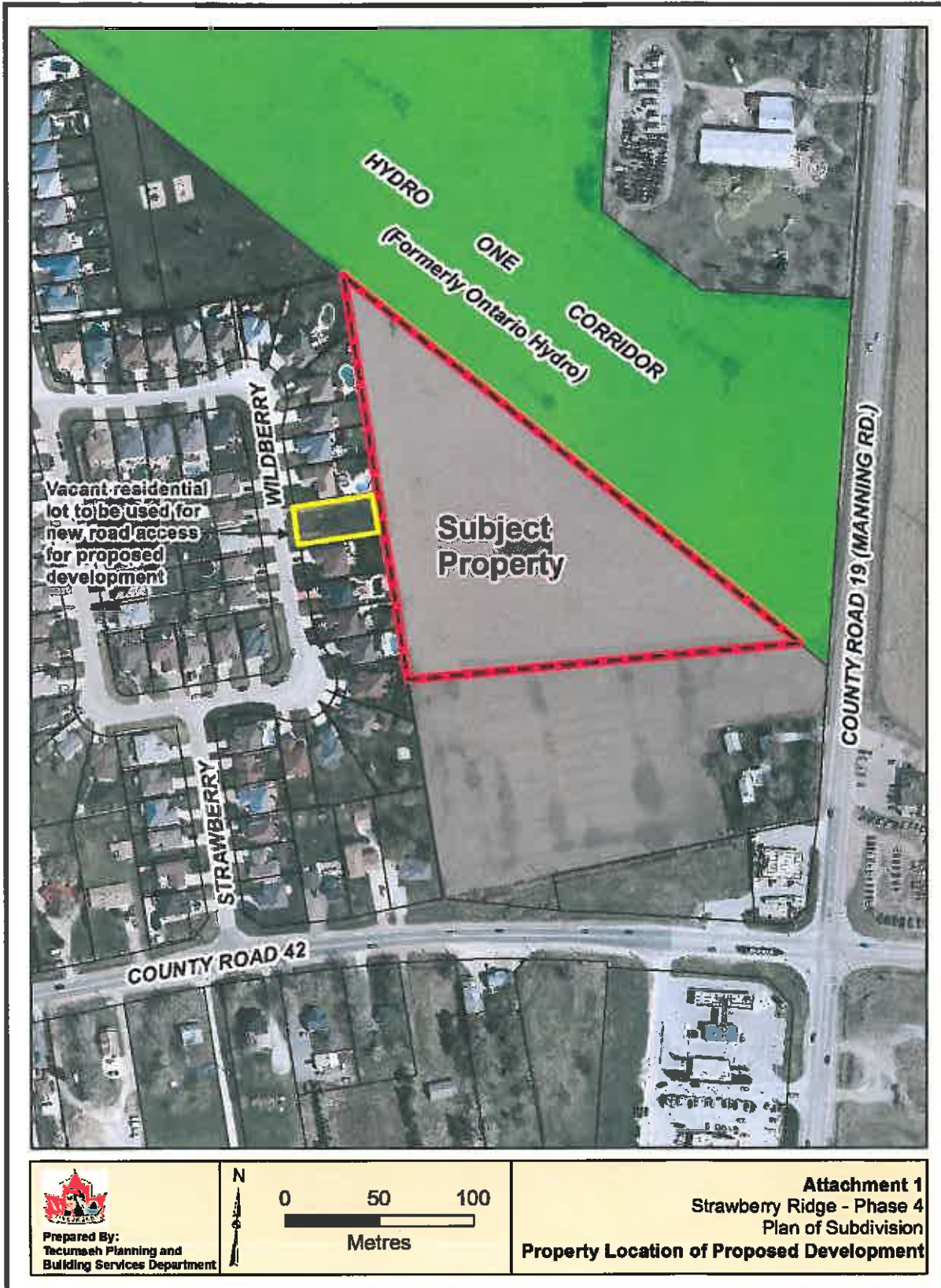
Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

ED

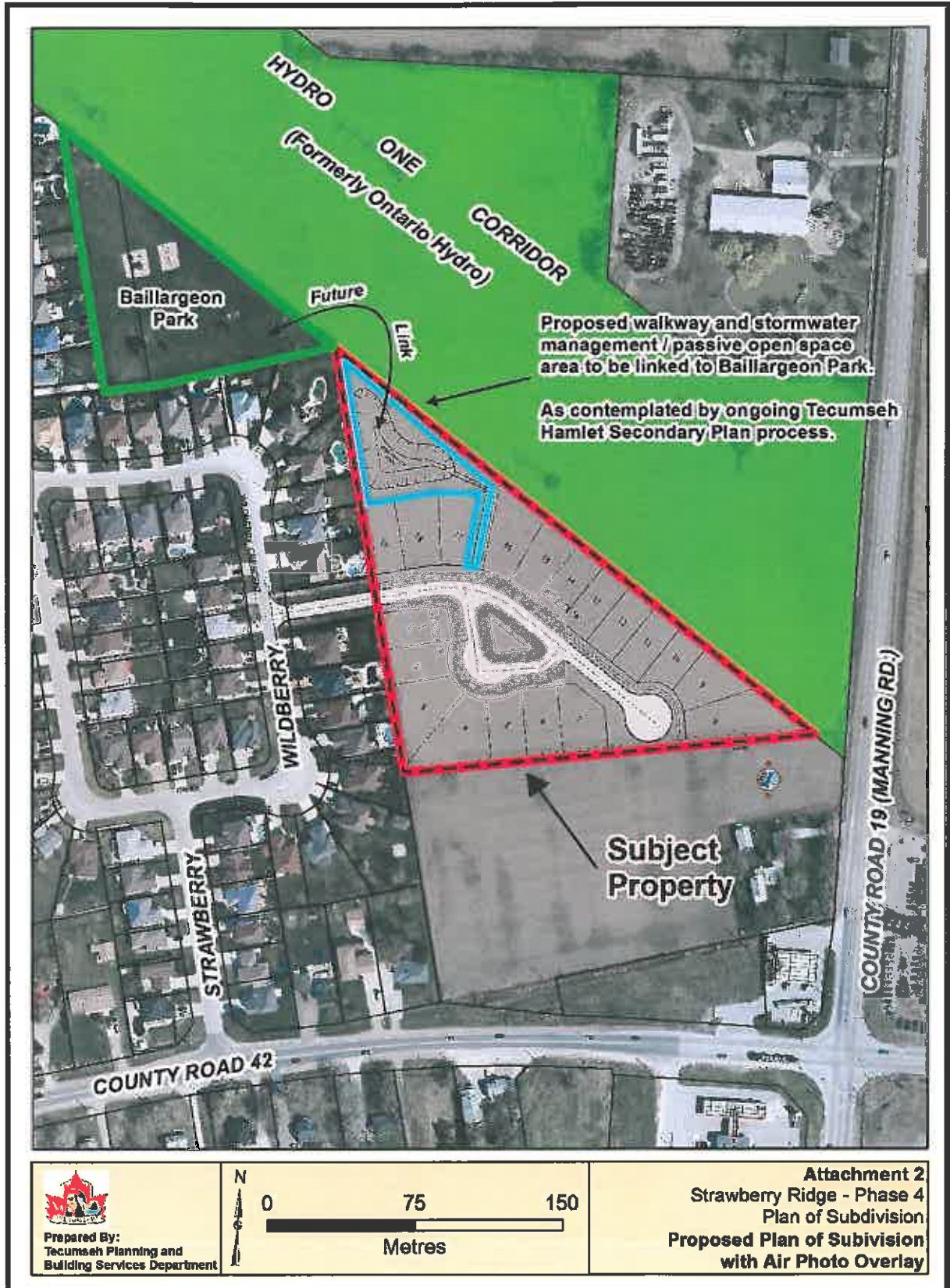
Attachment(s): 1. Property Location of Proposed Development
 2. Draft Plan of Subdivision with Air Photo Overlay
 3. Proposed Parkland Conveyance

File Name (R:\SUBDIVISION & CONDO DEVELOPMENT\Plan of Subdivision\D12 SYLSTR\Planning Report 32-13 - Strawberry Ridge Phase 4 Plan of Subdivision Informational Report to Council for Public Meeting.docx

Planning and Building Services Report 32/13
James Sylvestre Developments Ltd. - Strawberry Ridge Phase 4
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Planning and Building Services Report 32/13
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Proposed Draft Plan of Subdivision Approval
Vacant Lands East of Wildberry Crescent, Concession 3, S PT LT 153
OUR FILES: D19 SYLSTR and D12 SYLSTR
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