



THE MUNICIPALITY OF CENTRAL ELGIN

**REPORT TO COUNCIL**

**REPORT NO.** CEP.11.22  
**CEPO FILE NO.** PS2-01-22  
**TO** Mayor & Members of Council  
**FROM** Kevin McClure, Planner  
**SUBJECT** Application to Remove Holding Symbol and Minor Revision to Draft Plan of Subdivision – Kokomo Beach Club, Phase 3 – 2526485 Ontario Inc. – Village of Port Stanley  
**DATE** March 28, 2022

---

**RECOMMENDATION**

**THAT** Report CEP.11.21 be received;

**THAT** the application by 2526485 Ontario Inc. for an amendment to the Village of Port Stanley By-law No. 1507, as amended, to remove the holding symbols from Phase 3 of the Kokomo Beach Club Plan of Subdivision (File # 34T-CE1801), in the Municipality of Central Elgin, be approved;

**AND THAT** Council endorse the minor revision to the Phase 3 of the Kokomo Beach Club Plan of Subdivision (File # 34T-CE1801) for the County of Elgin's consideration;

**AND FURTHER THAT** Notice of Council's intention to pass an amending by-law to remove a holding symbol from a zoning by-law be given pursuant to Ontario Regulation 545/06.

---

**REPORT**

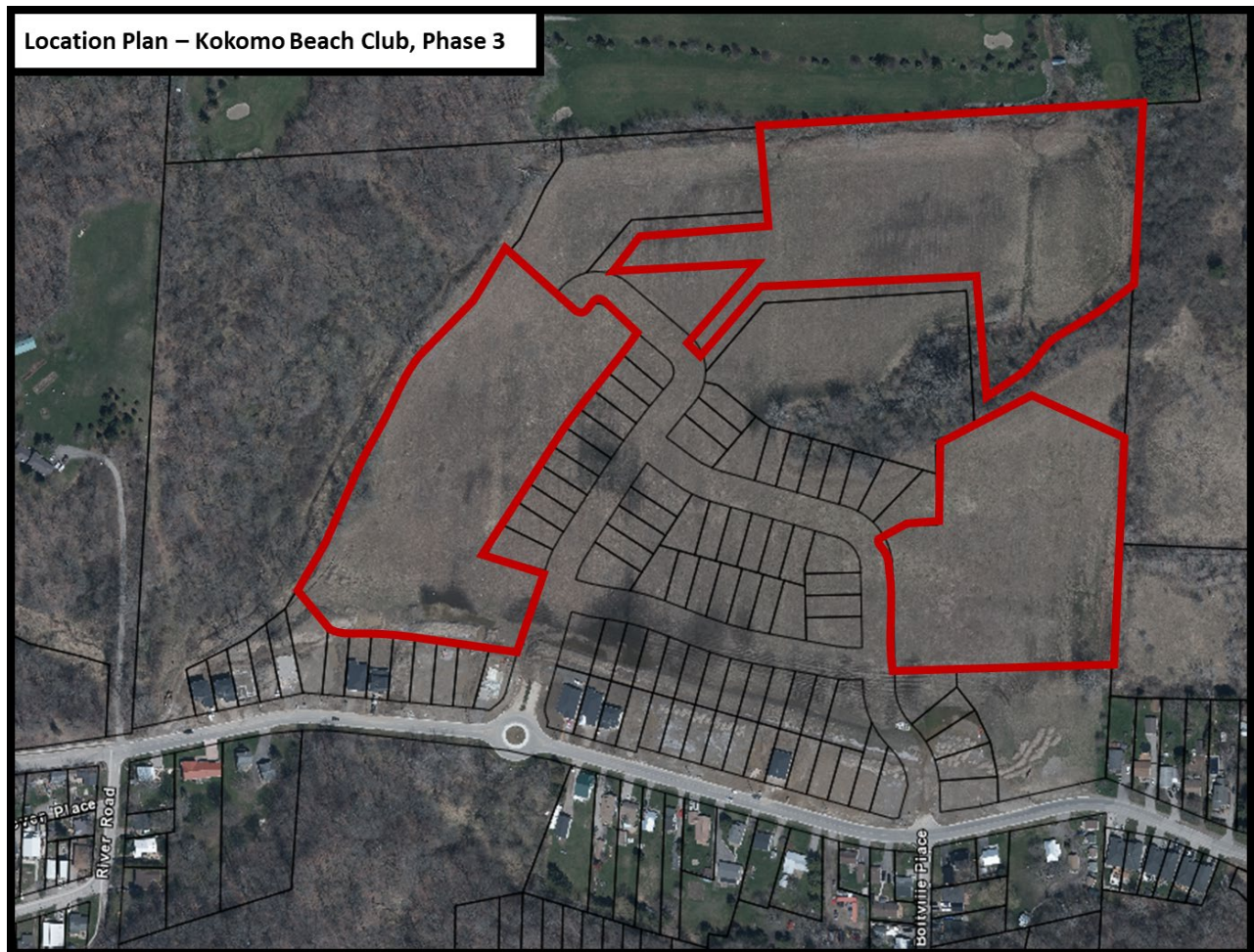
2526485 Ontario Inc. has made an application to remove the holding zone symbols from Phase 3 of the Kokomo Beach Club subdivision (File # 34T-CE1801). Phase 3, as approved, provides for the development of 54 lots for single-detached dwellings, 2 apartment buildings (102 and 126 units) for a total of 282 units, and a block for future development (Block 154). As part of the holding removal request, the applicant has requested some minor revisions to the draft plan of subdivision from the County.

Staff have reviewed the application and documentation provided by the applicant and are satisfied that the application is complete relative to the requirements of Subsections 34(10.1) and 34(10.2) of the Planning Act, R.S.O., 1990 as amended. In accordance with Subsection 4.1(d) of By-law 1864, the applicant has been notified that the application is considered complete.

## **ANALYSIS:**

### **1) Location:**

The subject lands that comprised Phase 3 of the Kokomo Beach Club subdivision are located on the north side of George Street and are approximately 23.6 hectares (58.3 acres) in lot area (see Location Plan). The area reflects Lots 34-67 and 93-112, Block 148 and 149 (for apartment use), Block 152 for public parkland purposes, and Block 154 for future development in the Draft Plan of Subdivision.



### **2) Analysis:**

#### **Holding Provision Removal**

The subject lands are designated for Residential use in the Municipality of Central Elgin Official Plan and are located within the Residential Zone 1 (h1 h2 R1-72) and Residential Zone 2 (h1 h2 R2-1) of the Village of Port Stanley By-law 1507. The subdivision complies with the zoning for the property.

The lands are subject to the holding provisions set out in Section 9.2.2.72.12 and 9.3.2.1.11 of By-law 1507. The requirements for removal of the holding zone are being addressed through

- the execution of the subdivision agreement; and
- certification of adequate uncommitted reserve sewage capacity for the development.

The subdivision agreement has been executed and confirmation of uncommitted reserve sewage capacity has been received from the Municipality. As such, I am recommending that Council accept the application and initiate the process to remove the holding symbols from the h1 h2 R1-72 and h1 h2 R2-1 zones.

*Minor Revisions to Draft Plan of Subdivision (File # 34T-CE1801)*

As part of the holding removal process, the applicant has also made a request to the County for some minor revisions to the Draft Plan of Subdivision (attached). The first revision relates to a boundary adjustment between Block 148 and 149 to coincide with an approved site plan for the apartment development to ensure that the parking lots for each condo are situated entirely on the respective property. The second revision relates to the eastern cul-du-sac that is currently shown as Surfers Cove. The applicant is proposing to revise Block 154 to allow for the development of a stub street extension to the property to the east and the creation of 4 additional lots fronting this new street. The lots that are proposed to be created respect the R1-72 zone that would be in place through the holding removal.

Through the original Draft Plan of Subdivision application process, there was desire for a potential street extension to the east. Block 154 was provided to allow for flexibility should there be an opportunity for a connection to be made. While it is Staff's understanding that no commitments have been made to extend the street to the adjacent property, the provision of the stub street would allow for this to happen should there be interest by the adjacent landowner in the future.

**Staff Comment:**

Ontario Regulation 545/06 sets out the notice requirements for removal of a holding symbol. A public meeting is not required. A notice of Council's intention to pass an amending by-law to remove a holding symbol from a zoning by-law is required to be given by ordinary mail to every owner of land in the area where the subject lands is located, and to every person and public body that has given the clerk of the municipality a written request for a notice. The notice will provide an explanation of the effect of removing the holding symbol, a description of the lands affected and a statement advising the earliest date of the Council meeting at which Council proposes to pass the Zoning By-law amendment to remove the "h1 h2" symbols.

The Zoning By-law amendment process involves removing the "h1 h2" symbols from the Zoning Map Parts and approving new Zoning Map Parts.

It is proposed that the earliest date that the Zoning By-law to remove the 'h' symbol from the lands will be placed on the Council Agenda for consideration will be April 11, 2022.

Further, it is recommended that Council support the minor revisions that the applicant has requested to the County of Elgin regarding the Draft Plan of Subdivision 34T-CE1801, as it would provide for a potential connection to the property to the east and would be consistent with the zoning on the properties.



---

Kevin McClure, MCIP, RPP  
Planner



---

Paul Shipway  
CAO/ Clerk

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

LOT 15, RANGE 1, NORTH OF LAKE ROAD

PART 1, PLAN 11R-7427

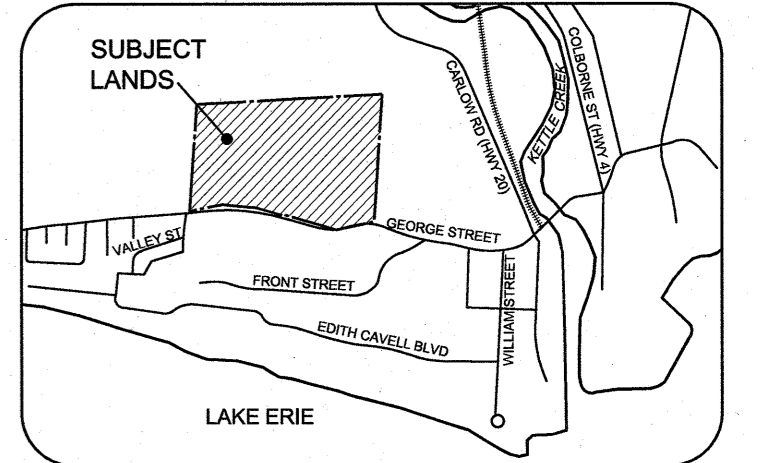
KETTLE CREEK GOLF COURSE

Subject Lands Area  
23.60 Ha (58.3 Acres)

LOT 16  
RANGE 1  
NORTH OF LAKE ROAD



**DRAFT PLAN OF SUBDIVISION**  
**LOT 15, RANGE 1**  
**South of Lake Road & PART OF LOT B, RP#117**  
 (Geographic Township of Southwold)  
**MUNICIPALITY OF CENTRAL ELGIN,**  
**COUNTY OF ELGIN**



KEY PLAN  
N.T.S.

**OWNER'S CERTIFICATE**  
 I, Jay McGuffin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owners WasteHomes.

*Jay McGuffin* Oct 11/18  
 Jay McGuffin, MCIP, RPP Date  
 MBPC, Principal Planner

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

*T. McNeil* Oct 10/18  
 T. McNeil, OLS Date

REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990

- a) as shown on plan
- b) as shown on plan
- c) as shown on key plan
- d) as shown on land use schedule
- e) as shown on plan
- f) as shown on plan
- g) as shown on plan
- h) municipal water
- i) sandy soil & silty sand
- j) as shown on plan
- k) municipal sewers
- l) as shown on plan

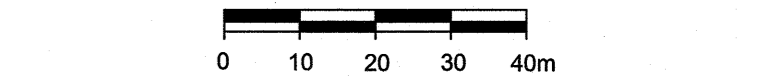
LAND USE SCHEDULE		
LAND USE	AREA in Ha	PERCENTAGE
SINGLE DETACHED LOTS 1 TO 146	8.55	36.2
APARTMENT RESIDENTIAL BLOCKS 147 TO 150	5.36	22.7
PARKLAND BLOCKS 151 & 152	0.86	3.6
STORM WATER MANAGEMENT BLOCK 153	0.62	2.6
FUTURE DEVELOPMENT BLOCKS 154 & 155	1.55	6.6
STREETS A to E	2.71	11.5
NATURAL HERITAGE BLOCK 156	3.95	16.7
<b>TOTAL SITE AREA</b>	<b>23.60</b>	<b>100.0</b>

No.	Additional of Turn Circle & Fut. Block	09/24	BS
1	Revision		Initial

CLIENT



BAR SCALE 1:1,000

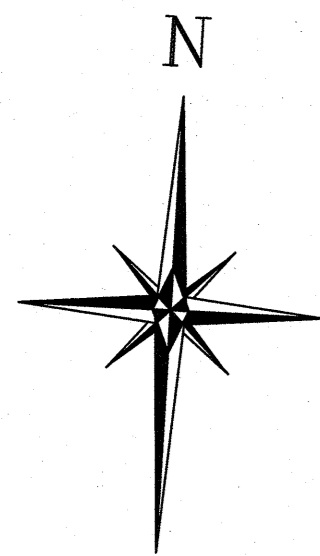


ADDRESS  
**SEAGLASS IN PORT STANLEY**  
**GEORGE STREET - PORT STANLEY**

DRAWN BY: BS CHECKED BY: JMC PROJECT No.: 07-930

DESIGNED BY: BS APPROVED BY: JN/JMC DRAWING No. 1

SCALE: on 24x36 DATE: Oct 10, 2018



RESIDENTIAL

WOODLOT

VACANT

WOODLOT

RESIDENTIAL

RESIDENTIAL

**LEGEND**

- SUBJECT LANDS
- TOP OF SLOPE
- BOTTOM OF SLOPE
- EROSION HAZARD LIMIT
- EXISTING DRIP LINE

