



The Corporation of the Municipality of
Central Elgin

REPORT

DATE: October 19, 2020

REPORT: CEP.44.20
CEPO FILE: PS2-04-20

TO: Her Worship the Mayor and Council

PREPARED BY: Kevin McClure, Planner
Central Elgin Planning Department

SUBJECT: Application to Remove Holding Symbol – Kokomo Beach Club, Phase 2
391 George Street - 2526485 Ontario Inc.

ATTACHMENTS:

TO COUNCIL: October 26, 2020

RECOMMENDATION:

THAT Report CEP.44.20 be received;

AND THAT the application by 2526485 Ontario Inc. for an amendment to the Village of Port Stanley By-law 1507, as amended, to remove the holding symbol from Lots 1 – 19, 68 – 92, 113 – 130, and Blocks 147 and 150 which comprise Phase 2 of the Kokomo Beach Club, legally described as, Plan 117 Part of Lot B Range 1 SLR, Part of Lake Road, Range 1 SLR, Part of Lot 15 Plan M30 Lots 1 to 55, Blocks 56 to 62, 64 to 69 Part of Marr Road, Burke Drive, Selkirk Street, now Municipality of Central Elgin, be approved;

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.

ORIGIN:

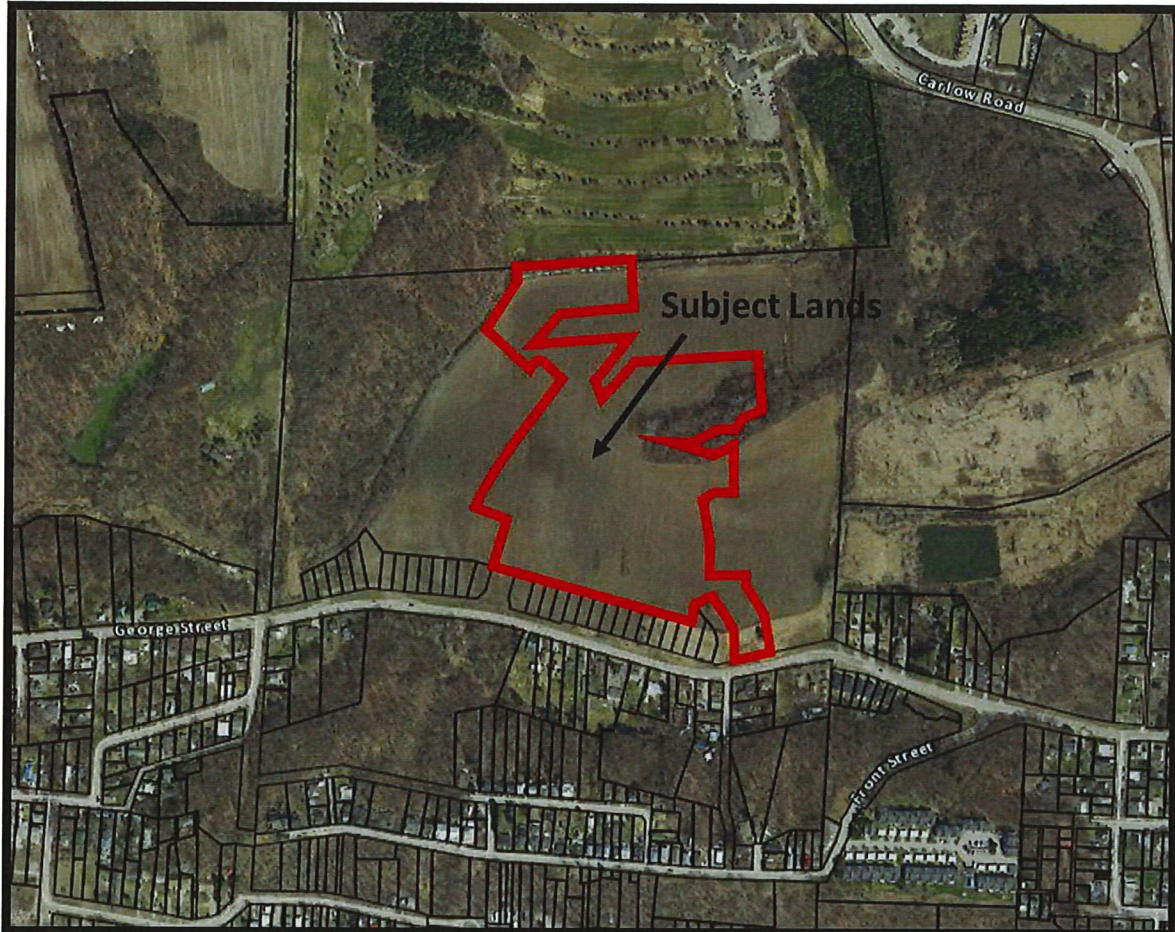
- 2526485 Ontario Inc. has made an application to remove the holding zone symbol from Phase 2 of the Kokomo Beach Club subdivision (File # 34T-CE1801). This phase of the subdivision provides for the development of 62 lots for single detached dwellings and 2 blocks for apartment buildings.
- Staff have 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 are located on the north side of George Street and are approximately 7.83 hectares (19.35 acres) in lot area (see Location Plan). The area reflects Lots 1 – 19, 68 – 92, 113 – 130, and Blocks 147 and 150 which comprise Phase 2 of the Kokomo Beach Club, legally described as, Plan 117 Part of Lot B Range 1 SLR, Part of Lake Road, Range 1 SLR, Part of Lot 15 Plan M30 Lots 1 to 55, Blocks 56 to 62, 64 to 69 Part of Marr Road, Burke Drive, Selkirk Street, now Municipality of Central Elgin.

Location Plan:



2) Analysis:

The subject lands are designated for Residential use in the Municipality of Central Elgin Official Plan and 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 symbol from the h1 h2 R1-72 and h1 h2 R2-1 zones.

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 "h" symbol.

The Zoning By-law amendment process involves removing the "h1" and "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 November 9, 2020.

Respectfully submitted:



Kevin McClure, MCIP, RPP
Planner

Approved for submission:

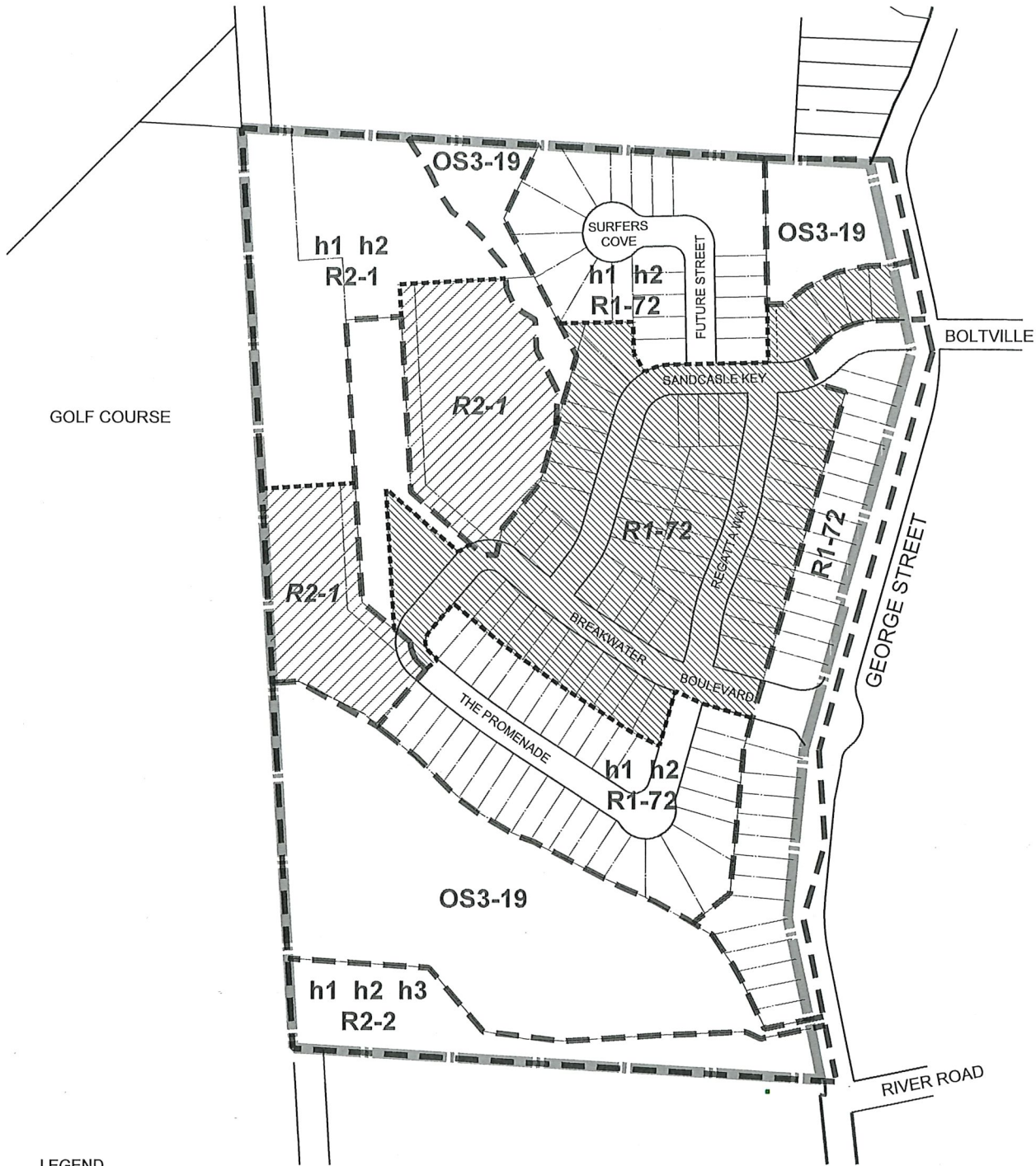


Donald N. Leitch
CAO/Clerk

Reviewed By:



Jim McCoomb, MCIP, RPP
Manager of Planning Services



LEGEND

▬▬▬ LIMITS OF SUBJECT LANDS

— R1 — ZONE BOUNDARY

▨ REZONE FROM 'h1 h2 R1-72' TO 'R1-72'

▧ REZONE FROM 'h1 h2 R2-1' TO 'R2-1'

NOT A LEGAL SURVEY - LIMITS ARE APPROXIMATE



HOLDING REMOVAL SKETCH
 KOKOMO BEACH CLUB - PHASE 2
 PORT STANLEY - CENTRAL ELGIN
 WASTELL HOMES

DRAWN BY: BS	CHECKED BY: JMC	PROJECT No. : 07-930
DESIGNED BY: BS	APPROVED BY:	DRAWING No. 1
SCALE: 1:4,000 AS SHOWN	DATE: Sep 22, 2020	