

Information Report

Title: Site Plan Approval – Fairway Estates Ltd.

Report Number: Development Services-2023-27

Director: Infrastructure & Development

Manager: Development Services

Meeting Date:
Wednesday, November 22, 2023

Executive Summary:

To provide notice to Council of Site Plan Approval for Fairway Estates Ltd. – 45 unit (11 Block) mixed density residential, single story townhouse development located at 1182 Queen St.

Context and Background Information:

A site plan application was received from Fairway Estates (formerly Kelden Developments) to develop PLAN 10 PT PARK LOTS 2 AND 3; RP 3R10465 PARTS 1 TO 4, which is approximately a 2.6Ha parcel of land consisting of 45 townhouse units. The development will include eleven (11) mixed density townhouse blocks containing 3-5 units per block, each unit is provided with individual attached garages and outdoor patio areas. In addition, the site development incorporates stormwater management facilities, visitor parking areas, screened refuse/ recycling storage, rocket boxes and tree planting and retention areas.

Access to the development will be from Queen St. with all internal road networks and servicing being held and maintained under private ownership. Through design assessments, a sanitary servicing connection will extend via an easement across two private parcels of land to the south, which will ultimately facilitate a connection into the sanitary service provided at Huron Terrace.

The subject property was rezoned from R1 (Residential 1) to R3-ac-H (Residential 3) which permits residential developments, including, but not limited to, townhouses, row houses, single detached and semi-detached. Through the site-specific proposed zoning by-law amendment, the subject lands were subject to an Ontario Land Tribunal (OLT) appeal process which was ultimately resolved through a settlement hearing and a decision rendered by the OLT on March 23, 2023, to concur with development proposal. As a condition of Site Plan Control, a report was presented to Council on August 14th, 2023, to request the holding

provision be removed from the zoning. Council passed By-law 2023-145 to remove the Holding provision and it comes into effect when:

- a. A stormwater management easement between the owner of the subject lands and the owner of the adjoining Golf Course property has been registered on title to both properties; and
- b. A Site Plan Agreement has been registered on title of the subject land.

The mutual drain agreements between the landowners have been registered on title for both properties. A Site Plan Agreement was entered into on November 8th, 2023, and has been registered on title with Fairway Estates Ltd.

With the provisional holding conditions now satisfied, Holding Removal By-law No. 2023-145 is in force and effect with the subject lands zoned R3-ac.

Consultation Overview:

Consultations with key stakeholders included Municipal Staff, SVCA, County Planning, and BM Ross, with various studies submitted as provided by Cobide Engineering (FSR and SWM), WSP Consultants (E.I.S.), R. Davidson (Planning Justification), TMHC (Archaeological Study) and Paradigm (T.I.S).

Origin:

Owner Request

Attachments:

- 1) Fairway Estates – Site Plan
- 2) Fairway Estates – Site Servicing Plan

Prepared by: Dwayne McNab – Development Services Manager/CBO

Submitted by: Dwayne McNab – Development Services Manager/CBO