



**TOWN OF AMHERSTBURG
COUNCIL MEETING
AGENDA**

Monday, September 24, 2018

6:00 PM

Council Chambers

271 Sandwich Street South, Amherstburg, ON, N9V 2A5

For information pertaining to this agenda or to arrange for any additional accessibility needs please contact Tammy Fowkes, Deputy Clerk at tfowkes@amherstburg.ca

Information will be gathered in accordance with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). All comments and communications received will become part of the public record unless you expressly request the Town to remove it. If you want to learn more about why and how the Town collects your information, write to the Town Clerk's Office, 271 Sandwich Street South, Amherstburg, ON N9V 2A5 or call 519-736-0012.

Pages

- 1. CALL TO ORDER**
- 2. NATIONAL ANTHEM**
- 3. DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF**
- 4. PRESENTATION OF FIRE APPARATUS - Bruce Montone, Fire Chief**

5. MINUTES OF PREVIOUS MEETING

That the minutes **BE ADOPTED** and that those confidential minutes of the closed sessions of Council remain confidential and restricted from public disclosure in accordance with exemptions provided in the Municipal Freedom of Information and Protection of Privacy Act:

5.1 Special In-Camera Council Meeting Minutes - August 13, 2018

5.2 Special Council Meeting Minutes - August 30, 2018 8

5.3 Special Council Meeting Minutes - Planning - September 10, 2018 13

5.4 Regular Council Meeting Minutes - September 10, 2018 16

5.5 Special In-Camera Council Meeting Minutes - September 10, 2018

6. DELEGATIONS

6.1 Surcharge for Use of Room at the Libro Centre - Dorothy Thrasher and Fern Elliott, Fort Malden Golden Age Centre 29

That the delegation **BE RECEIVED**.

6.2 Request for By-law to Allow ATV's to Ride on Designated Roads - Kevin Schmidt and Shawn Ellenberger, Essex County ATV Club 31

That the delegation **BE RECEIVED**.

7. PRESENTATIONS

7.1 Bell Canada Fibre to the Home Update - Darin Meek and Bhreagh MacMullin, Bell Canada 34

That the presentation **BE RECEIVED**.

8. REPORTS – POLICE SERVICES

There are no reports.

9. **REPORTS – CORPORATE SERVICES**

There are no reports.

10. **REPORTS – PARKS, FACILITIES, RECREATION AND CULTURE**

There are no reports.

11. **REPORTS – ENGINEERING AND PUBLIC WORKS**

There are no reports.

12. **REPORTS – PLANNING, DEVELOPMENT AND LEGISLATIVE SERVICES**

12.1 **Amended Draft Plan of Subdivision and Zoning By-law Amendment for Kingsbridge Subdivision File No. 37-T-18003**

52

It is recommended that:

1. The report from the Manager of Planning Services dated September 10, 2018, regarding the Amended Draft Plan of Subdivision and Zoning By-law Amendment for Kingsbridge Subdivision File No. 37-T-18003 **BE RECEIVED**;
2. Administration **BE DIRECTED** to advise the approval authority (County of Essex) that Council supports Draft Plan Approval for this phase of Kingsbridge Subdivision; and,
3. **By-law 2018-76** being a by-law to amend Zoning By-law No. 1999-52, be taken as having been read three times and finally passed and the Mayor and Clerk **BE AUTHORIZED** to sign same.

12.2 Development Agreement for 1500 Alma Street

97

It is recommended that:

1. The report from the Manager of Planning Services dated September 10, 2018, regarding the Development Agreement for 1500 Alma Street **BE RECEIVED**;
2. The Site Plan and Development Agreement for 1500 Alma Street **BE APPROVED**; and,
3. **By-law 2018-82** being a by-law to authorize the signing of a Development Agreement be taken as having been read three times and finally passed and the Mayor and Clerk **BE AUTHORIZED** to sign the same.

12.3 Housekeeping Zoning By-law Amendment 2018-88

136

It is recommended that:

1. The report from the Manager of Planning Services dated September 11, 2018, regarding the proposed Housekeeping Zoning By-law Amendment, **BE RECEIVED**; and,
2. **By-law 2018-88** being a by-law to amend Zoning By-law No. 1999-52, be taken as having been read three times and finally passed and the Mayor and Clerk **BE AUTHORIZED** to sign same.

12.4 Housekeeping Zoning By-law Amendment for the Prohibition of Private Wells

147

It is recommended that:

1. The report from the Manager of Planning Services dated September 10, 2018, regarding the Housekeeping Zoning By-law Amendment for the Prohibition of Private Wells **BE RECEIVED**; and,
2. **By-law 2018-86** being a by-law to amend Zoning By-law No. 1999-52, be taken as having been read three times and finally passed and the Mayor and Clerk **BE AUTHORIZED** to sign same.

13. REPORTS - CAO's OFFICE

13.1 2018 Election Compliance Audit Committee

161

It is recommended that:

1. That the report from the Clerk dated September 13, 2018 regarding the establishment of a 2018 Election Compliance Audit Committee **BE RECEIVED**;
2. A three-member Election Compliance Audit Committee **BE ESTABLISHED** consisting of:
 - Robert Auger
 - Robin Hall
 - Joe Gorski
3. **By-law 2018-96** being a By-law to establish an Election Compliance Audit Committee for the Town of Amherstburg for the 2018-2022 term of Council be read three times and finally passed and the Mayor and Clerk **BE AUTHORIZED** to sign same.

14. INFORMATION REPORTS

That the following information reports **BE RECEIVED**:

14.1 Building Activity Report - July and August, 2018

167

14.2 Monthly Fire Department Activity Report - July and August 2018

171

15. CONSENT CORRESPONDENCE

That the following consent correspondence **BE RECEIVED**:

15.1	Western Lake Erie National Marine Conservation Area Proposal - Tamara Stomp	178
15.2	NAFTA - Dairy Supply Management Program - Township of Amaranth Resolution	208
15.3	Request for Province to List Paramedic Services as an Essential Service - Township of Glengarry	210

16. CONSENT OTHER MINUTES

That the following minutes **BE RECEIVED**:

16.1	Heritage Committee Meeting Minutes - April 5, 2018	211
16.2	Heritage Committee Meeting Minutes - June 7, 2018	214
16.3	Accessibility Advisory Committee Meeting Minutes - July 18, 2018	218
16.4	Co-An Park Committee Meeting Minutes - August 8, 2018	222

17. OTHER MINUTES

17.1	Drainage Board Meeting Minutes - September 5, 2018	227
------	--	-----

It is recommended that:

1. The Drainage Board Meeting Minutes of September 5, 2018 **BE RECEIVED**;
2. The appointment of the firm Dillon Consulting Ltd. for the repair and improvement to the Whelan Drain as recommended by the Drainage Board **BE APPROVED**; and,
3. The appointment of the firm Dillon Consulting Ltd. for the repair and improvement to the 5th Concession Drain South as recommended by the Drainage Board **BE APPROVED**.

18. UNFINISHED BUSINESS

18.1 Unfinished Business Lists as of September 24, 2018

243

19. NEW BUSINESS

20. REPORT OUT FROM IN CAMERA SESSION - SEPTEMBER 10, 2018

21. NOTICE OF MOTION

There are no Notices of Motion.

22. BY-LAWS

22.1 By-law 2018-97 - Confirmatory By-law

248

That **By-law 2018-97** being a by-law to confirm all resolutions of the Municipal Council Meetings held September 17th and 24th, 2018, be taken as having been read three times and finally passed and the Mayor and Clerk **BE AUTHORIZED** to sign same.

23. ADJOURNMENT

That Council rise and adjourn at p.m.



**TOWN OF AMHERSTBURG
SPECIAL COUNCIL MEETING**

**Thursday, August 30, 2018
4:30 PM**

Council Chambers, 271 Sandwich Street South, Amherstburg, ON, N9V 2A5

MINUTES

PRESENT

Mayor Aldo DiCarlo
Deputy Mayor Bart DiPasquale
Councillor Joan Courtney
Councillor Rick Fryer
Councillor Leo Meloche
Councillor Diane Pouget

Giovanni (John) Miceli, CAO
Paula Parker, Municipal Clerk

ABSENT

Councillor Jason Lavigne

CALL TO ORDER

The Mayor called the Special Council Meeting to order at 4:34 p.m.

DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF
(Statutory Public Meeting - Planning)

There were no disclosures of pecuniary interest noted.

STATUTORY PUBLIC MEETING - PLANNING

3.1 Proposed Amended Draft Plan of Subdivision and Zoning By-law Amendment for Kingsbridge Subdivision File No. 37-T-18003

The Manager of Planning Services advised Council that this was the 2nd public meeting to address and obtain comments regarding the proposed amended Draft Plan of Subdivision and Zoning By-law Amendment for Kingsbridge Subdivision.

The Mayor invited the public and the developer to comment. No comments were brought forward.

Resolution # 20180830-280

Moved By Councillor Fryer
Seconded By Councillor Meloche

That:

- 1. The report from the Manager of Planning Services dated August 16, 2018 regarding a Proposed Amended Draft Plan of Subdivision and Zoning By-law Amendment for Kingsbridge Subdivision File No. 37-T-18003 BE RECEIVED;**
- 2. The amended Draft Plan of Subdivision, File No. 37-T-18003, from 1078217 Ontario Limited, as shown on the attached Schedule A, BE CONSIDERED during this Statutory Public Meeting;**
- 3. Pending Council consideration of written and oral comments received at this Public Meeting, administration BE DIRECTED to advise the approval authority (County of Essex) that Council supports Draft Plan Approval for this phase of Kingsbridge Subdivision; and,**
- 4. Pending Council consideration of written and oral comments received at this Public Meeting, Zoning By-law 2018-76 BE CONSIDERED at a future regular Council meeting.**

The Mayor put the Motion.

Motion Carried

3.2 Housekeeping Zoning By-law Amendment for the Prohibition of Private Wells

Resolution # 20180830-281

Moved By Councillor Fryer
Seconded By Councillor Pouget

That:

- 1. The report from the Manager of Planning Services dated August 16, 2018, regarding a Proposed Housekeeping Zoning By-law Amendment for the Prohibition of Private Wells BE RECEIVED; and,**
- 2. Pending Council consideration of written and oral comments received at this public meeting, Zoning By-law 2018-86 BE CONSIDERED at a future regular Council meeting.**

The Mayor put the Motion.

Motion Carried

ADJOURNMENT OF STATUTORY PUBLIC MEETING - PLANNING

Moved By Deputy Mayor DiPasquale
Seconded By Councillor Courtney

That Council adjourn from the Statutory Public Meeting - Planning at 4:57 p.m.

The Mayor put the Motion.

Motion Carried

CALL TO ORDER - SPECIAL COUNCIL MEETING

The Mayor called the Special Council Meeting to order at 4:57 p.m.

DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF *(Special Meeting Agenda Items)*

There were no disclosures of pecuniary interest noted.

REPORTS - ENGINEERING & PUBLIC WORKS

7.1 2018 Surface Treatment Program Tender Results

Resolution # 20180830-282

Moved By Councillor Fryer
Seconded By Councillor Pouget

That:

- 1. The report from the Manager of Roads and Fleet dated August 1, 2018 regarding the 2018 Surface Treatment Program Tender Results BE RECEIVED;**
- 2. The 2018 Surface Treatment Program Tender BE AWARDED to Shepley Road Maintenance Limited in the amount of \$222,198.75 plus HST; and,**
- 3. The Mayor and Clerk BE AUTHORIZED to execute an agreement with Shepley Road Maintenance Limited for completion of the 2018 Surface Treatment Program.**

The Mayor put the Motion.

Motion Carried

INFORMATION REPORTS

Resolution # 20180830-283

Moved By Councillor Fryer
Seconded By Councillor Meloche

That the following information report BE RECEIVED:

8.1 2018 Annual Tree Maintenance Program

The Mayor put the Motion.

Motion Carried

CONSENT CORRESPONDENCE

Resolution # 20180830-284

Moved By Councillor Meloche
Seconded By Councillor Fryer

That the following consent correspondence BE RECEIVED:

9.1 Dinah Kerr Walk and Roll Event - Assisted Living Southwestern Ontario

The Mayor put the Motion.

Motion Carried

ADJOURNMENT

Moved By Councillor Fryer
Seconded By Councillor Meloche

That Council rise and adjourn at 5:09 p.m.

The Mayor put the Motion.

Motion Carried

MAYOR – ALDO DICARLO

MUNICIPAL CLERK – PAULA PARKER



**TOWN OF AMHERSTBURG
SPECIAL COUNCIL MEETING
Monday, September 10, 2018
5:00 PM**

Council Chambers, 271 Sandwich Street South, Amherstburg, ON, N9V 2A5

MINUTES

PRESENT

Mayor Aldo DiCarlo
Deputy Mayor Bart DiPasquale
Councillor Joan Courtney
Councillor Rick Fryer
Councillor Jason Lavigne
Councillor Leo Meloche
Councillor Diane Pouget

Giovanni (John) Miceli, CAO
Paula Parker, Municipal Clerk
Tammy Fowkes, Deputy Clerk

CALL TO ORDER

The Mayor called the meeting to order at 5:00 p.m.

DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF

There were no disclosures of pecuniary interest noted.

SPECIAL PLANNING REPORTS

3.1 Housekeeping Zoning By-law Amendment

Resolution # 20180910-285

Moved By Councillor Meloche
Seconded By Councillor Fryer

That:

- 1. The report from the Manager of Planning Services dated August 24, 2018, regarding a Housekeeping Zoning By-law Amendment BE RECEIVED; and,**
- 2. That comments from the public with respect to the proposed Housekeeping Zoning By-law Amendment (File ZBA-17-18) BE RECEIVED and SUMMARIZED in a future report to Council.**

The Mayor put the Motion.

Motion Carried

3.2 Zoning By-law Amendment at 253, 257-265 Dalhousie Street

The Manager of Planning Services provided an overview of the Zoning By-law Amendment at 253, 257-265 Dalhousie Street and answered Council questions.

The Mayor invited the public to comment. No public comments were heard.

The Mayor invited the business owner to comment. Brian Fowkes, Owner, Lot 10 Brewing Company, requested that the by-law be considered by Council at the next Regular Council Meeting this evening.

The Manager of Planning Services did not have any objections to the request to pass the by-law.

Resolution # 20180910-286

Moved By Councillor Fryer
Seconded By Councillor Lavigne

That:

- 1. The report from the Manager of Planning Services dated August 24, 2018, regarding a Zoning By-law Amendment at 253, 257-265 Dalhousie Street BE RECEIVED; and,**

2. That comments from the public with respect to the Zoning By-law Amendment (File ZBA-15-18) by Remo D'Amore Investments Inc. BE RECEIVED and SUMMARIZED in a future report to Council.

The Mayor put the Motion.

Motion Carried

ADJOURNMENT

Moved By Councillor Meloche
Seconded By Councillor Lavigne

That Council rise and adjourn at 5:08 p.m.

The Mayor put the Motion.

Motion Carried

MAYOR – ALDO DICARLO

MUNICIPAL CLERK – PAULA PARKER



**TOWN OF AMHERSTBURG
REGULAR COUNCIL MEETING
Monday, September 10, 2018
6:00 PM**

Council Chambers, 271 Sandwich Street South, Amherstburg, ON, N9V 2A5

MINUTES

PRESENT

Mayor Aldo DiCarlo
Deputy Mayor Bart DiPasquale
Councillor Joan Courtney
Councillor Rick Fryer
Councillor Jason Lavigne
Councillor Leo Meloche
Councillor Diane Pouget

Mark Galvin, Acting CAO
Paula Parker, Municipal Clerk
Tammy Fowkes, Deputy Clerk

CALL TO ORDER

The Mayor called the meeting to order at 6:02 p.m.

NATIONAL ANTHEM

DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF
(Public Council Meeting Agenda Items)

Councillor Meloche declared a conflict of interest with respect to item # 12.1 due to his brother being management in the Fire Department.

Councillor Pouget declared a conflict of interest with respect the following items:

- Item # 13.3 due to her residence being in close proximity to the Belle Vue House
- Item # 14.1 due to a member of her family being employed with the Windsor Police Service

Councillor Lavigne declared a conflict of interest with respect to item # 13.3 due to his parent's residence being in close proximity to the Belle Vue House.

MINUTES OF PREVIOUS MEETING

Resolution # 20180910-287

Moved By Councillor Lavigne
Seconded By Councillor Fryer

That the minutes BE ADOPTED and that those confidential minutes of the closed sessions of Council remain confidential and restricted from public disclosure in accordance with exemptions provided in the Municipal Freedom of Information and Protection of Privacy Act:

- 4.1 Special Council Meeting Minutes - Planning - August 13, 2018**
- 4.2 Regular Council Meeting Minutes - August 13, 2018**

The Mayor put the Motion.

Motion Carried

DELEGATIONS

- 5.1 Support for Youth Councils for Windsor-Essex Municipalities - Jacey Silvaggi, Youth Council Coalition of Canada**

Mr. Silvaggi asked that the Town endorse the Youth Council Coalition of Canada's request to apply for grant funding on behalf of the Town.

Resolution # 20180910-288

Moved By Councillor Fryer
Seconded By Councillor Courtney

That:

1. **The delegation BE RECEIVED;**
2. **Administration BE DIRECTED to bring back a report regarding the creation of a Youth Council in the Town; and,**
3. **The Youth Coalition Council of Canada's request BE ENDORSED with respect to applying for grant funding on behalf of the Town.**

The Mayor put the Motion.

Motion Carried

PRESENTATIONS

6.1 Legalization of Cannabis - Nicole Rubli, Manager of Licensing and Enforcement

Resolution # 20180910-289

Moved By Councillor Fryer
Seconded By Councillor Meloche

That:

1. **The presentation BE RECEIVED;**
2. **The report from the Manager of Licensing and Enforcement dated August 23, 2018, regarding the Legalization of Cannabis – Update BE RECEIVED;**
3. **Administration BE DIRECTED to hold a Public Information/Consultation Session regarding the community impact of the Legalization of Cannabis; and,**
4. **Administration BE DIRECTED to bring back a report with information on the province's one time opt-out option to host private retail Cannabis outlets.**

The Mayor put the Motion.

Motion Carried

REPORTS – POLICE SERVICES

There were no reports.

REPORTS – CORPORATE SERVICES

There were no reports.

REPORTS – PARKS, FACILITIES, RECREATION AND CULTURE

There were no reports.

REPORTS – ENGINEERING AND PUBLIC WORKS

There were no reports.

REPORTS – PLANNING, DEVELOPMENT AND LEGISLATIVE SERVICES

11.1 Legalization of Cannabis – Update

(As dealt with above in item # 6.1)

11.2 2018 Special Events Approval III

Resolution # 20180910-290

Moved By Councillor Fryer

Seconded By Councillor Lavigne

That:

- 1. The report from the Public Events Committee (PEC) dated September 4 2018, regarding 2018 Special Events Approval III BE RECEIVED;**
- 2. The events BE APPROVED as listed:**

- 2018 Legion Week Parade – September 15, 2018**

3. **The following events BE EXEMPT and PERMITTED for road closure to begin prior to 5pm;**
 - **2018 Legion Week Parade – September 15, 2018**
4. **The Public Events Committee BE DIRECTED to confirm the requirements identified by the Committee are met prior to the event.**

The Mayor put the Motion.

Motion Carried

11.3 Fence Variance Request – 104 Angstrom Crescent

Resolution # 20180910-291

Moved By Councillor Fryer

Seconded By Councillor Lavigne

That:

1. **The report from the Manager of Licensing and Enforcement dated August 28, 2018, regarding Fence Variance Request – 104 Angstrom Crescent BE RECEIVED; and,**
2. **The request for a variance at 104 Angstrom Crescent from Fence By-law 2002-84, Section 3(i) to allow for a rear yard fence of 2.44 metres high BE APPROVED.**

The Mayor put the Motion.

Motion Carried

11.4 Amending Development Agreement for 191 Concession 3 N

Resolution # 20180910-292

Moved By Councillor Fryer

Seconded By Councillor Lavigne

That:

1. **The report from the Manager of Planning Services dated August 31, 2018, regarding the Amending Development Agreement for 191 Concession 3 N, By-law 2018-93, BE RECEIVED;**

2. **The amendments to the development agreement for 191 Concession 3 N BE APPROVED; and,**
3. **By-law 2018-93 being a by-law to Authorize the Signing of an Amending Development Agreement be taken as having been read three times and finally passed and the Mayor and Clerk BE AUTHORIZED to sign same.**

The Mayor put the Motion.

Motion Carried

11.5 Road Dedication of Reserves in Kingsbridge Subdivision South

Resolution # 20180910-293

Moved By Councillor Lavigne

Seconded By Deputy Mayor DiPasquale

That:

1. **The report from the Manager of Planning Services dated August 24, 2018 regarding the Road Dedication of Reserves in Kingsbridge Subdivision South as Public Highways BE RECEIVED;**
2. **The dedication of Part of Block 119, 12M-397 designated as Part 1, 12R-27432 and Part of Block 122, 12M-397 designated as Part 2, 12R-27432 and Block 85, 12M-564 as a Public Highway BE APPROVED; and,**
3. **By-law 2018-90 being a by-law to dedicate Part of Block 119, 12M-397 designated as Part 1, 12R27432 and Part of Block 122, 12M-397 designated as Part 2, 12R27432 and Block 85, 12M-564 as a public highway be taken as having been read three times and finally passed and the Mayor and Clerk BE AUTHORIZED to sign same.**

The Mayor put the Motion.

Motion Carried

REPORTS - CAO's OFFICE

12.1 Request to Waive User Fees

Councillor Meloche vacated his seat during discussion and voting due to his previously declared conflict of pecuniary interest.

Resolution # 20180910-294

Moved By Councillor Fryer
Seconded By Councillor Courtney

That:

1. **The report from the Chief Administrative Officer dated August 22, 2018, regarding the Request to Waive User Fees BE RECEIVED; and,**
2. **The user fees outlined in the P & C Memo BE DENIED.**

The Mayor put the Motion.

Motion Carried

INFORMATION REPORTS

Resolution # 20180910-295

Moved By Councillor Lavigne
Seconded By Councillor Fryer

That the following information reports BE RECEIVED:

13.1 Angstrom Crescent and Asset Management Plan Improvement Priority

13.2 Accounts Payable for the Months of July and August 2018

The Mayor put the Motion.

Motion Carried

13.3 Belle Vue Restoration Project - Roof Stabilization Change Order

Councillors Lavigne and Pouget vacated their seats during discussion and voting due to their previously declared conflicts of pecuniary interest.

Resolution # 20180910-296

Moved By Deputy Mayor DiPasquale

Seconded By Councillor Meloche

That the report BE RECEIVED for information.

The Mayor put the Motion.

Motion Carried

CONSENT CORRESPONDENCE

Councillors Pouget vacated her seat during discussion and voting due to her previously declared conflict of pecuniary interest.

Resolution # 20180910-297

Moved By Councillor Meloche

Seconded By Councillor Fryer

That the following consent correspondence BE RECEIVED:

14.1 Policing Services Decision of June 26, 2018 - Ontario Civilian Police Commission

The Mayor put the Motion.

Motion Carried

Resolution # 20180910-298

Moved By Councillor Fryer

Seconded By Councillor Courtney

That the following consent correspondence BE RECEIVED:

14.2 Emergency Management and Civil Protection Act (EMCPA) - Office of the Fire Marshal and Emergency Management

14.3 FOCUS Accreditation - Community Living Essex County

14.4 Crimes Against Children and Youth - Child and Youth Advocacy Centers of Ontario Network

- 14.5 **Regulating the Display and Distribution of Objectionable Images - Town of Oakville Resolution**
- 14.6 **Support for Sufficient Funding for Rural Fire Services - Township of North Frontenac Resolution**
- 14.7 **Provincial Agricultural Systems Mapping - Township of Selwyn Resolution**

The Mayor put the Motion.

Motion Carried

CORRESPONDENCE

- 15.1 **2018 Legion Week - Royal Canadian Legion, Fort Malden Branch 157**

Resolution # 20180910-299

Moved By Councillor Meloche
Seconded By Councillor Lavigne

That:

1. **The correspondence from the Royal Canadian Legion, Fort Malden Branch 157, regarding 2018 Legion Week BE RECEIVED; and,**
2. **September 15-23, 2018, BE PROCLAIMED as 2018 Legion Week in the Town of Amherstburg.**

The Mayor put the Motion.

Motion Carried

CONSENT OTHER MINUTES

Resolution # 20180910-300

Moved By Councillor Fryer
Seconded By Councillor Meloche

That the following minutes BE RECEIVED:

- 16.1 **Co-An Park Meeting Minutes - June 13, 2018**

16.2 Committee of Adjustment Meeting Minutes - June 26, 2018

The Mayor put the Motion.

Motion Carried

UNFINISHED BUSINESS

There was no Unfinished Business brought forward.

NEW BUSINESS

Resolution # 20180910-301

Moved By Councillor Lavigne
Seconded By Councillor Meloche

That Administration BE DIRECTED to look at surrounding municipalities and their by-law regarding dogs and kennels and bring back a report for Council's consideration.

The Mayor put the Motion.

Motion Carried

Resolution # 20180910-302

Moved By Councillor Lavigne
Seconded By Councillor Meloche

That Administration BE DIRECTED to look at surrounding municipalities regarding fill by-laws and bring a report back for Council's consideration.

The Mayor put the Motion.

Motion Carried

REPORT OUT FROM IN CAMERA SESSION

There was nothing to report out.

NOTICE OF MOTION

There were no Notices of Motion.

BY-LAWS

21.1 By-law 2018-91 - To Appoint Lottery Licensing Officers

Resolution # 20180910-303

Moved By Councillor Fryer
Seconded By Councillor Meloche

That By-law 2018-91 being a by-law to Appoint Lottery Licensing Officers for the Town of Amherstburg be taken as having been read three times and finally passed and the Mayor and Clerk BE AUTHORIZED to sign same.

The Mayor put the Motion

Motion Carried

Resolution # 20180910-303

Moved By Councillor Fryer
Seconded By Councillor Meloche

That By-law 2018-87 being a by-law to amend Zoning By-law 1999-52 for 253, 257-265 Dalhousie Street be taken as having been read three times and finally passed and the Mayor and Clerk BE AUTHORIZED to sign same.

The Mayor put the Motion

Motion Carried

21.2 By-law 2018-92 - Confirmatory By-law

Resolution # 20180910-304

Moved By Councillor Meloche
Seconded By Councillor Courtney

That By-law 2018-92 being a by-law to confirm all resolutions of the Municipal Council Meetings held August 30th and September 10th, 2018, be taken as having been read three times and finally passed and the Mayor and Clerk BE AUTHORIZED to sign same.

The Mayor put the Motion.

Motion Carried

SPECIAL IN-CAMERA COUNCIL MEETING

The Clerk advised Council that Item A – Asset Transfer to the Town – will not be heard this evening.

Resolution # 20180910-305

Moved By Councillor Meloche
Seconded By Councillor Fryer

That Council move into an In-Camera Meeting of Council at 7:39 p.m. pursuant to Section 239 of the Municipal Act, 2001, as amended, for the following reason:

ITEM B - Police Services Contract - Section 239(2)(f) - Advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, Section 239(2)(k) - A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

The Mayor put the Motion.

Motion Carried

ADJOURNMENT OF IN-CAMERA COUNCIL MEETING

Moved By Councillor Lavigne
Seconded By Councillor Fryer

That Council rise and adjourn at 8:26 p.m.

The Mayor put the Motion.

Motion Carried

MAYOR – ALDO DICARLO

MUNICIPAL CLERK – PAULA PARKER



Town of Amherstburg Delegation Request Form

I wish to appear before:

- Council
- Advisory Committee of Council Specify: _____

Date of Meeting: September 24, 2018

Name of Delegate(s): DOROTHY THRASHER AND FERN ELLIOTT

Address: _____

Phone: _____

Email: _____

Attending as an Individual

Representing a Group/Organization FORT MALDEN GOLDEN AGE CENTRE
(Name of Group/Organization/Business)

Have you contacted Administration regarding this matter? Yes No

If yes, who? RICK DALRY

Reason(s) for Delegation Request (subject matter to be discussed):

If the request is in response to an item on the agenda, please specify the item by agenda item #.

DISCUSSING the \$3.00 per hour
surcharge which the town is
imposing on us for the use
of the ARENA.

(Use a separate page if more space is required or attach additional documentation.)

If your request is in response to an agenda item, are you in favour of the recommendation? If not, please provide your reasoning below:

N/A

****Speaking notes and presentation materials must accompany this request.**

Additional documentation attached? Yes No

Will a PowerPoint presentation be made? Yes No

Note: An electronic copy of the PowerPoint presentation is required to be submitted to the Town Clerk no later than 12:00 noon on the Friday before the meeting.

The completed Delegation Request Form is to be submitted to the Town Clerk, Town of Amherstburg, 271 Sandwich Street South, Amherstburg, ON N9V 2A5
Phone: 519.736.0012 Fax: 519.736.5403 or email pparker@amherstburg.ca.

For office use only:

Date request received: Sept 14/18 Request Received by (initials): [Signature]

Request relates to: Surcharges @ Libro Centre

Staff Report: N/A Staff Name: N/A

Personal information contained on this form is authorized under Section 5 of the Town of Amherstburg's Procedure By-law, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Council or an Advisory Committee of Council. The Delegation Request Form may be published in its entirety with the public agenda which is also posted on the Town's website. The Procedure By-law is a requirement of Section 238(2) of the Municipal Act, 2001.

Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. Questions regarding collection of the information on this form or additional accessibility requirements may be directed to the Municipal Clerk, 271 Sandwich Street South, Amherstburg, ON N9V 2A5, 519.736.0012.



Town of Amherstburg Delegation Request Form

I wish to appear before:

Council

Advisory Committee of Council Specify: _____

Date of Meeting: September 24th

Name of Delegate(s): Kevin Schmidt, Shawn Ellenberger

Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Attending as an Individual

Representing a Group/Organization Essex County ATV Club
(Name of Group/Organization/Business)

Have you contacted Administration regarding this matter? Yes No

If yes, who? Tammy Fowkes

Reason(s) for Delegation Request (subject matter to be discussed):
If the request is in response to an item on the agenda, please specify the item by
agenda item #.

Please see attached letter

(Use a separate page if more space is required or attach additional documentation.)
If your request is in response to an agenda item, are you in favour of the recommendation? If not, please provide your reasoning below:

N/A

****Speaking notes and presentation materials must accompany this request.**

Additional documentation attached? X Yes No

Will a PowerPoint presentation be made? X Yes No

Note: An electronic copy of the PowerPoint presentation is required to be submitted to the Town Clerk no later than 12:00 noon on the Friday before the meeting.

The completed Delegation Request Form is to be submitted to the Town Clerk, Town of Amherstburg, 271 Sandwich Street South, Amherstburg, ON N9V 2A5
Phone: 519.736.0012 Fax: 519.736.5403 or email pparker@amherstburg.ca.

For office use only:

Date request received: Sept. 18/18 Request Received by (initials): TF

Request relates to: ATV Club

Staff Report: N/A Staff Name: N/A

Personal information contained on this form is authorized under Section 5 of the Town of Amherstburg's Procedure By-law, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Council or an Advisory Committee of Council. The Delegation Request Form may be published in its entirety with the public agenda which is also posted on the Town's website. The Procedure By-law is a requirement of Section 238(2) of the Municipal Act, 2001.

Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. Questions regarding collection of the information on this form or additional accessibility requirements may be directed to the Municipal Clerk, 271 Sandwich Street South, Amherstburg, ON N9V 2A5, 519.736.0012.



Town of Amherstburg
271 Sandwich Street S.
Amherstburg, ON
N9V 2A5

September 6, 2018

The Essex County ATV Club has two separate property agreements with private landowners. Both properties lie within the boundaries of Walker Rd to the East, Howard Rd to the west, Middle Side Rd to the north and Texas Rd. to the south.

In 2008, the town of Amherstburg passed a bylaw (2008-53) allowing partial road access on concession 8 for the club to gain access from once parcel of land to the other. There was a stipulation in that bylaw that the club provides proof of Liability insurance on an annual basis to the town. Due to changes in the management at the club, this was not provided and it is our understanding that that bylaw is no longer in place.

The ECATV club is currently looking to the town of Amherstburg to pass a bylaw allowing ATVs to ride on designated roads within the municipality. This will not only allow us to access one of our properties from the other, but will also allow people to access many town establishments and facilities by ATV under the provincial regulation O. Reg. 316/03: OPERATION OF OFF-ROAD VEHICLES ON HIGHWAYS under the Highway Traffic act.

The use of Off Road Vehicles has exploded in recent years and has become an integral part of the successful tourism plan in many communities across Ontario. We have had introductory meetings with Tourism Windsor Essex Pelee Island and they are excited to support our initiatives once we have the infrastructure in place to do so. It is our intention to approach all the municipalities in Windsor/Essex and ask for similar bylaws.

We have also been in contact with local establishments within the town of Amherstburg who would be thrilled to welcome tourists to their establishments and are in support of our initiatives.

We are eager to explore this opportunity with you.

Please let me know who I can contact to further this conversation.

Regards,

A handwritten signature in blue ink, appearing to be "Kevin Schmidt".

Kevin Schmidt
Essex County ATV Club

[Redacted contact information]

Shawn Ellenberger
President ECATV

[Redacted contact information]



ECATV Club/
Tourism Windsor Essex Pelee
Island

Working together to
improve our community

Who is the ECATV Club

- The Essex County ATV Club (ECATV) was incorporated in 2005 to represent the interest of all-terrain vehicle (ATV) enthusiasts in our area. ECATV is a member in good standing with the Ontario Federation of All Terrain Vehicles (OFATV.) We currently have over 100 local members, 4,000 provincially and are adding new members every day.



OFATV

Ontario Federation of All Terrain Vehicle Clubs

- ▶ A group of clubs in Ontario, operated by volunteers, with the goal of providing safe, legal and sustainable trails across the province. Our staff and volunteers are constantly working with provincial government and municipalities, championing the rights of the ATV rider. We endeavor to help the general public understand that our members are a group of outdoor enthusiasts who respect other outdoor sports and are environmentally conscious. Joining an OFATV club gives you the opportunity to shape the future of our sport and the province wide trail system we're building. Join a club, get involved, & go riding
- ▶ ECATV club is one of 17 clubs currently part of the OFATV

Our mission / Our vision



1

Interconnected

Having a trail system that riders visit, knowing that there are destinations waiting to be found. How many other gems are there in Essex County

3

Sustainability

Is about developing a network of multi use relationships and interconnectivity. Working with other user groups ie OFTR and OF4WD to collaborate

2

Rider Federation

Decisions are made from member clubs and ultimately by and for the clubs riders. This grassroots approach encourages a multi dimensional voice.

4

Environmental

Developing safe, protected riding areas for off road enthusiasts. Creating designated areas for different riding types. ie designate mud areas to protect sensitive wetlands

Who is the ECATV Club

ECATV Club currently has 2 private land use agreements with property owners who have agreed to allow the club access to approx. 200 acres of property. The club acts responsibly maintaining these properties ensuring we are respectful the land owners. The land is used for other activities outside of the clubs use.

The club owns all the necessary equipment required to maintain the lands we have access to. We also have committees to ensure the proper maintenance of all trails.

The properties we have access to are vital resources to our club and we intend to ensure they are kept to standards that protect the environment and our landowners interests.

Landowners can rest assured that their property will be kept in a manner that exceeds their expectations. From time-to-time, the club may restrict the use of the trails and/or land to protect and preserve any unnecessary damage that may be caused from ATV's due to spring thaw, or excessive rainfall.

Property use agreements



Active in the community

ECATV prides ourselves as being an active member of the community by maintaining a presence at local events to promote economic growth in our area.

ECATV is committed to advancing the interests of all ATV riders in the community through fundraising, donations, and public outreach that promotes positive and responsible use of ATV's.

ECATV club participates in safety training for all riders including children.

What are neighbouring communities doing

- ▶ Chatham Kent was successful in coming up with a road use bylaw, which they have been very successful in maintaining
- ▶ They promote safety and awareness through social media and hands on information
- ▶ They gained support from local business's, restaurants, corner stores, gas stations and other points of interest throughout CK.
- ▶ They hold events such as poker runs, fund raising activities and other drives that involve like minded interaction.

What does the Provincial Law say

- ▶ Effective July 1, 2015, the province implemented new changes to ORV and ATV on-road use. These changes include:
- ▶ Allowing more types of off-road vehicles (ORVs) and all-terrain vehicles (ATVs) – including two-up ATVs, side-by-side ORVs and utility terrain vehicles (UTVs) – on the shoulder of public roads, where permitted
- ▶ Mandating that all riders — including drivers and passengers of all ages — wear an approved motorcycle helmet and use a seatbelt or foot rests, where applicable
- ▶ Children under the age of eight will not be allowed as a passenger on any ATV/ORV operating on-road
- ▶ Limiting the number of passengers to the number of available seating positions
- ▶ Requiring compliance labels on all ATVs/ORVs
- ▶ Clarifying access and exemptions for farmers and trappers and for Far Northern Ontario municipalities

Essentially the Ministry of transportation has left it up to local municipalities to make the decision through local bylaws

Complete rules can be found [here](#)

Our Future Vision

- ▶ With the growing popularity of ATV/OHV use, we believe that Windsor Essex could benefit from an ATV bylaw.
- ▶ Ride to a destination for an ice-cream or go for lunch at one of many establishments that are an enjoyable ride from a parking area.
- ▶ Increase tourism by having a broader trail network to draw in people from out of town, filling local motels, B&B and campgrounds etc.....
- ▶ Exposing more and more of Essex County to visitors to the region is a shared goal of both our organisations.



Amherstburg FTTH Update

September 24, 2018

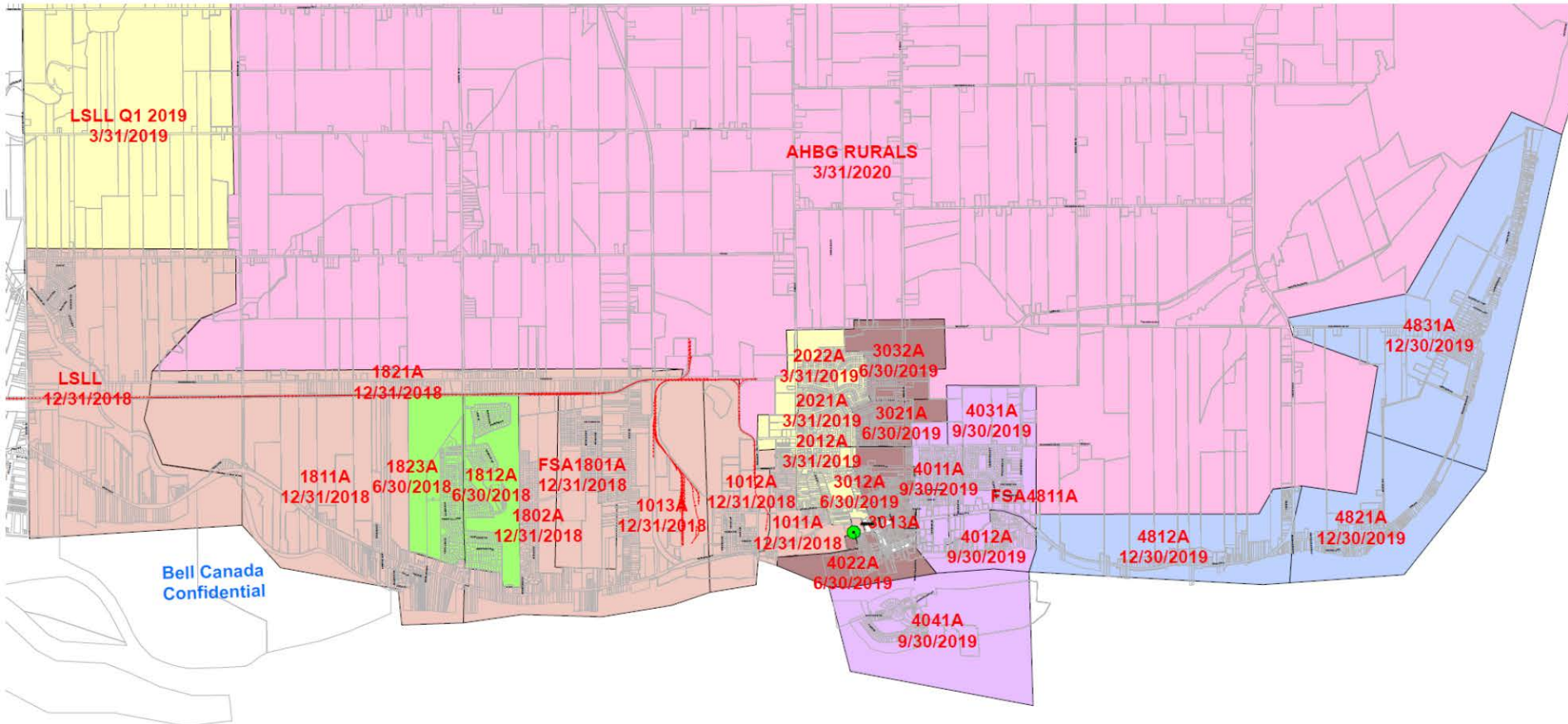
Page34



Our Commitment

- Our build will provide FTTH service to residents within the Amherstburg Municipal boundaries
- The agreement commenced July 1, 2018
- Target completion of June 30, 2020

Initial Planning Schedule



Bell Canada
Confidential

Our Partners

AECOM

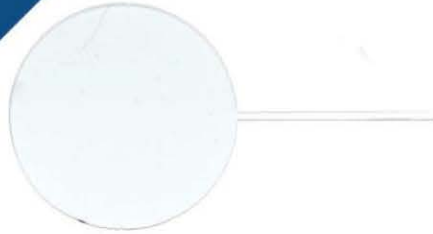




Construction

Construction Notification

CONSTRUCTION
NOTICE



We're installing the world's
best network technology.



Great news! We're bringing fibre to the home – the world's best network technology – to your neighbourhood.

Work will begin around your property within the next 2 weeks.

Our construction partner VistaCare Communications will be performing the work. Access to your home is not required; however, some work may take place on the portion of your yard that is municipal property. If there is a need for work beyond that, our team members will reach out to you ahead of time, if they haven't done so already.

Rest assured that once work is complete, we will return your neighbourhood to the way it was before construction began as soon as weather permits.



226 387-1347



cory.morgan@vistacaretech.com



Bell

Page 40

Bell

Fibre is a trademark of Bell Canada.

Bell

7324_DH_VC_E

Preparation



Aerial Cable Placing



Utility Locate Process



Underground Cable Placing





Copy of Restoration Notice

Restoration Notification



We're almost done.

Bell



Dear Homeowner,

Great news! The work to make fibre to the home available is now almost complete. However, current weather conditions are preventing us from completing ground repair on the municipal property close to your home. Rest assured, we'll come back to finish as soon as weather permits.

If you have any questions or concerns about the work, please contact our construction partner, Valard Telecom, at 1 888 221-7772 ext. 1.

In the meantime, you can now sign up for the world's best network technology. To learn more, visit bell.ca/fibeupgrade.



Page46

Current as of August 26, 2016. Fibe is a trademark of Bell Canada.
M11_04_V10_0

Bell



Restoration Examples

Restoration Example 1



Restoration Example 2



Restoration Example 3





Thank you!



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF PLANNING, DEVELOPMENT & LEGISLATIVE 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.

Table with 2 columns: Author's Name, Report Date, Author's Phone, Date to Council, Author's E-mail, Resolution #.

To: Mayor and Members of Town Council

Subject: Amended Draft Plan of Subdivision and Zoning By-law Amendment for Kingsbridge Subdivision File No. 37-T-18003

1. RECOMMENDATION:

It is recommended that:

- 1. The report from the Manager of Planning Services dated September 10, 2018, regarding the Amended Draft Plan of Subdivision and Zoning By-law Amendment for Kingsbridge Subdivision File No. 37-T-18003 BE RECEIVED;
2. Administration BE DIRECTED to advise the approval authority (County of Essex) that Council supports Draft Plan Approval for this phase of Kingsbridge Subdivision; and,
3. By-law 2018-76 being a by-law to amend Zoning By-law No. 1999-52, be taken as having been read three times and finally passed and the Mayor and Clerk BE AUTHORIZED to sign same.

2. BACKGROUND:

On July 23, 2018 at 4:00 p.m. and August 30, 2018 at 4:30 p.m. a statutory public meeting was held to hear public comments on the application for Draft Plan of Subdivision and Zoning By-law Amendment for the northeast undeveloped portion of Kingsbridge Subdivision.

As a result of the comments received at the July 23, 2018 statutory public meeting 1078217 Ontario Limited ("the Applicant") has filed an amended application with the County of Essex for approval of a Draft Plan of Subdivision for 182 lots from the original

proposal of 185 lots. The August 30, 2018 statutory public meeting was held to consider the amended application.

The subject lands are located to the east and south of Hilton Court and Whelan Avenue as an extension of Whelan Avenue and surrounding lands and are described as Concession 1, Part of Lots 13, 14, 15. The land area associated with the proposed plan of subdivision is 23.6 hectares.

The purpose of the Zoning By-law Amendment is to change the “Agricultural (A) Zone” to “holding Residential First Density (h-R1) Zone” and “Agricultural (A) Zone” to “Environmental Protection (EP) Zone” and “Residential First Density (R1) Zone” to “Environmental Protection (EP) Zone” to permit the development of 182 single detached dwelling units in Kingsbridge Subdivision and zone the required habitat conservation lands, as agreed upon with the Ministry of Natural Resources and Forestry, to an Environmental Protection Zone. The proposed Amendment to the Zoning By-law is in conformity with the policies in the Official Plan. The lands are designated Low Density Residential in the Town’s Official Plan.

3. DISCUSSION:

There were five (5) public inquiries received in writing in advance of the public meeting. No residents spoke at the public meeting. The letters were mainly concerned with the amount of traffic within the subdivision and the number of exits out of the subdivision. Council directed Administration to address the comments raised in advance of the public meeting. There were questions raised by members of Council which were answered by Administration; there are no outstanding issues regarding the rezoning application of the draft plan of subdivision. The lands will be capable of servicing once the Town and developer negotiate the terms of a subdivision agreement, which will come forward to Council for approval in the near future. The holding symbol applied to the property zoning will be removed once the sanitary forcemain has been installed and the sanitary capacity is confirmed.

The subdivision developer, Mike Dunn, hired traffic engineers to prepare a traffic impact study in the beginning stages of the development, and had the traffic impact study updated in April 2018. The traffic impact study was deemed satisfactory by the Town for the full build out of the subdivision. Mr. Dunn submitted his master plan for the full development of the subdivision, which would occur over a number of phases, to the Town for information in the 1980’s. That plan is the basic development concept submitted to but not approved by the Town, and is subject to change based on changes in Provincial legislation and or the economy.

Mr. Dunn continues to develop the phases of the subdivision. Prior to development of a phase, he submits the development plan for that phase to the County of Essex, the approving authority, for draft plan approval. The County in turn sends the draft plan to the Town for consultation and consideration, and Council directs Administration to respond to the County either in support of or opposed to the draft plan.

Traffic concerns will be addressed through the consideration of alternate parking on Hilton Court, which the Engineering and Public Works Department is currently investigating, to reduce concerns raised by the Hilton Court residents. Sidewalks will be

considered for future development in the subdivision and residents can request that sidewalks be installed on already existing streets. Additional traffic calming measures are being considered by the Engineering and Public Works Department for the existing and future streets. The sidewalks will otherwise be installed in accordance with the existing Sidewalk Master Plan, which is identified in the Subdivision Agreement for each phase of the development.

The Chief of Police has been contacted regarding increased police presence in the subdivision to slow down speeders. The Amherstburg Police Service (APS) has a traffic management practice to reduce speeds on municipal roads. When a complaint of speeding is received it is added to a list of complaints to be addressed. A data collection device is used to determine the extent of the issue, including actual speeds, time of day, number of cars, etc. The APS then develops an enforcement plan based on the data collected. The residents have been reminded that they can call the police to report speeders in their neighbourhood.

There were no concerns raised by Town departments or external agencies regarding the proposed Zoning By-law Amendment.

4. RISK ANALYSIS:

The recommendation presents little to no risk to the municipality. The appropriate draft conditions will be implemented by Town and County administration to manage the development during construction. A subdivision agreement will be registered against the land including provisions contained in the draft conditions.

5. FINANCIAL MATTERS:

The costs associated with the application and planning processes are the responsibility of the developer. The fees associated with this future development will include 182 lots x \$12,743 in development charges at a total of \$2,319,226. Future property taxes are estimated at a total of \$877,240 in 2018 (based on \$4,820 per property assessed at \$300,000 x 182 properties) annually for this phase in the development. The Town's portion of the total taxes would equate to approximately \$528,322 annually.

Development charges and property taxes are collected toward funding the growth-related capital infrastructure costs and the ongoing cost of services provided by the Town respectively.

6. CONSULTATIONS:

No further consultation is required to meet the statutory requirements of the Planning Act regarding the Zoning By-law Amendment and Draft Plan of Subdivision approval. The Town and the developer will negotiate the terms of a subdivision agreement which will come forward to Council for approval in the near future.

7. CONCLUSION:

Administration recommends that Council recommend support of the draft plan of subdivision and that Council's recommendation be sent to the County of Essex as required in regard to draft plan of subdivision 37-T-18003.

Additionally, Administration recommends that Zoning By-law 2018-76 be approved by Council, given three readings and finally passed and the Mayor and Clerk be authorized to sign same.



Rebecca Belanger
Manager of Planning Services

SS

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
Phone #: 519-736-6500

Name: Union Gas
Email: ONTUGLandsINQ@uniongas.com

Name: Ontario Power Generation
Email: Executivevp.lawanddevelopment@opg.com

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

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:	Amended Draft Plan of Subdivision and Zoning By-law Amendment for Kingsbridge Subdivision File No. 37-T-18003.docx
Attachments:	- Report to Council- Sept 24- DPS and ZBA Kingsbridge Subdivision File No. 37-T-18003 ATTACHMENTS.pdf
Final Approval Date:	Sep 18, 2018

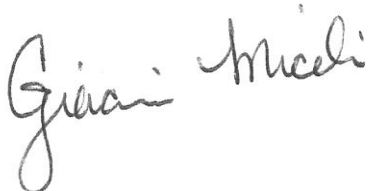
This report and all of its attachments were approved and signed as outlined below:



Mark Galvin - Sep 13, 2018 - 11:31 AM



Cheryl Horrobin - Sep 13, 2018 - 1:07 PM



John Miceli - Sep 14, 2018 - 12:26 PM



Paula Parker - Sep 18, 2018 - 12:12 PM

**CORPORATION OF THE TOWN AMHERSTBURG
BY-LAW NO. 2018-76**

**By-law to amend Zoning By-law No. 1999-52,
Kingsbridge Subdivision, Amherstburg**

WHEREAS By-law 1999-52, as amended, is a land use control by-law regulating the use of lands and the character, location and use of buildings and structures within the Town of Amherstburg;

AND WHEREAS the Council of the Town of Amherstburg deems it appropriate and in the best interest of proper planning to amend By-law 1999-52, as herein provided;

AND WHEREAS this By-law conforms to the Official Plan for the Town of Amherstburg;

NOW THEREFORE the Council of the Corporation of the Town of Amherstburg enacts as follows:

1. Schedule "A", Map 20 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as "Zone Change from A to h-R1" on Schedule "A" attached hereto and forming part of this By-law from "Agricultural (A) Zone" to "holding Residential First Density (h-R1) Zone" and by changing the zone symbol on those lands shown as "Zone Change from A to EP" on Schedule "A" attached hereto and forming part of this By-law from "Agricultural (A) Zone" to "Environmental Protection (EP) Zone" and by changing the zone symbol on those lands shown as "Zone Change from R1 to EP" on Schedule "A" attached hereto and forming part of this By-law from "Residential First Density (R1) Zone" to "Environmental Protection (EP) Zone".
2. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990.

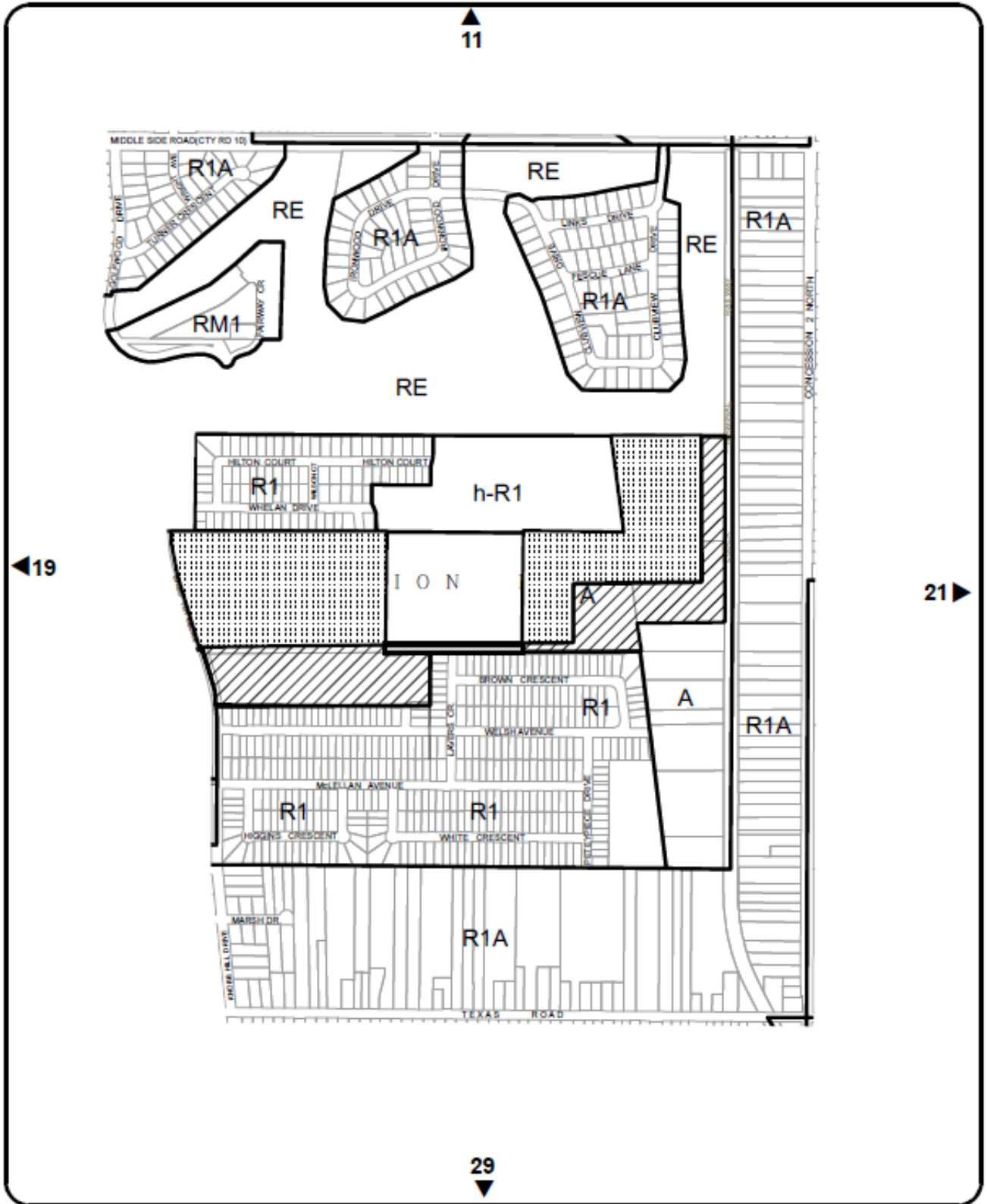
Read a first, second and third time and finally passed this 24th day of September, 2018.

MAYOR- ALDO DICARLO

CLERK- PAULA PARKER

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW NO. 2018-76
 A BY-LAW TO AMEND BY-LAW NO. 1999-52



SCHEDULE 'A'
MAP 20
 ZONING BY-LAW NO. 1999-52

R1 to EP	
A to h-R1	
A to EP	

MAYOR- ALDO DICARLO

CLERK- PAULA PARKER

**CORPORATION OF THE TOWN OF AMHERSTBURG
NOTICE OF PUBLIC MEETING
FOR A PROPOSED PLAN OF SUBDIVISION**

TAKE NOTICE that the Council of the Corporation of the Town of Amherstburg will hold a public meeting **Thursday, August 30th, 2018 at 4:30 p.m.** in the Town of Amherstburg Council Chambers, 271 Sandwich Street South to consider a proposed Plan of Subdivision pursuant to Section 51(20) of the Planning Act, R.S.O. 1990.

The County of Essex (the Approval Authority) has received Application No. 37-T-18003 for approval of a Plan of Subdivision on Part of Lot 13, 14, 15, Concession 1 (Anderdon) from 1078217 Ontario Limited, generally located to the east and south east of Hilton Court and Whelan Avenue as an extension of Whelan Avenue and surrounding lands. The property has a varied width and a varied depth with a total area of 23.6 hectares.

The applicant is proposing the creation of 182 single detached dwellings (a reduction of 3 lots from the last draft plan of subdivision presented at the July 23rd Public Meeting due to a reconfiguration of the street layout) in Kingsbridge Subdivision. See Map on back of page for details. The lands are designated Low Density Residential which allows for residential development in the Town's Official Plan. The County of Essex on July 31, 2018 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 is being processed. This proposed land to be subdivided is also subject of an application for a Zoning By-law Amendment, File No. ZBA/12/18.

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. Comments and opinions submitted on these matters, including your name may become part of the public record and may be viewed by the general public and may be published in a planning report or reproduced in a Town of Amherstburg Council agenda and/or minutes. A Planning Report prepared by staff will be presented to Council at the public meeting. Written or verbal submissions from the public at this meeting will become part of the file to be forwarded to the County of Essex, the approval authority for plans of subdivision.

IF A PERSON OR PUBLIC BODY does not make oral submissions at the public meeting or make written 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

IF A PERSON OR PUBLIC BODY that files an appeal of a decision of the County of Essex as the approval authority in respect of the proposed Plan of Subdivision, does not make oral submissions at the public meeting, if one is held, or make written submissions to the County of Essex before the proposed draft plan of subdivision is approved or refused, the Local Planning Appeal Tribunal may dismiss the appeal.

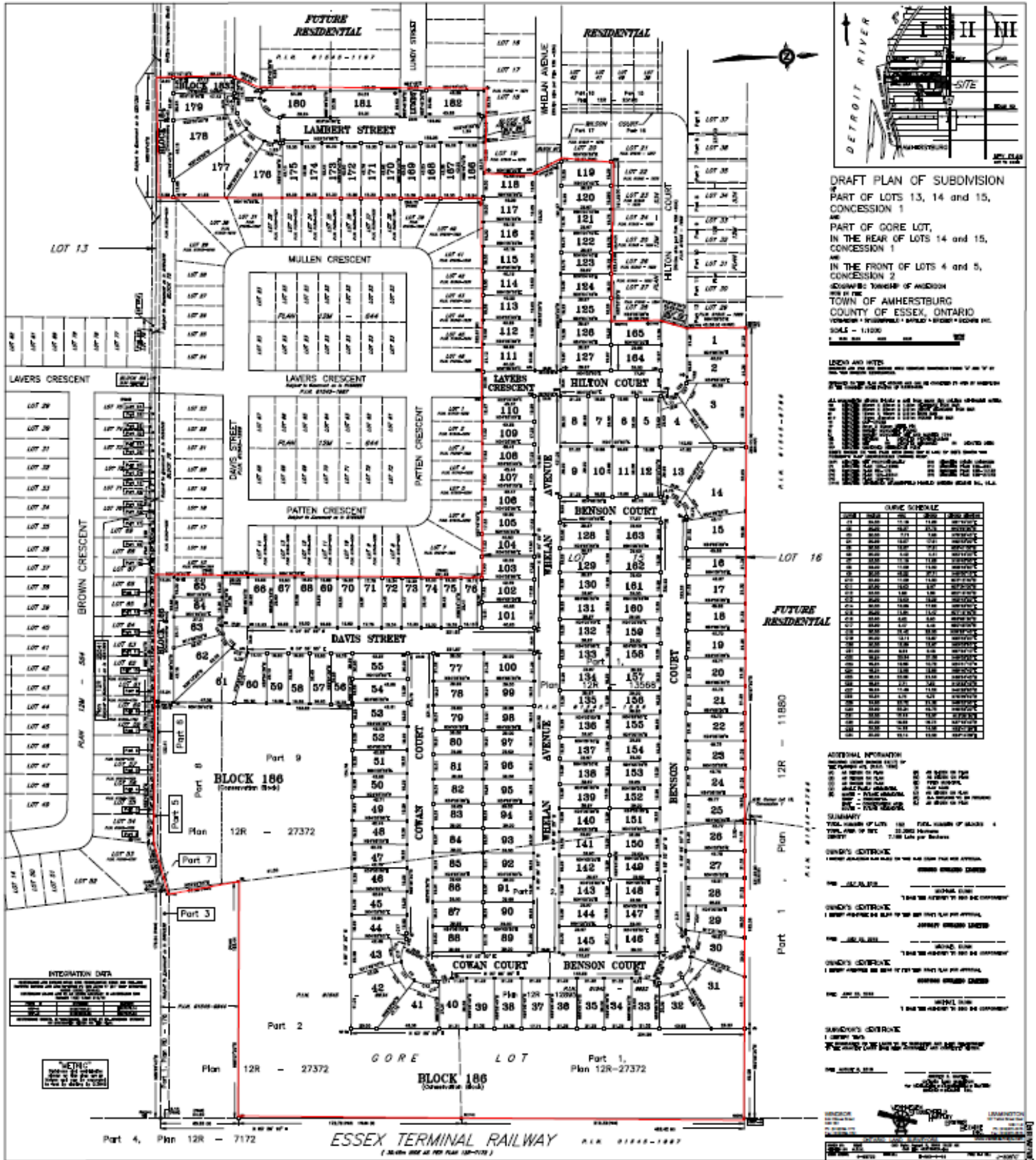
ADDITIONAL INFORMATION relating to the proposed Plan of Subdivision is available for inspection at the Town of Amherstburg Municipal Offices at 3295 Meloche Road, during normal office hours, 8:30 a.m. to 4:30 p.m.

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 Mr. Bill King, Manager of Planning Services, County of Essex, 360 Fairview Avenue West, Essex, ON N8M 1Y6, indicating the County of Essex File Number 37-T-18003.

Written submissions in respect to the proposed Plan of Subdivision are to be made to the attention of Ms. Rebecca Belanger, Manager of Planning Services, Town of Amherstburg, at the address listed below.

Dated at the Town of Amherstburg this 8th day of August, 2018.

Rebecca Belanger, MCIP, RPP, Manager of Planning Services
Town of Amherstburg, Libro Centre
3295 Meloche Road, Amherstburg, Ontario N9V 2Y8
Telephone: (519) 736-5408; Fax No. (519) 736-9859
Website: www.amherstburg.ca



Information will be gathered in accordance with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). All comments and communications received will become part of the public record unless you expressly request the Town to remove it. If you want to learn more about why and how the Town collects your information, write to the Town Clerk's Office, 271 Sandwich Street South, Amherstburg, ON N9V 2A5 or call 519-736-0012.

CORPORATION OF THE TOWN OF AMHERSTBURG
NOTICE OF PUBLIC MEETING
TO CONSIDER A ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Town of Amherstburg will hold a public meeting on **Thursday, August 30, 2018 commencing at 4:30 p.m.** in the Town of Amherstburg Council Chambers, 271 Sandwich Street South, Amherstburg, Ontario, to consider a proposed amendment to the Town of Amherstburg Zoning By-law 1999-52 under Section 34 of the Planning Act, RSO 1990 cP.13.

THE SUBJECT LANDS affected by the proposed amendment are located to the east and south east of Hilton Court and Whelan Avenue as an extension of Whelan Avenue surrounding lands, and are described as Concession 1, Part of Lots 13, 14 and 15. The property has a varied width and a varied depth with a total area of 38.8 hectares (see key map below).

THE PURPOSE OF THE AMENDMENT TO ZONING BY-LAW No. 1999-52 is to change the zoning of the subject lands noted above from the “**Agricultural (A) Zone**” to “**holding Residential First Density (R1) Zone**” and “**Agricultural (A) Zone**” to “**Environmental Protection (EP) Zone**” and “**Residential First Density (R1) Zone**” to “**Environmental Protection (EP) Zone**” to permit the development of 185 single detached dwelling units in Kingsbridge Subdivision and zone the required habitat conservation lands, as agreed upon with the Ministry of Natural Resources and Forestry, to an Environmental Protection Zone. The proposed Amendment to the Zoning By-law is in conformity with the policies in the Official Plan. The lands are designated Low Density Residential in the Town’s Official Plan.

The amended draft plan of subdivision application which is County of Essex File No. 37-T-18003, will be considered at the same public meeting.

ANY PERSON may attend the public meeting and/or make written or verbal representation in support of or in opposition to the proposed Zoning By-law Amendment.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council for the Corporation of the Town of Amherstburg to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Amherstburg before the by-law is passed, the person or public body is not entitled to appeal the decision.

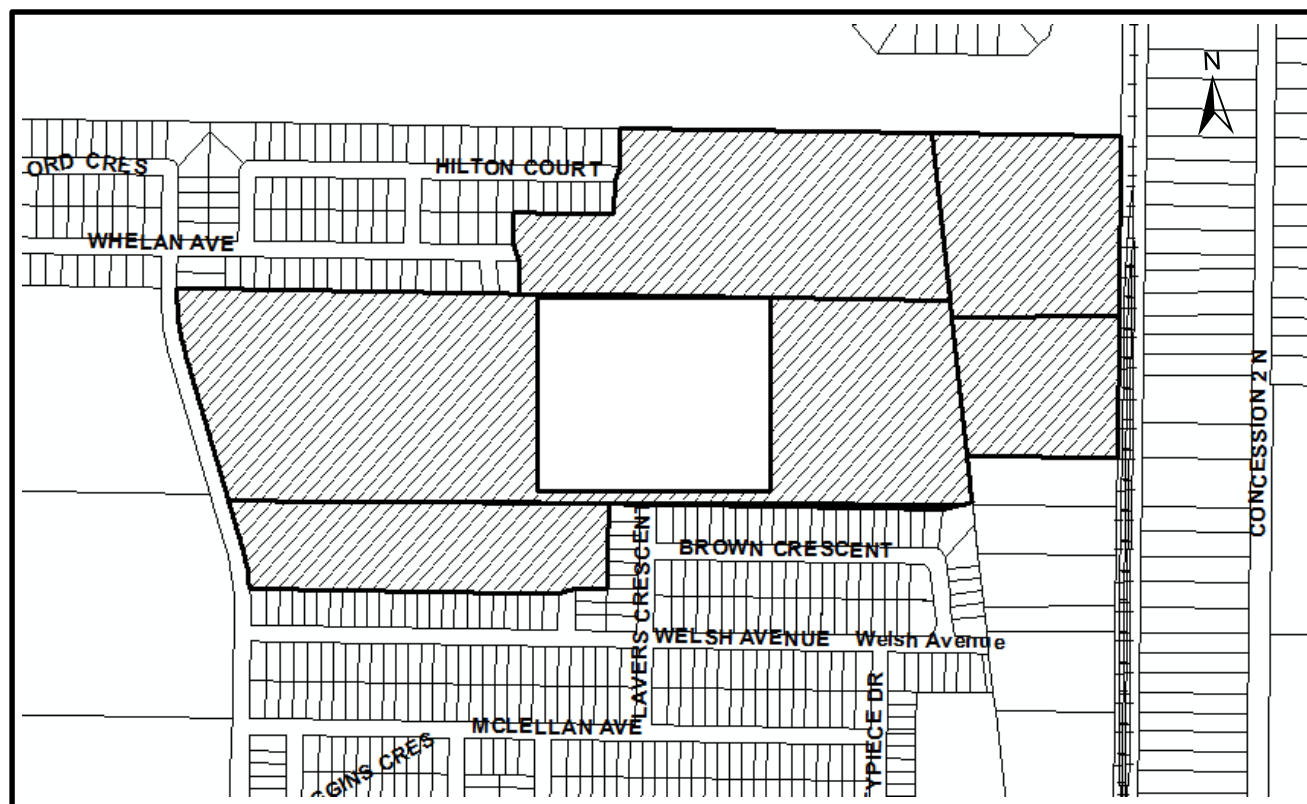
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Town of Amherstburg before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there is reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment (File No. ZBA/12/18) is available for inspection at the Town of Amherstburg Planning Offices at the Libro Centre, 3295 Meloche Road, during normal office hours, 8:30 a.m. to 4:30 p.m. or at the Town website www.amherstburg.ca. If you wish to be notified of the passage of the proposed by-law you must make a written request to the Town at the address below.

DATED at the Town of Amherstburg this 8th day of August, 2018.

Information will be gathered in accordance with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). All comments and communications received will become part of the public record unless you expressly request the Town to remove it. If you want to learn more about why and how the Town collects your information, write to the Town Clerk’s Office, 271 Sandwich Street South, Amherstburg, ON N9V 2A5 or call 519-736-0012.

KEY MAP



Rebecca Belanger, MCIP, RPP
Manager of Planning Services
Town of Amherstburg
Libro Centre
3295 Meloche Road
Amherstburg, Ontario N9V 2Y8
Telephone: (519) 736-5408
Fax No. (519) 736-9859
Website: www.amherstburg.ca

Information will be gathered in accordance with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). All comments and communications received will become part of the public record unless you expressly request the Town to remove it. If you want to learn more about why and how the Town collects your information, write to the Town Clerk's Office, 271 Sandwich Street South, Amherstburg, ON N9V 2A5 or call 519-736-0012.



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF PLANNING, DEVELOPMENT & LEGISLATIVE 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.

Table with 2 columns: Author's Name, Report Date, Author's Phone, Date to Council, Author's E-mail, Resolution #.

To: Mayor and Members of Town Council

Subject: Proposed Amended Draft Plan of Subdivision and Zoning By-law Amendment for Kingsbridge Subdivision File No. 37-T-18003

1. RECOMMENDATION:

It is recommended that:

- 1. The report from the Manager of Planning Services dated August 16, 2018 regarding a Proposed Amended Draft Plan of Subdivision and Zoning By-law Amendment for Kingsbridge Subdivision File No. 37-T-18003 BE RECEIVED;
2. The amended Draft Plan of Subdivision, File No. 37-T-18003, from 1078217 Ontario Limited, as shown on the attached Schedule A, BE CONSIDERED during this statutory Public Meeting;
3. Pending Council consideration of written and oral comments received at this Public Meeting, administration BE DIRECTED to advise the approval authority (County of Essex) that Council supports Draft Plan Approval for this phase of Kingsbridge Subdivision; and,
4. Pending Council consideration of written and oral comments received at this Public Meeting, Zoning By-law 2018-76 BE CONSIDERED at a future regular Council meeting.

2. BACKGROUND:

On July 23, 2018 at 4:00 p.m. a statutory public meeting was held to hear public comments on the application for Draft Plan of Subdivision and Zoning By-law Amendment for the northeast undeveloped portion of Kingsbridge Subdivision.

As a result of the comments received 1078217 Ontario Limited (“the Applicant”) has filed an amended application with the County of Essex for approval of a Draft Plan of Subdivision for 182 lots which would support 182 single dwelling units in Kingsbridge Subdivision (County of Essex File No. 37-T-18003). There is a reconfiguration of Hilton Court proposed resulting in a decrease of 3 lots from the original proposal of 185 lots. The County of Essex, as the approval authority, has circulated the proposed plan of subdivision and requested that the municipality hold a public meeting based on Section 51(21) of the Planning Act to obtain public comments.

The subject lands are located to the east and south of Hilton Court and Whelan Avenue as an extension of Whelan Avenue and surrounding lands and are described as Concession 1, Part of Lots 13, 14, 15. The land area associated with the proposed plan of subdivision is 23.6 hectares.

The developer is seeking a Zoning By-law Amendment concurrently with the Draft Plan of Subdivision from the “Agricultural (A) Zone” to “holding Residential First Density (h-R1) Zone” and “Agricultural (A) Zone” to “Environmental Protection (EP) Zone” and “Residential First Density (R1) Zone” to “Environmental Protection (EP) Zone” to permit the development of 182 single detached dwelling units in Kingsbridge Subdivision and zone the required habitat conservation lands, as agreed upon with the Ministry of Natural Resources and Forestry, to an Environmental Protection Zone. The proposed Amendment to the Zoning By-law is in conformity with the policies in the Official Plan. The lands are designated Low Density Residential in the Town’s Official Plan.

3. DISCUSSION:

The County of Essex, through correspondence provided to the Town on July 31, 2018, requested that the municipality hold the second statutory Public Meeting to obtain comments on the amended application for Draft Plan of Subdivision which is the extension of Whelan Avenue and surrounding lands of Kingsbridge Subdivision.

The proposed Plan of Subdivision provides for 182 single detached dwellings. The proposed Draft Plan of Subdivision contemplates a maximum gross residential density of 7.7 units per hectare which is within the allowance of 22 units per hectare. The subject property is designated Low Density Residential in the Town’s Official Plan and therefore the proposal conforms with the land use policies in the Town’s Official Plan. The application is consistent with the Provincial Policy Statement and the County of Essex Official Plan.

Adjacent Land Uses

North	Recreational Development
South	Single Detached Residential Uses
East	Essex Terminal Railway & Single Detached Residential Uses
West	Single Detached Residential Uses & Vacant Future Residential Development

All of the proposed lots will front onto 20m wide public streets which connect to Whelan Avenue. The subject lands are part of an existing Master Plan for Kingsbridge Subdivision. The proposed development will have full municipal water, sanitary and storm sewer services.

The lands are presently zoned Agricultural (A) Zone, Residential First Density (R1) Zone and the applicant has concurrently requested a rezoning to holding Residential First Density (h-R1) Zone and Environmental Protection (EP) Zone to permit the single detached dwellings and lot sizes proposed in the subdivision and to zone the required habitat conservation lands. A certificate to that effect has been received from the Ontario Land Surveyor retained by the developer.

The Plan of Subdivision is attached as Schedule A to this report. The developer is providing a continuation of the size and style of single detached dwellings found in Kingsbridge Subdivision, specifically the larger lot frontages found along Hilton Court, and Whelan Avenue. The development will conform to the standards in the Town's Development Manual and other policies. The width of the roads will be consistent with road widths through-out Kingsbridge Subdivision. A pre-consultation meeting was held on June 7, 2018 with the applicant, Manager of Planning from the County, Administration from the Town and ERCA to discuss complete application submission requirements and to confirm any outstanding matters.

In February of this year the developer obtained the overall benefit permit under the Endangered Species act (ESA) from the Ontario Ministry of Natural Resources and Forestry for the remainder of the lands within Kingsbridge Subdivision between Front Road and 2nd Concession. MNRF advised within the permit that the legislative requirements had been met and the municipality should proceed with the Planning Act process (Draft Plan of Subdivision and Rezoning).

Baird AE had been retained by 1078217 Ontario Ltd to prepare a Traffic Impact Assessment (TIA) in support of the proposed Kingsbridge residential development. Much of the development, phases 1 through 7A is already built. As noted in the TIA access to the proposed development is provided through Kingsbridge Drive and Knobb Hill Drive. These roads are connected to County Road 20 and Texas Road. Utilizing the morning and evening traffic data, the operating conditions were evaluated for 2018, 2020, 2023 traffic conditions. The findings from these evaluations are summarized in the TIA. Under the 2020 future total conditions, the intersections are expected to operate at an acceptable level of service during peak hours. Under the 2023 future total conditions, the intersections are expected to operate at sufficient capacity with one modification which includes the increase in signal cycling to 120 sec during peak evening to accommodate separate left turn phases at the County Road 20 and Kingsbridge intersection. The proposed roads are the same width as the current local

roads contained within Kingsbridge Subdivision which meet the Town's Development Manual standard.

The developer will be in a position to begin servicing the subject lands when a subdivision agreement is finalized; any necessary approvals granted from the Town and agencies and as sanitary capacity is available.

The County is presently seeking the Town's endorsement of the proposed amended Draft Plan of Subdivision. The County of Essex is the approval authority has directed the municipality to hold the statutory public meeting for the subdivision and Zoning By-law Amendment and obtain public comments, and that these concerns from partner agencies would be addressed prior to approval by the County.

The approval of a draft Plan of Subdivision is granted for a three year time period at which time an extension can be requested by the developer.

4. RISK ANALYSIS:

The recommendation presents little to no risk to the municipality. The appropriate draft conditions will be implemented by Town and County administration to manage the development during construction. A subdivision agreement will be registered against the land including provisions contained in the draft conditions.

5. FINANCIAL MATTERS:

The cost associated with the applications and planning processes are the responsibility of the developer. The fees associated with this future development will include 182 lots x \$12,743 in development charges at a total of \$2,319,226. Future property taxes are estimated at a total of \$877,240 in 2018 (based on \$4,820 per property assessed at \$300,000 x 182 properties) annually for this phase in the development. The Town's portion of the total taxes would equate to approximately \$528,322 annually.

Development charges and property taxes are collected toward funding the growth-related capital infrastructure costs and the ongoing cost of services provided by the Town respectively.

6. CONSULTATIONS:

The proposed Notices of Public Meeting for a Draft Plan of Subdivision and Zoning By-law Amendment were published in the River Town Times on August 15th and 22nd 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.

The following is a summary of written comments prior to the report date and Administration's response to each.

The Essex Region Conservation Authority (ERCA) provided correspondence which stated that the lands are not located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). As a result a permit is not required for issues related to Section 28. There is concern however with the potential impact of the quality and quantity of runoff in the downstream watercourse due to future development on this site. It is recognized that water resources management concerns are being addressed through their comments on the Draft Plan of Subdivision and involvement in the review of the stormwater management plans for the subject development and request inclusion of the following conditions in the Subdivision Agreement:

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 Municipality and the Essex Region Conservation Authority.
2. That the developer installs stormwater management measures identified above, as part of the development of the site, to the satisfaction of the Municipality and the Essex Region Conservation Authority.
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.

The Essex Region Conservation Authority is aware that the owners have already submitted an Application for Permit along with the required fees and are in the process of reviewing the application along with other associated reviews of the application for Draft Plan of Subdivision.

The following comments are provided from our perspective as a service provider to the Municipality on matters related to natural heritage and natural heritage systems. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Municipality as the planning authority.

We concur that the applicant 1078217 Ontario Limited, has received Ministry of Natural Resources and Forestry Benefit Permit Approval No. AY-C-001-18, which includes this phase of development. We recommend that the applicant implement all requirements and conditions associated with the ESA permit. We confirm that there are no additional natural heritage concerns associated with this draft plan of subdivision application that require further assessment.

Union Gas Limited ("Union") provided correspondence stating a request that as a condition of final approval the owner/developer provide to Union Gas the necessary easements and/or agreements required by Union for the provision of gas services for this project in a form satisfactory to Union.

Canada Post provided correspondence which states that the mail service will be provided through the use of centralized Community Mail Boxes (CMBs) (correspondence attached).

A petition that was signed by twenty Hilton Court residents was submitted to the Planning Division objecting to the first draft of the proposed draft plan of subdivision stating the following reasons;

- (i) *The long 1.4 km road on a narrow road allowance would be extremely dangerous*
- (ii) *The new development should resemble all the other roads in Kingsbridge North Subdivision being, Baker which ends in a dead end, Cambridge which is a small u-shaped road and Oxford which is a small u-shaped road.*

The petition further suggests Hilton Court should “end in a dead end since it already has two exits back to Whelan. Then the new Hilton extension would be a separate section entering on Lavers Street and returning on Whelan at the east end as shown on the drawings, creating a u-shaped road.”

Another resident email dated July 16, 2018 was received stating “When we purchased our home February 22 of 2014 we had to initial a street map which indicated to us that our street was only going to be extended a few houses to what exists currently then it would curve back to Whelan which was to be a through street.

I have the map attached to my housing purchase agreement. We asked about it prior to purchasing and bought based on that fact as we did not want a location where through way traffic would be a factor.

I read the document recently sent to us via mail and this is NOT what we had been informed by the builder or what we had seen on official plans. The new map demonstrates an additional extension of the existing street by 25 homes on the south side and 26 on the north side before the curve starts back to Whelan with as many more to be built in essence increasing traffic flow by more than 400% potential.

This is unacceptable and would be a devaluation of our property.”

ADMINISTRATION’S RESPONSE

The developer resubmitted the application for Draft Plan of Subdivision showing an amended street layout. The proposed plan has Hilton Court connecting back to Whelan Avenue and a new court (Benson Court) in place of where the Hilton Court extension was originally proposed. Further, master plans have no legal or statutory planning standing. Master plans are subject to change by a developer at any time dependant on many internal and external processes including changes in legislation and development standards.

The following is a summary of **oral comments** received at the July 23, 2018 statutory public meeting and Administration’s response to each.

Main Issue	Administration’s Response
Residents do not support the extension of Hilton Court because they viewed master plans of the subdivision when buying their lots and were under the impression that the court was to wrap back to Whelan at a sooner point than what was shown in the newest master plan.	The developer resubmitted the application for Draft Plan of Subdivision showing an amended street layout. The proposed plan has Hilton Court connecting back to Whelan Avenue and a new court (Benson Court) in place of where the Hilton Court extension was originally proposed.

	Further, master plans have no legal or statutory planning status. Master plans are subject to change by a developer at any time dependant on many internal and external processes including changes in legislation and development standards.
The street is too narrow and the lack of sidewalks could be dangerous to children.	Councillor Pouget recommended that Public Works install alternate parking signs on Hilton Court to limit cars to only parking on one side of the street. Jeff Baker, legal counsel to the developer, stated that sidewalks can be added to the plan if the residents desire them.
The subdivision gets very congested. Residents were under the belief that an exit onto the 2 nd Concession was proposed by the developer.	There is no planned exit onto the 2 nd Concession as the developer does not own the land. A traffic impact study has been performed that has contemplated the full build out of the subdivision. All recommendations in the traffic impact study will be implemented.
The increased traffic from the increased number of houses proposed on Hilton Court would be too great.	The developer resubmitted the application for Draft Plan of Subdivision showing an amended street layout. The proposed plan has Hilton Court connecting back to Whelan Avenue and a new court (Benson Court) in place of where the Hilton Court extension was originally proposed. Only ten (10) lots will be added on Hilton Court in order to complete the road and attach it back to Whelan Ave. The remainder of the lots will be on the new court.
There are many trees, hawks, osprey and natural habitat in the surrounding area that should not be rezoned for the subdivision.	In February of this year the developer obtained the overall benefit permit under the Endangered Species act (ESA) from the Ontario Ministry of Natural Resources and Forestry for the remainder of the lands within Kingsbridge Subdivision between Front Road and 2 nd Concession. MNRFB advised within the permit that the legislative requirements had been met and the municipality should proceed with the Planning Act process (Draft Plan of Subdivision and Rezoning).
Knobb Hill Drive does not have enough sidewalks and is dangerous for pedestrians.	Mr. Dunn stated that he is waiting for the MNRFB to finalize the plans for that portion of the subdivision so that he knows how to complete Knobb Hill Drive with MNR compliances, and he will put a large sidewalk along it. His intention is to complete the road and sidewalk within the

	next two years.
Potential drainage issues due to the new lots being added and insufficient sewers to support the lots.	Please see attached email from the Public Works Department addressing stormwater management. The response from Shane McVitty is listed on page 9 of the attachments to this report.
The subdivision is very dark and requires more street lights.	Mr. Dunn stated that street lights will be installed through the subdivision all the way through to Whelan.

7. CONCLUSION:

It is recommended that comments received at this public meeting and the public meeting held July 23, 2018, be summarized into a report and brought back for Council's information along with the draft Zoning By-law for Council's consideration at the next available Council meeting.

It is further recommended, that Council approve a motion of support for this next phase of Kingsbridge Subdivision at the next available Council meeting, and that any comments received at this public meeting and the public meeting held July 23, 2018 be sent to the County of Essex as required in regard to draft plan of subdivision 37-T-18003.



Rebecca Belanger
Manager of Planning Services

jm

<p>DEPARTMENTS/OTHERS CONSULTED:</p> <p>Name: Bill King, Manager of Planning Services, County of Essex Phone#: 519 776-6441 ext. 1329</p> <p>Name: Office of Engineering and Public Works Phone #: 519 736-3664 ext. 313</p> <p>Name: Building Services Phone #: 519 736-5408 ext. 4136</p> <p>Name: Fire Services Phone #: 519 736-6500</p>

Name: Union Gas
Email: ONTUGLandsINQ@uniongas.com

Name: Ontario Power Generation
Email: Executivevp.lawanddevelopment@opg.com

Name: Essex Region Conservation Authority
Email: planning@erca.org

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:	Proposed Amended Draft Plan of Subdivision and Zoning By-law Amendment for Kingsbridge Subdivision File No. 37-T-18003.docx
Attachments:	- Report to Council- Aug. 30- Proposed DPS and ZBA for Kingsbridge Sub File No. 37T18003- ATTACHMENTS.pdf
Final Approval Date:	Aug 24, 2018

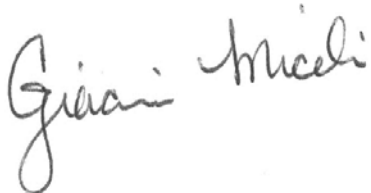
This report and all of its attachments were approved and signed as outlined below:



Mark Galvin - Aug 21, 2018 - 2:20 PM



Cheryl Horrobin - Aug 21, 2018 - 4:43 PM



John Miceli - Aug 22, 2018 - 10:33 AM



Paula Parker - Aug 24, 2018 - 12:27 PM



planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

August 17, 2018

Ms. Rebecca Belanger, Manager of Planning Services
Town of Amherstburg
271 Sandwich St. S.
Amherstburg ON N9A 4L2

Dear Ms. Belanger:

RE: Zoning By-Law Amendment ZBA-12-18 FRONT RD N, KNOBB HILL DR
ARN 372942000016200; 372942000018050; PIN: 015451556, 015451107
Applicant: 1078217 ONTARIO LIMITED;

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment ZBA-12-18. The purpose of this re-zoning application is to change the zoning of the subject lands to reflect the amended draft plan of subdivision 37-T-18003. Specifically, the zoning of the subject lands will be changed to permit the development of 185 single detached residential dwelling units and the long-term protection of habitat as required by Ministry of Natural Resources and Forestry approvals.

DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS (PPS, 2014) AND REGULATORY RESPONSIBILITIES OF THE CONSERVATION AUTHORITIES ACT

The following comments reflect our role as representing the provincial interest in natural hazards encompassed by Section 3.1 of the Provincial Policy Statement of the Planning Act as well as our regulatory role as defined by Section 28 of the Conservation Authorities Act.

We have reviewed our floodline mapping for this area and it has been determined this site is **not** located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

Our office has reviewed and approved a stormwater management report within the larger Kingsbridge subdivision. It is our advice that the Municipality require the applicant to comply with that submitted report for the stormwater management considerations associated with this development.

WATERSHED BASED RESOURCE MANAGEMENT AGENCY

The following comments are provided in an advisory capacity as a public commenting body on matters related to watershed management.

Ms. Belanger
August 17, 2018

Our office has reviewed the proposal and has no concerns relating to stormwater management.

PLANNING ADVISORY SERVICE TO MUNICIPALITIES - NATURAL HERITAGE POLICIES OF THE PPS, 2014

The following comments are provided from our perspective as a service provider to the Municipality on matters related to natural heritage and natural heritage systems. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Municipality as the planning authority.

It is our recommendation to the Municipality that the rezoning of the lands to an Environmental Protection Zone is an appropriate mechanism to reflect the approval from the Ministry of Natural Resources and Forestry.

FINAL RECOMMENDATION

Our office is in support of this application for rezoning.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Michael Nelson
Watershed Planner
/mn





regs@erca.org
P.519.776.5209
F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

July 05, 2018

Mr. William J. King, Manager of 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 Draft Plan of Subdivision 37-T-18003
Subdivision - Phases 7A and 7B; FRONT RD N, KNOBB HILL DR
ARN 372942000016200; 372942000018050; PIN: 015451556, 015451107
Applicant: 1078217 ONTARIO LIMITED;

We have reviewed this proposal based on the mandate of the Essex Region Conservation Authority and provide the following Request for Comments for Draft Plan of Subdivision 37-T-18003, Phase 7A and 7B, described as 168 single detached residential lots, and 1 block, located off of Whelan Ave and Hilton Court.

DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS (PPS, 2014) and REGULATORY RESPONSIBILITIES under the CONSERVATION AUTHORITIES ACT

The following comments reflect our role as representing the provincial interest in natural hazards management under the Provincial Policy Statement of the Planning Act, as well as our regulatory role in permitting under Section 28 of the Conservation Authorities Act.

We have reviewed this proposal with regards to the natural hazard policies of the PPS and have no objections.

We have reviewed our floodline mapping for this area and it has been determined this site is **not** located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

WATERSHED BASED RESOURCE MANAGEMENT AGENCY

The following comments are provided in our capacity as a public commenting body on matters related to watershed management.

We previously provided comments for the overall stormwater management report completed by Stantec Consulting for the



Mr. King
July 04, 2018

entirety of the Kingsbridge Subdivision. Our involvement in the review and approval of the February 23, 2017 Report satisfied our concerns for stormwater management of the lands within the study area. Provided that the Municipality ensures that the applicant complies with the "Stantec Revised Stormwater Management Report" dated February 23, 2017 for Phases 7A and B, we do not require further consultation on this file with respect to stormwater management. We therefore recommend that the stormwater management analysis and implementation of identified measures be completed to the satisfaction of the Municipality.

PLANNING ADVISORY SERVICE TO MUNICIPALITIES - NATURAL HERITAGE POLICIES OF THE PPS, 2014

The following comments are provided from our perspective as a service provider to the Municipality on matters related to natural heritage and natural heritage systems. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Municipality as the planning authority.

We concur that the applicant 1078217 Ontario Limited, has received Ministry of Natural Resources and Forestry Benefit Permit Approval No. AY-C-001-18, which includes this phase of development. We recommend that the applicant implement all requirements and conditions associated with the ESA permit. We confirm that there are no additional natural heritage concerns associated with this draft plan of subdivision application that require further assessment.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Michael Nelson
Watershed Planner
/cor



Janine Mastronardi

From: ONTUGLLandsINQ <ONTUGLLandsINQ@uniongas.com>
Sent: Thursday, August 09, 2018 11:12 AM
To: Janine Mastronardi
Subject: RE: Notices of Public Meeting- Plan of Subdivision and Zoning By-law Amendment- Kingsbridge Subdivision

Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Union Gas Limited's ("Union") request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Union.

Should you require any further information, please contact the undersigned.

Kelly Buchanan
Analyst Lands Services
Lands Department

Union Gas Limited | An Enbridge Company
50 Keil Dr N, Chatham, ON N7M 5M1

uniongas.com | [Canada's Top 100 Employer](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#)

From: Janine Mastronardi [<mailto:jmastronardi@amherstburg.ca>]
Sent: August-09-18 9:42 AM
To: Giovanni (John) Miceli; Antonietta Giofu; Todd Hewitt; Ron Meloche; Paul Acton; Angelo Avolio; Rob Unis; Michelle Lavin-Faucher; Paula Parker; Antonio Marra; ONTUGLLandsINQ; 'Executivevp.lawanddevelopment@opg.com'; planning@erca.org; Denise Kimmerly (denise_kimmerly@wecdsb.on.ca)
Subject: [External] Notices of Public Meeting- Plan of Subdivision and Zoning By-law Amendment- Kingsbridge Subdivision

Good morning,

As per Planning Act regulations please find attached the circulation of a Notice of Public Meeting for a proposed plan of subdivision and a proposed zoning by-law amendment with associated applications for property in Kingsbridge Subdivision, Town of Amherstburg, for your information and comments. This circulation includes a revised draft plan of subdivision with revised notice and the same information for the Zoning By-law Amendment as was previously circulated.

Please provide the Town with any comments by August 15th, 2018.

Regards,
Janine

Janine Mastronardi
Planning Office Clerk
Town of Amherstburg - Libro Centre

Janine Mastronardi

From: Rebecca Belanger
Sent: Thursday, August 09, 2018 9:51 AM
To: Janine Mastronardi; Sarah Sinasac
Subject: FW: Council report request re: drainage/sidewalk/parking concerns on Hilton Court - Kingsbridge Subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

Rebecca Belanger

Manager of Planning Services

Town of Amherstburg - Libro Centre

3295 Meloche Rd., Amherstburg, ON, N9V 2Y8

Tel: 519-736-5408 Fax: 519-736-9859 TTY: 519-736-9860



The information in this e-mail is confidential, privileged and is subject to copyright and authorized solely for the addressee(s) named. The Town of Amherstburg is not responsible for any loss or damage arising from the use of this email or attachments.

From: Shane McVitty
Sent: August-09-18 9:50 AM
To: Tammy Fowkes; Eric Chamberlain
Cc: Antonietta Giofu; Todd Hewitt; Rebecca Belanger; Paula Parker; Mark Galvin
Subject: RE: Council report request re: drainage/sidewalk/parking concerns on Hilton Court - Kingsbridge Subdivision

Good Morning Everyone,

I've listened to the audio from the Council meeting and have paid a visit to Kingsbridge to get some perspective on Mr. Lange's concerns. Also, Todd and I recently met with Mike Dunn and his engineers to discuss the future of the existing drainage ditch in Kingsbridge.

As Mr. Lange indicated at Council, we met with him early last February to discuss some of his concerns and observations regarding drainage in the upper part of Kingsbridge where he resides on Hilton. As a result of our meetings, and through further consultation with Mike Dunn and the MNRF, the following was completed.:

1. An existing farm crossing culvert, that was collapsing and impeding flow, was replaced with a new, larger culvert.

2. Partially blocked stormwater pipe outlets from Hilton and Whelan were cleared
3. Cleaning of the drain in selected areas, including full brushing and chopping of existing phragmites and other vegetation

At my recent visit to the site, which included a complete walk-through of the ditch, I observed the drain to be functioning well. The outlets at Hilton and Whelan were not blocked, and each only had 2"-3" of sediment accumulation in the bottom of the pipes. The only area that requires attention is the culvert that crosses Knob Hill. As Mr. Lange pointed out at Council, this culvert is perched at its upstream end (i.e. its invert sits up higher than the drain bottom, preventing water from passing through until such time that the level in the drain rises above the invert of the pipe). The perched culvert is causing water to lay in the drain for a distance of approximately 450m upstream. Knob Hill will be reconstructed in the near future, and it is expected that the culvert will be replaced next Spring with a larger pipe that will accommodate the road reconfiguration and will be hydraulically suitable to manage full build-out within the drain watershed. In the meantime, Mr. Dunn has indicated that he will address the existing culvert and have the perched end set back to grade.

Lastly, it should be noted that a portion of the ditch will ultimately be enclosed with a buried storm sewer piping system. This will occur from the northern end at the upper limit of the ditch (Hilton and Whelan), for a distance of approximately 650m to where the ditch turns westerly and heads towards Knob Hill. The remainder of the ditch will remain open all the way to the large pond at the far west end of the development. Both the new storm water pipes and the open ditch will provide sufficient capacity to convey the flows from the upstream watershed under full build-out conditions.

Thanks,
Shane

Shane McVitty

Drainage Superintendent / Engineering Coordinator

512 Sandwich St. South, Amherstburg, ON, N9V 3R2
Tel: 519-736-3664 Fax: 519-736-7080 TTY: 519-736-9860



The information in this e-mail is confidential, privileged and is subject to copyright and authorized solely for the addressee(s) named. The Town of Amherstburg is not responsible for any loss or damage arising from the use of this email or attachments.

From: Tammy Fowkes
Sent: August-02-18 11:00 AM
To: Eric Chamberlain; Shane McVitty
Cc: Antonietta Giofu; Todd Hewitt; Rebecca Belanger; Paula Parker; Mark Galvin
Subject: RE: Council report request re: drainage/sidewalk/parking concerns on Hilton Court - Kingsbridge Subdivision

From: [Angel Zorzan](#)
To: [Sarah Sinasac](#)
Subject: Zoning
Date: August-29-18 5:46:32 PM

Recently in the mail we were sent a zoning by law amendment about the addition of several hundred new homes to our area.

We are deeply concerned as no new entrances or exits are going to be added. This means Whelan Dr. and Texas Rd will handle all the traffic. This will put added stress on the roads the safety of children, adults and pets.

We already have a tremendous amount of traffic plus not to mention the speedsters we have now that I know some have complained about & nothing has changed, so yes indeed we have serious traffic/safety concerns.

My husband mentions when he leaves early in the morning for work that there have many times when other vehicles literally pass him on Whelan Dr then roll through the stop signs & to make matters worse they don't live in the subdivision they are turning from knob hill coming in from elsewhere & Whelan is used as a shortcut, so yes rather than drive up Texas road they use Whelan as their shortcut, I apologize for the repeat but it bears mentioning twice which is why we have such a high volume of traffic which in turns become a huge safety concern. No different for when I come in after midnight I'm surprised how many turn down our street & I follow them all the way since I live near the end just to see them turn on knob hill so again we are a shortcut.

Which brings up our point, we can't even imagine what it will be like in the near future once all those houses(100+) are completed, but I'm positive the traffic will double if not triple so it is of serious safety concern to us all.

There should be other entry & exits to accommodate all the volume of homes going up now & in the near future, the planning in our opinion lacks this. It may be cheaper for the developer but we are all part of a community and not just those living on Whelan should bare such high volume in traffic because when that happens it's just a matter of time before something or someone gets hurt and it will happen. There are a lot of children & pets in the area and from other ppl I know that have heavy traffic those driving get impatient at those being cautious which is already happening with the passing of vehicles on Whelan so then gun it (for a lack of a better word) just to get ahead & believe me when I say if a child or a dog suddenly steps out they will not have ample time to stop at that speed.
I do have a question was there a traffic studies done?

Sincerely concerned

Gerry & Angel Zorzan


From: [Jean Moore](#)
To: [Sarah Sinasac](#)
Subject: Zoning by- law amendment
Date: August-28-18 9:13:23 PM

This letter is in regards to the proposed plan of subdivision from Ontario 1078217 Limited.

Unfortunately I am unable to attend due to a prior commitment. The time of this meeting really limits the number of working people able to attend.

My concern is the lack of new entrances and exits for the hundreds of homes proposed to be built. Several people in our Kingsbridge north neighbourhood have sold or are soon listing their homes due to the already increasing amount of traffic on Whelan Drive with the new builds in Kingsbridge south using Whelan Drive to access their homes. What was a quiet street when we moved here 12 years ago will be the thoroughfare for hundreds of additional cars if this zoning by law is amended with the proposed plan. I feel this action will jeopardize the safety of children adults and pets. As a home owner I can not imagine how this street can handle more traffic.

Please give considerable consideration and thought to this rezoning amendment.

There must be more entrances and exits to access to this proposed addition of homes.

A concerned resident on Whelan Dr. in Kingsbridge North. Jean Moore

Sent from my iPa

From: [kate_leo](#)
To: [Sarah Sinasac](#)
Subject: Kingsbridge subdivision
Date: August-28-18 8:39:05 PM

Hello. As we cannot be in attendance for the meeting concerning an amendment to a current bylaw in order to permit construction of numerous homes in our subdivision, we felt very strongly about voicing our concerns. As long time residents and tax payers on Whelan Drive, we have witnessed an incredible increase in the amount of traffic on our street. We see motorists roll through stop signs and speed down the street with little regard for pets and pedestrians. Whelan Drive has become a thoroughfare and a shortcut to Kingsbridge South over the years and we fear the above mentioned issues will only worsen with an increase in the number of homes without balancing the increase with additional entrance/exit points. We fear for the safety of our children and cyclists and neighbours walking their dogs. We cannot imagine the chaos that would ensue should there be an emergency and home owners had to leave. When there are accidents on county road 20, traffic is rerouted through Kingsbridge and this, in addition to an increased volume of people with their own vehicles, will be a nightmare. Even Pointe West and Golfview subdivisions have multiple entrance/exit points. If a home in our subdivision has an average of 2 vehicles and there is a proposal to build 100+ homes, that increase of 200 vehicles cannot possibly be supported by only 2 entrance/exit points. Add to that, the increase in the number of school buses, delivery trucks and construction vehicles during development and our once calm street will undoubtedly become a busy roadway. We would venture to say that our home/property value would decrease on Whelan Drive for the very reason that it is a "busy road".

Our view is that the tax revenue generated for the Town of Amherstburg from the proposed numerous new homes in Kingsbridge will be far outweighed by the complaints from concerned residents.

Sincerely,

Kate and Leo Drouillard

Sent from my Bell Samsung device over Canada's largest network.

From: [UwinGmail](#)
To: [Sarah Sinasac](#)
Subject: New development in Kingsbridge
Date: August-28-18 5:35:56 PM

Good afternoon,

I am unable to attend the meeting Thursday regarding the planned addition of homes in the Kingsbridge area. I am concerned with access to the new homes and if more exits will be created so there isn't more traffic on Whelan Drive and Texas Road. I feel this is a safety issue for pedestrians.

Michelle Kunkel

Sent from my iPhone

Hello to whom it may concern.

RECEIVED

AUG 29 2018

My Name is Sebastian Guarnaccie

Town of Amherstburg

I'm not in favor of the proposed subdivision as proposed. ZONING By-LAW No. 1999-52

First let me tell you upset with developer for and the town to allow him to start!

they are cutting down trees, old trees and young one that were as I will call it a

Hedge that was few hundred yards long

that held wildlife snakes(fox) this could of been incorporated in the design of the

subdivision. I recall being at town council

where we paid for a study on trees, in town

and the different types and councilors that

care about saving trees, not cutting them down! are they aware or is creating building

lots more important! where are these

councilors now! we should create better

subdivision with an oversight for the future

with more protected green space, and enviromently

10 Greatly concerned about the set back
distant of 60m from ETR. TRACKS. -
TOO CLOSE.

20 No roads to ACCESS TRACKS.

reason. Town says they have no control
about what ETR. CAN. DO. SIMPHE

Don't allow houses to be built near
them if you cannot provide adequate
protecting for resident. ETR has been
storing rail cars that are potentially
explosive in are back yards, and are

Federal protected. Our town doesn't seem
to care for the resident on the 2nd. Con.
so why will u build so close. without
providing rds. to track with fire hydrants
to battle a catastrophe like Quebec.!

I think the planning committee should really
take a long look on how they can make
this work for the safety of the community
and not how many lots can be made.

3. Green space, I think should be more than what was proposed.

especially by the tracks where we always see wild animals deer constantly and fox snakes that are protected but most of there homes are destroyed now ~~to~~ since they began bulldozing the area already, I don't recall anybody going to capture them and relocating them!

They should continue a straight line North from the adjacent land that is bush, NORTH TO Point west to protect the snakes deers, rabbits, and birds, at the same time put homes farther away from the deadly tracks!

No Drainage. haven't seen any proposed on the plan. , Rebecca not in office all week! I would've like to have her input on it! Dont want to get stuck paying for drainage down the road or let the subdivision Resident get off the hook later, by council. like pointwest and Golfview, or. developer to reroute. like Outletter drain, so deleuoper ~~and re~~ can make mor lots! at other's expensioe, from a natural drain!

would be nice if it was in the report. before we allow a changing of the zoning. where and how it will be done!

when all is said and done I hope committee and town council can come to an revised subdivision that's more friendly to the habitat around the area with an insight of safety and place where nature and people can live happily together.

Sebastian Giannacola.

NOTES JUST WENT TO LOOK BEHIND my house looks like the drain is going in that 60 meters green space (NICE) even harder for fire trucks to get to the tracks if there a big. One!
why is there movement before zoning change!

Statutory Public Meeting – July 23, 2018

Item #1 Kingsbridge Subdivision Zoning By-law Amendment and Draft Plan Approval

Public Comments

Eric Griggs (52 Hilton Court)

- Eric Griggs was appointed as the spokesperson for the majority of homeowners on Hilton Court
- Mr. Griggs brought a signed petition that many homeowners signed opposing the proposed extension of Hilton Court which represents 30 households and 58 names. He also brought a June 24, 2010 Master Plan to be put into the record.
- Mr. Griggs stated that he and other homeowners on Hilton are not trying to stop development, they are just not in support of the extension of Hilton Court. When the homeowners purchased their houses they were either given the 2007 or the 2010 master plans of Kingsbridge, neither of which show the full extension of Hilton. Mr. Griggs stated that a street meant to support a small neighbourhood will support over 100 homes. He believes that the street is too narrow and the lack of sidewalks could be dangerous. He stated that master plans should only be changed as a last resort, especially because residents only bought the lots and built their homes because of the master plans they were presented with at the time. He stated that residents paid a premium to have their lots on less busy streets. The change in the plans will add 54 homes to the street that is not wide enough to support the traffic associated with the additional homes.
- Mr. Griggs stated that Whelan is a wider road and more appropriate for a large number of houses. The busy street would be a safety concern for children in the neighbourhood. Mr. Griggs states that planning should not just be about maximizing homes and that the developer has a choice to disregard the residents or respect them and design something that makes everyone happy. He stated that he is open to positive and sustainable development.

Mario D'Angelo (50 Hilton Court)

- Mr. D'Angelo stated that he agreed with everything Mr. Griggs stated
- Mr. D'Angelo stated that the developer should run Lavers Street around as a 'U' and that Hilton Court already has two exits and does not need more.

Pam Lombardo (39 Hilton Court)

- Ms. Lombardo stated that she was unaware of the original plan for the area (where the court ends near where it currently ends). She stated she is concerned about the exits from the subdivision as it gets very congested and there should be a plan to exit the subdivision at the 2nd Concession. She stated that she drives through the whole subdivision every day to get in and out of the subdivision. She questioned the snake protection fences. She stated that there should be an exit through the conservation lands and that the subdivision is badly designed as every house has four cars and there is too much congestion with the cars parked on the street.

Gordon Moore (46 Hilton Court)

- Mr. Moore stated that he moved to Amherstburg 8 years ago and used to live on White Crescent in South Kingsbridge. When he moved to the property on Hilton he was given a master plan from 2010.
- Mr. Moore questioned the possibility of a subdivision exit onto Concession 2 N due to the current and future congestion in the subdivision. He was under the belief that either Brown Crescent or Whelan Road were originally proposed to extend to Concession 2 N, as the 2010 master plan has the words 'future road' near the end of Brown Crescent and Whelan Road. The current plan does not have the words 'future road' on either of the streets. He stated that there is now no opportunity for a road allowance out to Concession 2 N and that there is no opportunity for access to Texas Road. The developers would have to purchase land to put an access through. He states that the developers do not say how traffic is going to be addressed and that the density is going to be too high resulting in congestion. There is a stub road that is dead-ended at White Avenue but there is no opportunity to put the road through to Texas Road. Although traffic studies have been performed, people still have difficulties getting out of the subdivision during rush hour, and an increased number of homes will exacerbate the problem.
- Mr. Moore summarized the size of some of the streets currently coming off Whelan Ave and indicated that many of them are short courts. Mr. Moore stated that Hilton Court was originally supposed to follow the pattern of other streets but was extended in 2007 to where it currently ends and the separate crescent (Wilson) was removed from the plan. At the time of the extension many residents objected to Hilton Court being extended. The developer was told to make arrangements with the residents and Mr. Moore believes that there was accommodation that included compensation between the residents and the developer. At this time, residents agreed to the extension of Hilton Court but were told it would not extend any further. When Mr. Moore purchased his property he was told that the street currently dead ended but could be completed as shown in the 2010 master plan where it would extend a couple houses and attach to Whelan. Mr. Moore is of the opinion that the developer should finish the court as described in 2007/2010 and create another court beside Hilton.

Dwaine Dawson (28 Hilton Court)

- Mr. Dawson stated that he was involved in the 2007 extension and was originally very opposed to the first extension. He stated that he purchased the property because he wanted low traffic and an isolated area for the kids to play. At the time he only agreed to extend Hilton because traffic was to be routed to Whelan. It was understood at the time that the extension was to be the end of Hilton and that it would not be further extended. He stated that the road is already twice as long as it was originally proposed and should be closed into a court now, especially since it is not as wide as Whelan and it would not be safe for children on the street to have increased traffic.

Craig Werstein (40 Hilton Court)

- Mr. Werstein requested clarification on what is a county decision versus a Council decision. Mark Galvin responded that the County is the approval authority for draft plan and that they

asked us to hold the public meeting and that all comments would be passed on to the County, Council would either endorse or deny the application, and the County will take Council's opinion into consideration they would be the final decision makers. Rebecca Belanger stated that the Zoning By-law Amendment was also being considered and the approval of the Zoning By-law Amendment was Council's decision, not the County's.

- Mr. Werstein stated that he expects Council to 'not endorse' the proposed draft plan of subdivision.
- Mr. Galvin clarified that the current meeting was just to gather public comments that would be brought back to Council and Council would either endorse or not endorse the draft plan of subdivision at a subsequent meeting. The meeting is designed to be an open forum.

Marc Conte (672 Concession 2 N)

- Mr. Conte stated that he owns land to the west of the ETR. He stated that a portion of his land was part of the draft plan of subdivision and that he wanted the land removed from the Master Plan.
- Rebecca Belanger stated that Mr. Conte's land was not included in the Zoning By-law Amendment map and that the inclusion of the land in the master plan was a mistake that would be remedied. Ms. Belanger stated that the developer is aware that he does not own Mr. Conte's land that that it will not be rezoned or developed.

Jon Procter (173 Clubview Drive)

- Mr. Procter stated that he believes the subdivision should be designed to minimize traffic. He also stated that he is opposed to the zoning by-law amendment due to the extensive amount of natural habitat in the area. He stated that there are many trees, hawks, osprey and natural habitat in the surrounding area that should not be rezoned for the subdivision.

Leo Lange (31 Hilton Court)

- Mr. Lange stated that he moved to Kingsbridge 4 years ago and has noticed drainage issues. He stated that a number of his neighbours have two sump pumps, one as a backup, and that the outlet flows through the storm system.
- He stated that he walked across the subdivision to Knobb Hill Drive and noted many drainage concerns. He arranged a meeting with the Town's drainage engineer and all of his concerns except one were met. He found that the storm sewer outfalls on Hilton were often fully submerged requiring sump pumps to work too hard. The development will cause heavier inflows into storm systems. Mr. Lange suggested re-investigating the elevation and sizing of outlets on Knobb Hill Drive.

Jeffrey Baker (Legal representation of Michael Dunn)

- Mr. Baker stated that there have been different versions of the master plan for the subdivision. The one from 2004 showed 3 courts off Whelan, however the decision was made to extend

Hilton to make individual lots larger and to decrease the number of small courts, as small courts make sewage flow more difficult. He stated that all the concept plans since 2007 have been concept plans with no official approval. The 2010 concept master plan showed Hilton as an extended court with Wilson Court located to the east of Hilton. The 2011 master plan showed Hilton Court going to the eastern limit of the property and looping back to Whelan. Mr. Baker stated that in this scenario Hilton could still be considered a 'court' and not considered a through-street. Mr. Baker offered the question of 'how long is too long for a court'? There are no accepted standards. He stated that the road will meet all standards for traffic engineering.

- Mr. Baker questioned the assurances that were given to residents that Hilton would not extend any further. He stated that the developer did not give these assurances to people. All master plans since 2011 have shown Hilton as the extended street and the design of multiple courts have been obsolete since 2011. Mr. Baker stated that anyone who purchased after 2011 was given incorrect information from the sellers. He stated that when the developers applied for permission to develop from the MNR in 2013, the Town sent in the 2011 master plan that showed the extended Hilton Court.
- Mr. Baker stated that the traffic from additional cars will not be an issue since most will not take Hilton to get to their homes and only those who live on Hilton will drive there. He stated that it is likely that residents will use Whelan or other larger streets to get to their house if it is located further down Hilton. He stated that the plan will not create any increase in the traffic on the existing portion of Hilton.
- Mr. Baker stated that there a variety of other streets in the community that are as long as the proposed Hilton. A total of 99 households would front onto Hilton. Mr. Baker stated that 80 households must currently use McCurdy Drive (including captive insets), 83 households use Mediterranean, 89 households use Illinois (including captive insets), 97 households must use Golfview, 98 households and the Sobey's entrance use Fort Street, 98 houses will use Meadowview to exit the subdivision, Welsh Ave when fully built will have 102 households, McClellan has 190 houses that use the street to exit the subdivision – with some congestion. Mr. Baker stated that when put in context what is being proposed is not an overbuilding of Hilton Court. He also stated that the developer is not opposed to putting sidewalks in on Hilton, however some residents have stated that they are opposed to sidewalks.
- Mr. Baker stated that the Hilton extension would have proceeded in 2013 but for the fact that the Town did not have the sewage capacity at that time. Additionally the revised Endangered Species Act lead to delays and significant changes to the design of the subdivision as the MNR required land to be set aside. Mr. Baker also stated that a street exiting onto Concession 2 N was never part of the plans for the subdivision. Any streets on the master plan that looked as though they could extend to Concession 2 were accommodation made for access to railway lands and were never intended to imply connection to 2nd Concession.
- Mr. Baker stated that the drains will be reconstructed at larger capacities as part of the new development in order to remedy any stormwater management issues.
- Mr. Baker stated that the developer is not willing to make small courts in the subdivision because of economics. Smaller courts have higher costs and fewer lots. The subdivision has changed quite a bit since 2004, the developer lost 240 lots out of the overall Kingsbridge plan

due to the MNR required lands and is spending nearly a million dollars on pumping sewage. It is important to the viability of the developer to maximize the number of lots.

Councillor Pouget

- C. Pouget stated that she has no objection to future development but that the Town must make sure that people on Hilton Court are safe and that fire trucks, ambulances, etc. can get down the busy street. The residents built their houses on what they believed was going to be a court. C. Pouget stated that she thinks that the number of houses on other streets is irrelevant and does not factor into the decision to be made about the proposed extension of Hilton Court. She also stated that there should not be parking on both sides of the street. C. Pouget asked about the concept plans that were prepared after 2007 and asked why they were never brought before Council
- Mr. Baker responded that the various concept plans that were prepared after 2007 did not come before Council because they did not require approval at the time. The changes in 2007 were approved by Council that eliminated Wilson Court. The various concept plans were all concepts of what 'might' be done at later stages.
- C. Pouget asked how residents would get plans that weren't approved by Council.
- Mr. Baker stated that Hilton will still be a court as it will loop around and there will be no through connection. He questioned how many households would cause the court to no longer be a court. He stated that the number of households is not what defines it as a court.

Councillor Lavigne

- C. Lavigne stated that the Town should be looking at putting in more houses but not at the expense of those currently living on Hilton. The plan was conceptual until it was brought before Council, and therefore cannot be considered conceptual anymore. Residents build on a court specifically not to have through traffic. The original development agreement was from 2007. Many of the lots on the street are bigger lots which attract a certain market, and the layout of the street is now being changed. He stated that the Town is going to try to satisfy the MNR by purchasing other land.
- C. Lavigne stated a preference to have another public forum so that Council can understand how the residents' concerns have been addressed.
- Rebecca Belanger stated that Council can identify the preference to have another public meeting. She stated that Mr. Dunn has gone through all the required approvals with the MNR and ERCA.
- C. Lavigne stated that the 2010 master plan looks completely different from the proposed development. He questioned why a developer would propose an original plan and then change it. He stated that at one point Hilton Court wrapping back to Whelan was considered the extension. He questioned why the developer would pay for the process to get a survey done if they were not going to use the plan. Mr. Baker stated that the older proposal was the original consideration but plans change after meeting with administration. He stated that this new plan is the culmination of years of planning and meeting with the MNR and the Town engineer. He

said he is unsure how people got their hands on the 2010 master plan as the 2011 master plan made the 2010 version obsolete. He also stated that the Town had the 2011 version and was using it for applications on behalf of the developer.

- C. Lavigne stated that individuals got a copy when they bought their homes and that MNR issues are beside the fact. He stated that the residents purchased their lots in good faith assuming that the master plan was set. He also question Todd Hewitt about sewage and courts. Mr. Hewitt stated that the longer a street is the more flow you get to the sewage and the better the system operates.
- C. Lavigne questioned which street gets the most by-law complaints. McClellan gets the most complaints because it is so long. He stated that the town just pushed through a multi-million dollar force main. He also stated that Meadowview was forced to put in a large stormwater pond which made them lose a lot of lots. He stated that McClellan and Whelan are both very long streets and have many traffic issues. He also stated that that the developer has to expect that everyone will drive down Hilton instead of taking other streets to get to their home on Hilton.

Mike Dunn

- Mr. Dunn stated that the Town has worked very hard to keep his development afloat. He stated that they will go back and re-work the land and come back to Council with a plan and come back for another public meeting.

Murray Speers (47 Hilton Court)

- Mr. Speers stated that the extra lots will come in some fashion, whether it is with a long court or two shorter ones. He is concerned that there is only one artery that connects north and south Kingsbridge and people typically walk to Pat Thrasher park.
- He questioned whether there is any plan to widen the road and put in sidewalks or barriers. He stated that Knobb Hill Drive is unsafe and that many additional homes will increase the foot traffic on the street.
- Mr. Dunn stated that he is waiting for the MNR to finalize the plans for that portion of the subdivision so that he knows how to complete Knobb Hill Drive with MNR compliances, and he will put a large sidewalk along it. His intention is to complete the road and sidewalk within the next two years.
- C. Fryer questioned about lights on the road as it is currently too dark. Mr. Dunn stated that there will be lights all the way through to Whelan.
- C. Pouget addressed the concern that Council does not have a final say in a draft plan of subdivision. She stated that the County typically supports a municipality's recommendation and that the County is interested in Council's opinion.

Recommendations:

- Public Works should prepare a drainage report to accompany any new plans that Mr. Dunn presents

July 23 Statutory Public Meeting Public Comments for Kingsbridge ZBA and DPS

- The safety concerns regarding the parking on the street should be addressed
- Deferral of approval until the concerns of residents and Council are met



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF PLANNING, DEVELOPMENT & LEGISLATIVE 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: Rebecca Belanger	Report Date: September 10, 2018
Author's Phone: 519 736-5408 ext. 2124	Date to Council: September 24, 2018
Author's E-mail: rbelanger@amherstburg.ca	Resolution #: N/A

To: Mayor and Members of Town Council

Subject: Development Agreement for 1500 Alma Street

1. RECOMMENDATION:

It is recommended that:

1. The report from the Manager of Planning Services dated September 10, 2018, regarding the Development Agreement for 1500 Alma Street **BE RECEIVED**;
2. The site plan and Development Agreement for 1500 Alma Street **BE APPROVED**; and,
3. **By-law 2018-82** being a By-law to authorize the signing of a Development Agreement be taken as having been read three times and finally passed and the Mayor and Clerk **BE AUTHORIZED** to sign the same.

2. BACKGROUND:

The Town is in receipt of an application for site plan control in accordance with Section 41 of the Planning Act, from Dan Huneault, Amherst Supply on behalf of 2562982 Ontario Limited. The property is legally described as Part of Lot 1, Concession 3, designated as Parts 1 and 2, 12R-26876, municipally known as 1500 Alma Street. The applicant is proposing the construction of a manufacturing building with associated office space, covered storage area, open storage area with diesel filling station and separate storage building.

3. DISCUSSION:

The property is zoned Special Industrial (SI) Zone in Zoning By-law 1999-52, as amended, and designated Light Industrial in the Town's Official Plan. The subject lands located at 1500 Alma Street have a total area of 10.39 acres. The Light Industrial designation restricts uses in this area to industrial uses which have limited or restricted open storage and may include workshops, warehousing, services shops, processing, manufacturing and assembling operations, offices, medical/dental clinics, laboratories and research facilities, communication facilities and printing and publishing plants. The location of the buildings, fascia sign and development are in keeping with the Zoning By-law regulations and the Town's Sign By-law.

The proposed exterior building façade of the office construction will consist of brick, stone and longboard siding with a metal roof and the exterior façade of the manufacturing facility will consist of prefinished insulated metal siding. The construction technique of this building will be in accordance with all requirements of the Ontario Building Code.

The site has municipal water available. The storm water management plan has been designed to the satisfaction of the Town's Engineering and Public Works Department and reviewed by the Essex Region Conservation Authority. The sanitary treatment will be provided by a private on-site sewage system.

The following are highlights of the Development Agreement:

- (i) Sections 1 to 11 set out the Schedules and required approvals from the various Ministries and Agencies.
- (ii) Sections 12 to 18 address standard provisions relative to repairs to damaged curbs, snow removal, stormwater management/ drainage, garbage and refuse, lighting and noise.
- (iii) Sections 19 to 31 address driveways for emergency vehicles, legal obligations for completion of the work and inspections.
- (iv) Sections 32 to 41 address financial securities and agreement on title, interpretation and application of the agreement.

A provision has been drafted in the Development Agreement which states that occupancy of the building will not be granted until a final stormwater outlet has been legally secured. The property owner intends to undertake a lot addition of a portion of the lot to north presently under transfer from L. Collavino to Wismer Brothers to provide a legal outlet for the stormwater. The proposed development conforms to the Town's planning documents and the Development Agreement addresses site servicing issues in accordance with the requirements of the Planning Act.

4. RISK ANALYSIS:

The recommendation presents little to no risk to the municipality. The proposed site plan provides for industrial development on the site which is supported by the policies in the Town's Official Plan. The Site Plan Control Process, as regulated by Section 41 of the Planning Act serves to protect the municipality's interest as the agreement will be

registered on the title of the property. Section 41 of the Planning Act is applicable law to the Ontario Building Code.

5. FINANCIAL MATTERS:

The costs associated with the application and planning processes are the responsibility of the developer. Support of industrial land uses promotes stability in industrial assessment base.

6. CONSULTATIONS:

The Essex Region Conservation Authority was circulated the site plan and provided correspondence which stated the following:

“We have reviewed this application with regards to the natural hazard policies of the PPS and have no objections.

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the Conservation Authorities Act, (Ontario Regulation No. 158/06). The parcel falls within the drainage area of the regulated Faucher Drain and Darrah Drain. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by the regulations.”

“The following comments are provided in an advisory capacity as a public commenting body on matters related to watershed management.

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 therefore request inclusion of the following conditions in the Site Plan Control Agreement:

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 Municipality and the Essex Region Conservation Authority.

2. That the developer installs stormwater management measures identified above, as part of the development of the site, to the satisfaction of the Municipality and the Essex Region Conservation Authority.

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.

The following comments are provided from our perspective as a service provider to the Municipality on matters related to natural heritage and natural heritage systems. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Municipality as the planning authority.

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 2014). Based on our review, we have no objection to the application with respect to the natural heritage policies of the PPS.

We do note that the drainage corridor located just north of the subject property has been identified in the Essex Region Natural Heritage System Strategy (ERNHSS) as a potential restoration opportunity corridor, as depicted in Schedule "B3" of the County of Essex Official Plan. "The intent of this overlay designation is to promote opportunities to enhance the County's natural heritage system through policy stewardship and education." This drainage corridor is also identified on Figure 6 – Restoration Opportunities, in the Big Creek Watershed Plan. One of the recommendations in this plan promotes the establishment of riparian buffers along stream and drainage corridors: to improve water quality, create habitat linkages to support the natural heritage system, ensure bank stabilization and natural erosion control measures, and establishes best management practices with regard to adjacent development.

Provided that the above noted conditions are included in the Site Plan Control agreement, we would have no further concerns regarding this application."

The Engineering and Public Works Department has been consulted throughout the application process and is satisfied with the provisions of the development agreement.

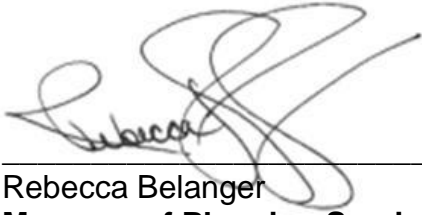
The Building Division has reviewed the drawings and stated that normal Ontario Building Code requirements will apply.

The Fire Department had no objection provided all requirements of the Ontario Building and Fire Codes are satisfied.

This space left blank intentionally.

7. CONCLUSION:

It is recommended that the Development Agreement for 1500 Alma Street be approved by Council and By-law 2018-82 be adopted by Council as recommended. The agreement will then be sent for registration.



Rebecca Belanger
Manager of Planning Services

jm

DEPARTMENTS/OTHERS CONSULTED:

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

Name: Amherstburg Accessibility Advisory Committee
Phone #: 519 736-0012 ext. 2250

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

Name: Town of Amherstburg Building Department
Phone #: 519 736-5408 ext. 2136

Name: Town of Amherstburg Fire Department
Phone #: 519 736-0012 ext. 2231

Report Approval Details

Document Title:	Development Agreement for 1500 Alma Street.docx
Attachments:	- Report to Council- Sept. 24- Dev Agmt 1500 Alma- ATTACHMENTS.pdf
Final Approval Date:	Sep 19, 2018

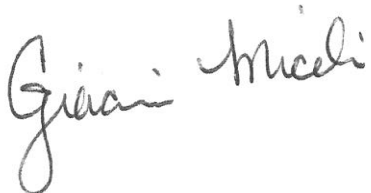
This report and all of its attachments were approved and signed as outlined below:



Mark Galvin - Sep 17, 2018 - 2:57 PM



Cheryl Horrobin - Sep 17, 2018 - 5:04 PM



John Miceli - Sep 18, 2018 - 12:07 PM



Paula Parker - Sep 19, 2018 - 10:13 AM



Town of Amherstburg
1500 Alma Street

CONCESSION 3 N

CONCESSION 4 N



ALMA ST

CONCESSION 4 S

**THE CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2018-82**

**By-law to authorize the execution of a Development Agreement
between 2562982 Ontario Limited and
the Corporation of the Town of Amherstburg
1500 Alma Street, Amherstburg**

WHEREAS under Section 8 of the Municipal Act 2001, S.O., 2001, c. 25, as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS under Section 9. (1) (a) and (b) of the Municipal Act 2001, S.O., 2001, c. 25, as amended, Section 8 shall be interpreted broadly so as to confer broad authority on municipalities to enable them to govern their affairs as they consider appropriate and to enhance their ability to respond to municipal issues;

AND WHEREAS the Corporation of the Town of Amherstburg and the Owner have agreed to the site plan, site servicing and elevations in the Development Agreement;

AND WHEREAS the Corporation of the Town of Amherstburg and owners of said property have agreed to the terms and conditions of a Development Agreement in the form annexed hereto;

NOW THEREFORE the Corporation of the Town of Amherstburg enacts as follows:

1. THAT the Mayor and Clerk be hereby authorized to enter into a Development Agreement between 2562982 Ontario Limited and the Corporation of the Town of Amherstburg for the development of 1500 Alma Street for a manufacturing building with associated office space, covered storage area, open storage area with diesel filling station and separate storage building, said agreement affixed hereto;
2. THAT this By-law shall come into force and take effect immediately upon the final passing thereof at which time all by-laws that are inconsistent with the provisions of this by-law and the same are hereby amended insofar as it is necessary to give effect to the provisions of this by-law.

Read a first, second and third time and finally passed this 24th day of September, 2018.

MAYOR – ALDO DICARLO

CLERK – PAULA PARKER

DEVELOPMENT AGREEMENT

THIS AGREEMENT made in quadruplicate this 24th day of September, 2018.

BETWEEN:

2562982 ONTARIO LIMITED
(Hereinafter collectively called "**Owner**")

OF THE FIRST PART;

- and -

THE CORPORATION OF THE TOWN OF AMHERSTBURG
(Hereinafter called the "**Corporation**")

OF THE SECOND PART;

Hereinafter collectively referred to as the "**Parties**"

WHEREAS the lands affected by this Agreement are described in Schedule "A" attached hereto, and are hereinafter referred to as the "**Lands**";

AND WHEREAS 2562982 Ontario Limited warrants it is the registered owner of the Lands outlined in Schedule "A";

AND WHEREAS, in this Agreement the "**Owner**" includes an individual, an association, a partnership or corporation and, wherever the singular is used therein, it shall be construed as including the plural;

AND WHEREAS the Official Plan in effect in Amherstburg designated parts of the area covered by the Official Plan, including the Lands, as a Site Plan Control area;

AND WHEREAS the Owner intends to develop the Lands for the purpose manufacturing building with associated office space, covered storage area, open storage area with diesel filling station and separate storage building in accordance with the Site Plan attached hereto as Schedule "B", and hereinafter referred to as the "Site Plan";

AND WHEREAS the Corporation as a condition of development of the Lands requires the Owner to enter into a Development Agreement;

WHEREAS the lands affected by this Agreement are described in Schedule "A" attached hereto, and are hereinafter referred to as the "said lands";

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises, along with the sum of FIVE (\$5.00) DOLLARS of lawful money of Canada, now paid by each of the Parties hereto to each of the other parties hereto, the receipt and sufficiency of which are hereby acknowledged, the Owner hereby covenants and agrees with the Corporation as follows:

1. The following Schedules attached hereto, are hereby made a part of this Agreement as fully and to all intents and purposes as though recited in full herein:
2. Schedule "A" hereto describes the Lands.

3. Schedule "B" (the "Site Plan") hereto shows:
 - (a) The location of all buildings and structures;
 - (b) The location and provision of off-street vehicular parking facilities and access driveways including driveways for emergency vehicles;
 - (c) The location of service roads and parking areas.
 - (d) The location of the diesel filling station.
4. Schedule "C" hereto shows:
 - (a) Site Plan Details and Notes
5. Schedule "D" hereto shows:
 - (a) Stormwater Management Plan
6. Schedule "E" hereto shows:
 - (a) Drainage Details and Notes
7. Schedule "F" hereto shows:
 - (a) Stormwater Management Report
8. Schedule "G" hereto shows:
 - (a) Elevations
9. The Owner shall be responsible for consulting with and obtaining any necessary approvals from Essex Power regarding any matters that relate to services for the Development Lands to be provided by Essex Power. In addition, the Owner shall be responsible for any costs associated with the reconstruction, relocation or changes to the hydro system resulting from this development.
10. The Owner shall be responsible for consulting with and obtaining any necessary approvals from Union Gas and Bell Canada regarding any matters that relate to services to be provided by Union Gas and Bell Canada. In addition, the Owner shall be responsible for any costs associated with the reconstruction, relocation or changes to these services resulting from this development.
11. The Owner shall be responsible for consulting with and obtaining any necessary approval or permits from the Ministry of the Environment, Conservation and Parks, the County of Essex and/or the Essex Region Conservation Authority (E.R.C.A.).
12. If any curbs, sidewalks, boulevards or highway surfaces of the Corporation are damaged during the development by the Owner, such damage shall be repaired or replaced by the Owner.
13. Snow removal from the parking or loading areas and lanes, driveways and walkways shall be the responsibility of the Owner.
14. Stormwater Management/Drainage Issues

The Owner agrees that prior to final approval:

 - (a) the stormwater management analysis and site servicing plan shall be finalized to identify stormwater quality and quantity measures as necessary to control any increases in flows in the downstream watercourses, up to and including the 1:100 year design storm, to the satisfaction and approval of the Corporation, and the ERCA;
 - (b) install the stormwater management measures as approved by the Corporation and the ERCA as part of the development of the Lands, which

- measures shall then be carried out to the satisfaction of the Corporation and ERCA;
- (c) obtain the necessary permits and/or clearances from all governmental authorities having jurisdiction prior to construction activities and/or site alterations commencing of the Lands.
 - (d) That a sufficient stormwater outlet be provided and registered on the title of the property either through an easement or lot addition prior to the issuance of an occupancy permit for the subject development.
15. The Owners shall, at their own expense, prepare a site grading plan and site drainage plan for this development, which plan shall be filed with the Corporation. The final elevations of all buildings and the final site grades relating thereto shall conform to the site grading and site drainage plan as filed. A Consulting Engineer, an Ontario Land Surveyor or a Certified Engineering Technologist shall certify or declare, upon completion of the construction of the building, if applicable, that the said site grading and site drainage plan has been complied with, and until such time as the said certification or declaration has been received by the Corporation, occupancy of the building on the subject lands shall not be granted.
 16. Any garbage or refuse that is stored outside shall be stored in a non-combustible container and maintained so that the garbage or refuse does not blow or fall out of the container.
 17. Any and all lighting shall be installed and maintained in accordance with the standards set out in the Town's Development Manual, and, so as to not, in the opinion of the Corporation, interfere with the use or enjoyment of adjacent properties or with the safe flow of traffic on abutting or adjacent streets.
 18. The Town will monitor any increased noise resulting from the approval of the elevations and site plan as proposed by this development. The developer shall comply with all provisions of the Town's Noise By-law 2001-43, as amended from time to time. The Town reserves the right to engage the developer to make improvements and modifications to the satisfaction of the Town necessary to relieve noise emissions which are found to be in contravention of MOECC Noise Guidelines and/or the Town's Noise By-law, when measured from the subject lands to neighbouring sensitive land uses. The Town may impose reasonable timelines for the rectification of excessive noise emissions before the remedies contained elsewhere in this Agreement are sought. The Town will work with the developer in the spirit of cooperation to achieve a positive result.
 19. The Owner agrees that any Municipal property, including without limiting the generality of the foregoing, curbs, gutters, pavements, sidewalks, or landscaped areas on the public highway and any property belonging to a third party, which are damaged during construction or otherwise, shall be restored to the satisfaction of the Town. The Owner shall keep the subject lands in a state of good repair (including the cutting of weeds) and upon written notice from the Town shall correct deficiencies in the state of repair within ten (10) days thereof.
 20. The Owner agrees that the site will be inspected on an annual basis and any deficiencies will require immediate correction in accordance with the approved site plan.
 21. All driveways for emergency vehicles shall:
 - (1) Be connected with a public thoroughfare;
 - (2) Be designed and constructed to support expected loads imposed by firefighting equipment;
 - (3) Be surfaced with concrete, asphalt or other material capable of permitting accessibility under all climatic conditions;
 - (4) Have a clear width of 6 metres at all times;

- (5) Be located not less than 3 metres and not more than 15.2 metres measured horizontally and at right angles from the face of the building;
 - (6) Have an overhead clearance not less than 4.5 metres;
 - (7) Have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15.2 metres; and
 - (8) Have approved signs displayed to indicate the emergency route.
22. If the Ontario Building Code requires that an architect or professional engineer or both shall be responsible for the field review of any new building or extension provided for in this Agreement, the Owner shall not occupy or use or permit to be occupied or used any said new building or extension until after an architect or professional engineer has given to the Corporation a letter addressed to the Corporation and signed by him certifying that all services on or in the said lands, required for this development or redevelopment, newly installed by the Owner in connection with this development or redevelopment and not contained within a building, have been installed and completed in a manner satisfactory to the architect or professional engineer.
23. The Corporation through its servants, officers and agents including its building inspector, plumbing inspector, fire chief, public works head and municipal engineer may from time to time and at any time enter on the Lands to inspect:
- (1) The progress of development;
 - (2) The state of maintenance as provided for in this Agreement.
24. In the event of any servant, officer or agent of the Corporation determining upon inspection that the development is not proceeding in strict accord with the plans and specifications filed with the Corporation, such servant, officer or agent shall forthwith place a notice requiring all work to be stopped upon the Lands, and shall forward a copy by registered mail to the Owner at his last address as shown by the revised assessment rolls, and the Owner shall forthwith correct the deficiency or deviation or appeal to Council of the Corporation as hereinafter provided.
25. In the event of any servant, officer or agent of the Corporation upon inspection being of the opinion that the state of maintenance is not satisfactory, such servant, officer or agent shall forthwith forward notice of such opinion to the Owner by registered mail at his last address as shown from the revised assessment rolls, and the Owner shall forthwith correct the deficiency or appeal to Council of the Corporation as hereinafter provided.
26. In the event that an Owner should disagree with the opinion of the servant, officer or agent of the Corporation as to the progress of the development or as to the state of maintenance, such Owner shall appear before Council of the Corporation, which after hearing the Owner, shall be permitted to express its position as to whether such progress or maintenance is satisfactory, following which Council of the Corporation shall make a decision, by resolution, as to whether to lift or sustain the prior decision of the Corporation's servant, officer or agent, which shall constitute a final determination of the matter.
27. In the event that an Owner should fail to obey a stop work order issued under Section 24 hereof, in addition to any other remedy, the Owner recognizes the right of the Corporation to apply to the Court for an Order granting injunctive relief, both interlocutory and permanent. The Owner acknowledges and admits that its failure to obey a stop work order constitutes irreparable harm to the Corporation and that the balance of convenience favours granting such injunctive relief without further proof thereof by the Corporation. The Owner shall be liable to the Corporation for all costs in relation to obtaining such an Order, including all legal costs. The costs shall be deemed to be municipal taxes and to be recoverable in accordance with Section 33 of this Agreement.

28. In the event that an Owner should fail to correct a deviation or deficiency after notice pursuant to Sections 25 or 26 or after notice of an opinion, which Council of the Corporation determines is correct under Section 26, the Council of the Corporation may by law direct or default of the matter or thing being done by the Owner, after two (2) weeks notice to it by registered mail at the last shown address of the Owner pursuant to the revised assessment rolls of passage of such by-law, that such matter or thing be done by the Corporation at the expense of the Owner, which expense may be recovered by action or like manner as municipal taxes and to be recoverable in accordance with Section 33 of this Agreement.
29. In the event of an Owner wishing to change at any time any of the buildings, structures or facilities described in the plans annexed or referred to in Section 3 hereof, it shall make application to Council of the Corporation for approval and shall not proceed with such change until approval is given by such Council, or in default by the Ontario Municipal Board, under the procedure set out in Section 41 of the Planning Act, R.S.O. 1990 here before referred to.
30. This Agreement and the provisions thereof do not give to the Owner or any person acquiring any interest in the said lands any rights against the Corporation with respect to the failure of the Owner to perform or fully perform any of its obligations under this Agreement or any negligence of the Owner in its performance of the said obligations or any act or omission of the Corporation under this Agreement.
31. In the event that no construction on the Lands has commenced on or before the expiry of one (1) year from the date of registration of this Agreement, the Corporation may subsequently, at its option, on one month's written notice to the Owner, terminate this Agreement, whereupon the Owner acknowledges that agrees that it will not be able to undertake any development construction on the Lands (or any further development or construction) on the Lands.
32. The owner shall, at their own expense, ensure compliance with this Agreement and site plan through inspections to be completed by a Consulting Engineer or Certified Engineering Technologist. A Consulting Engineer or Certified Engineering Technologist shall certify, or declare, upon completion of the construction of the building, if applicable, that the said site plan has been complied with, and until such time as said certification of declaration has been received by the Corporation, occupancy of the building on the subject lands shall not be granted.
33. All facilities and matters required by this Agreement shall be provided and maintained by the Owner at its sole risk and expense to the satisfaction of the Corporation and in accordance with the standards determined by the Corporation and in default thereof and without limiting other remedies available to the Corporation, the provisions of Section 446 of the Municipal Act shall apply.
34. A financial guarantee (certified cheque or irrevocable letter of credit – self renewing without burden of proof) for FIFTY PERCENT (50%) of the value of on-site improvements of this development, exclusive of buildings and structures, is required to be paid and/or posted with the Corporation, in addition to further financial security in the amount of ONE HUNDRED PERCENT (100%) for all off-site works required as part of this development.

The Owner's engineer is required to provide a certified estimate of the cost of the on-site and off-site work for consideration by the Town's Director of Engineering and Infrastructure for his/her approval, with any decision by the Town's Director of Engineering and Infrastructure in this regard to be final and binding upon the Owner. Once the Town has inspected and approved the construction of the on-site and off-site works, the Owner will be required to provide security for a ONE (1) year maintenance period in the amount of FIFTEEN PERCENT (15%) of the cost of on-site and off-site improvements.

35. This Agreement shall be registered against the land to which it applies, at the expense of the Owner, and the Corporation shall be entitled, subject to the provisions of the Registry Act and the Land Titles Act, to enforce its provisions against the Owner named herein and any and all subsequent owners of the lands.
36. This Agreement shall ensure to the benefit of and be binding upon the Parties hereto and their respective heirs, executors, administrators, successors and permitted assigns.
37. This Agreement shall be governed by, and interpreted according to, the laws of the Province of Ontario and the laws of Canada applicable therein, and shall be treated in all respects as an Ontario Contract.
38. If any provision or part thereof of this Agreement be illegal or unenforceable, it or they shall be considered separate and severable from the Agreement, and the remaining provisions of the Agreement shall remain in force and effect and shall be binding upon the Parties hereto as though the said provision or part thereof had never been including in this Agreement; provided that the severance of the provision or part does not fundamentally impair the rights of the Corporation in which case the Corporation may declare, without the consent of the Owner, this Agreement void, and all development and construction shall cease pending the execution of a new Agreement by the parties.
39. The division of this Agreement into Articles, sections and subsections and the insertion of headings are for convenience of reference only and shall not affect the construction or interpretation hereof.
40. This Agreement may be executed in several counterparts, each of which when so executed shall be deemed to be an original, and such counterparts together shall constitute one and the same instrument and shall be effective as of the date set out above.
41. Words importing the singular number include the plural and vice versa; words importing the masculine gender include the feminine and neutral genders.
42. Schedules and other documents attached or referred to in this Agreement are an integral part of this Agreement, and are hereby incorporated into this Agreement by reference.
43. This Agreement constitutes the entire agreement among the Parties and except as herein stated and in the instruments and documents to be executed and delivered pursuant hereto, contains all of the representations and warranties of the respective Parties. There are no oral representations or warranties among the Parties of any kind. This Agreement may not be amended or modified in any respect except by written instrument signed by both Parties.

IN WITNESS WHEREOF the Owner and the Corporation (the latter under the hands and seals of its officers duly authorized in this regard), have executed this Agreement as of the date first above written.

OWNER: 2562982 ONTARIO LIMITED

Per _____
Ken Harris, President

I have authority to bind the Corporation

**THE CORPORATION OF THE
TOWN OF AMHERSTBURG**

Per Aldo DiCarlo, Mayor

Per Paula Parker, Clerk

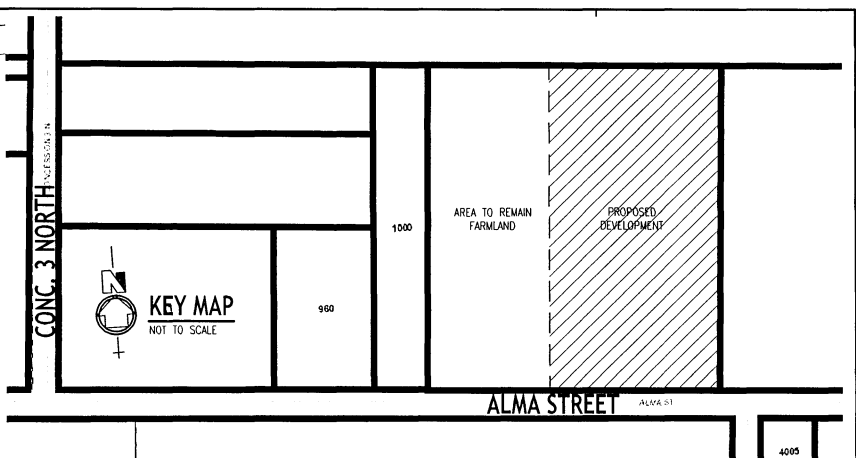
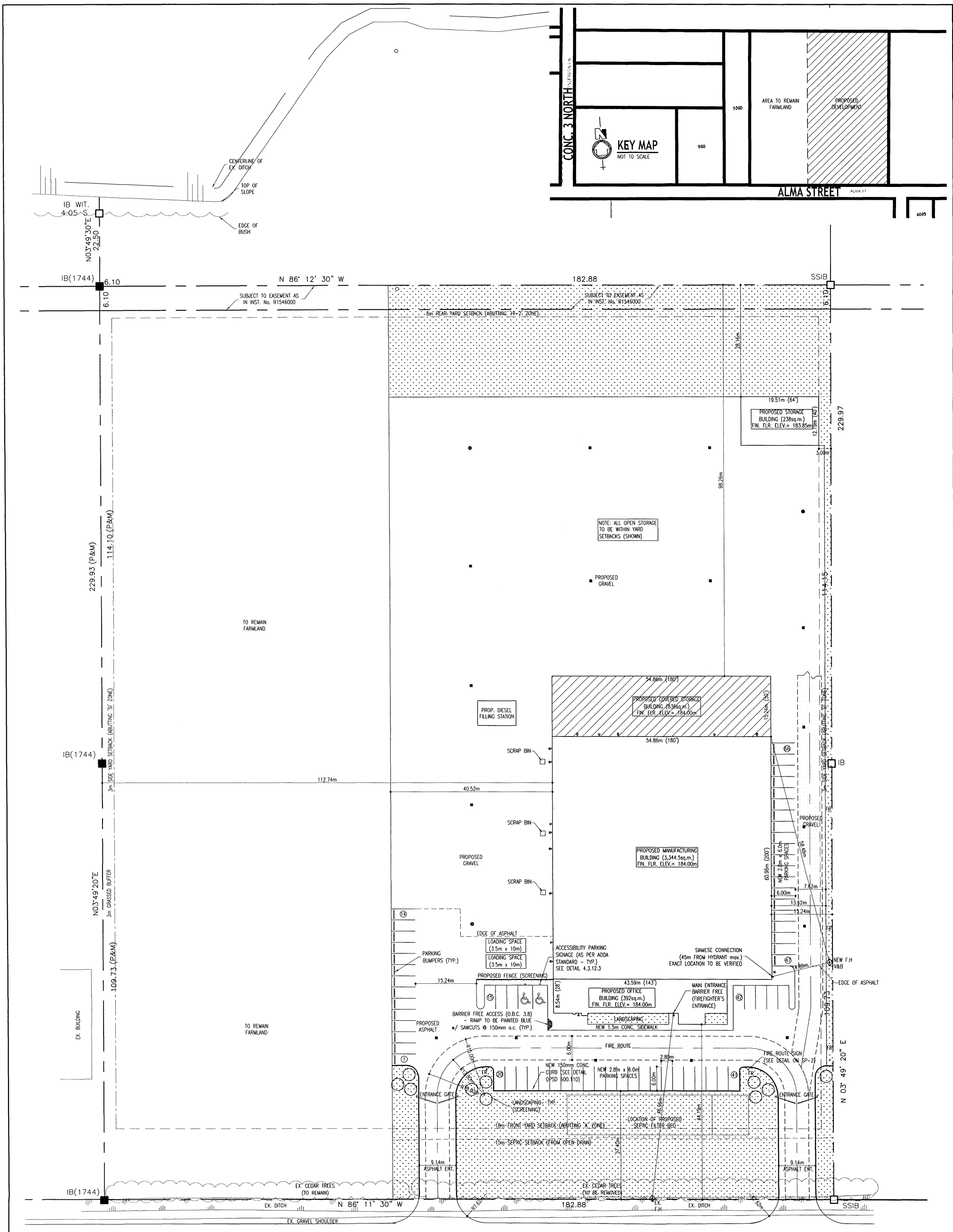
We have authority to bind the Corporation

Authorized and approved by By-law No. 2018-82
enacted the 24th day of September, 2018.

SCHEDULE "A"

The following is a description of the land to which this instrument applies:

Concession 3, Part of Lot 1,
RP 12R-26876, Parts 1 and 2
in the Town of Amherstburg,
County of Essex,
Province of Ontario



SPECIAL INDUSTRIAL ZONE (SI) ZONING BY-LAW REQUIREMENTS		
BUILDING	REQUIREMENT	PROPOSED
LOT AREA (min.)	1,100sq.m.	42,045sq.m.
LOT FRONTAGE (min.)	30.0m	182.88m
FRONT YARD DEPTH (min.)	18.0m	44.19m
EAST INT. SIDE YARD (min.)	3.0m	15.24m (Shed)
WEST INT. SIDE YARD (min.)	3.0m	112.75m
REAR YARD DEPTH (min.)	8.0m	98.27m (28.16m (Shed))
LOT COVERAGE (max.)	60%	11.44%
LANDSCAPED SPACE (max.)	10.0%	55.6%
BUILDING HEIGHT (max.)	12.0m	9.14m (max.)



- DOOR SCHEDULE**
- △ - MANDOR
 - △ - OVERHEAD DOOR
- LIGHTING NOTES:**
- ALL EXTERIOR LIGHTING FULL CUT-OFF AND "DARK SKY" COMPLIANT

PARKING REQUIREMENTS	
BUILDING USE	PARKING SPACE REQUIREMENTS
OFFICE	1.0 SPACES/40 sq.m. = 392 sq.m./40 sq.m. = 9.8 (10 SPACES)
MANUFACTURING	1.0 SPACES/100 sq.m. = 3,345 sq.m./100 sq.m. = 33.4 (34 SPACES)
TOTAL SPACES REQUIRED = 44 SPACES	
TOTAL SPACES PROVIDED = 64 SPACES	
BARRIER FREE PARKING REQUIRED = 2	
B.F. PARKING SPACES PROVIDED = 2	

ALMA STREET

SCHEDULE "B" TO BY-LAW 2018-82

2562982 ONTARIO LIMITED

Ken Harris, President

TOWN OF AMHERSTBURG

Mayor- Aldo DiCarlo

Clerk- Paula Parker

REVISIONS	ISSUED FOR	DATE
	OWNER APPROVAL	APR. 5/18
	OWNER APPROVAL/PRELIMINARY SITE PLAN REVIEW	MAY 8/18
	REVISED AS PER OWNER	JUNE 15/18
	SITE PLAN APPROVAL	JULY 10/18

PROJECT: **PROPOSED TRUSS PLANT AND OFFICES FOR SUPERIOR ENGINEERED WOOD PRODUCTS**

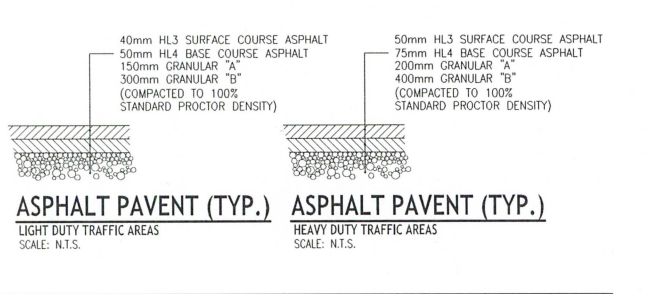
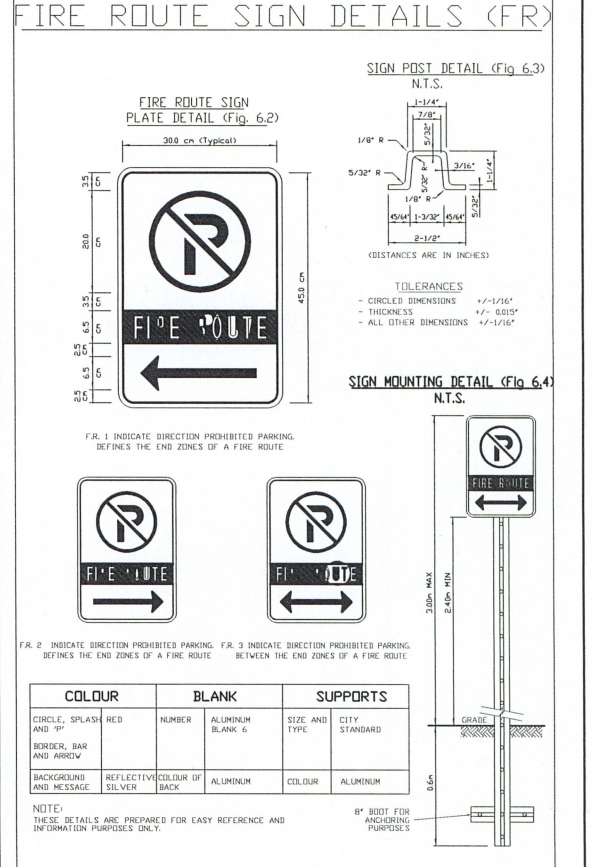
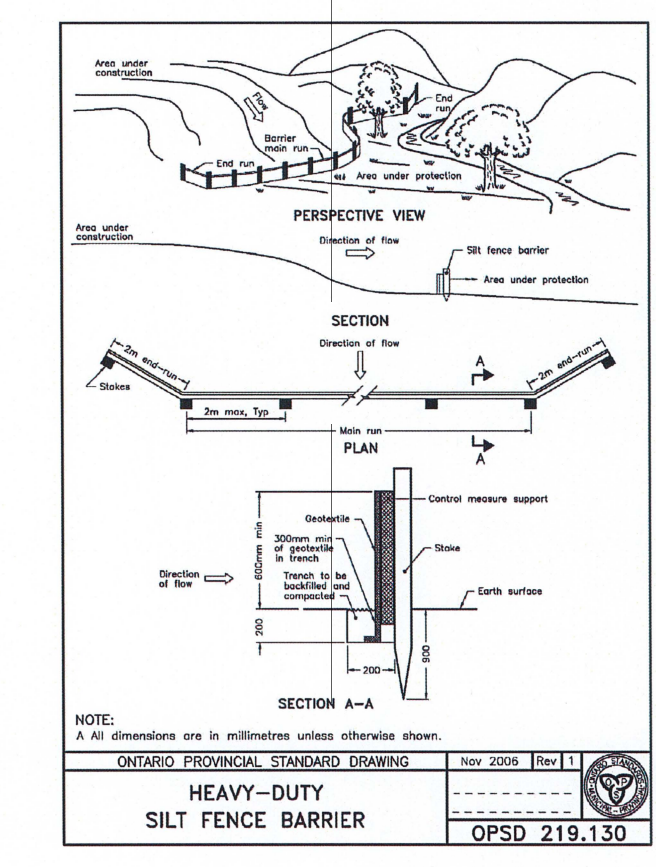
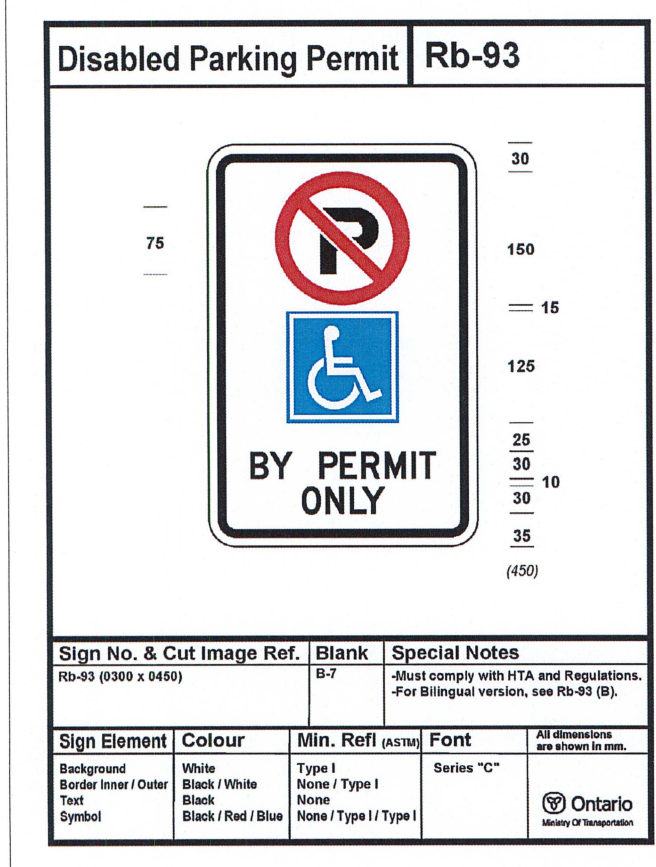
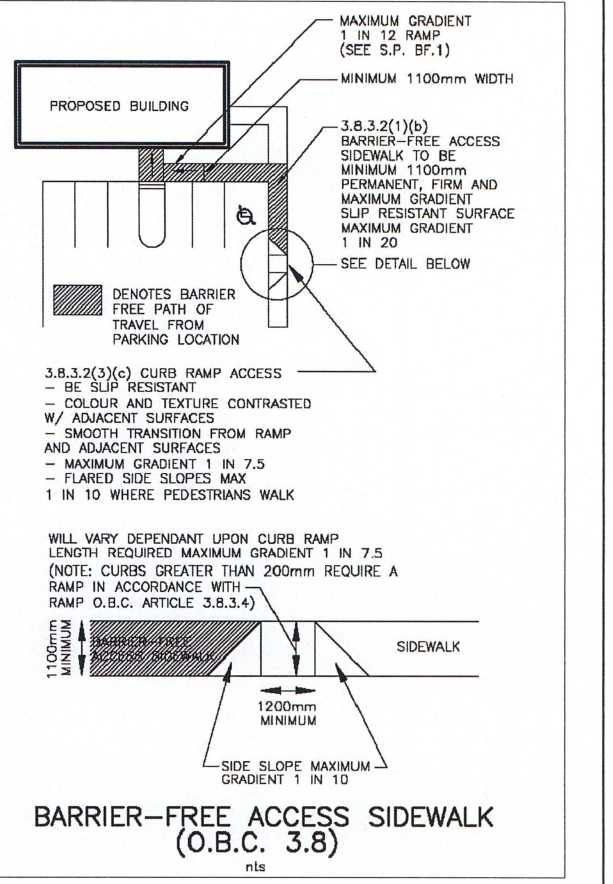
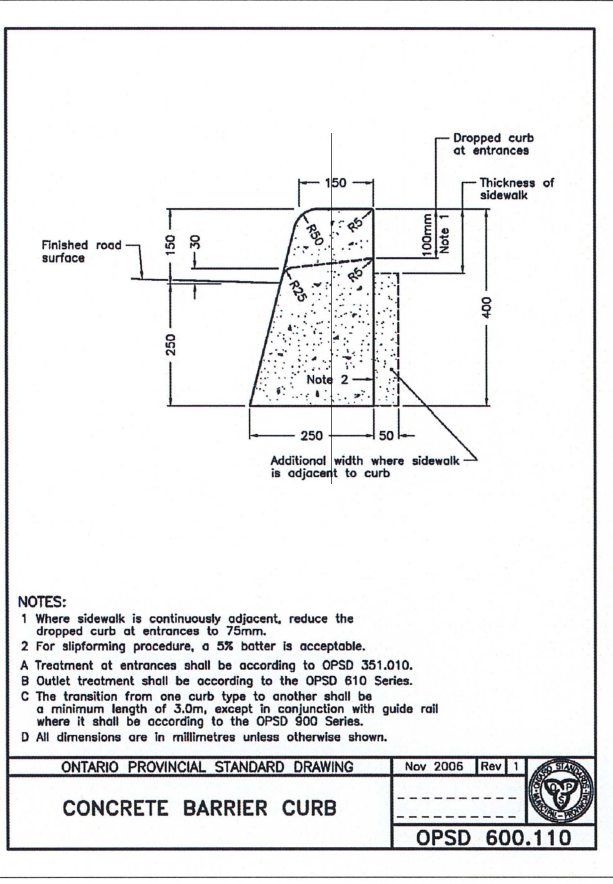
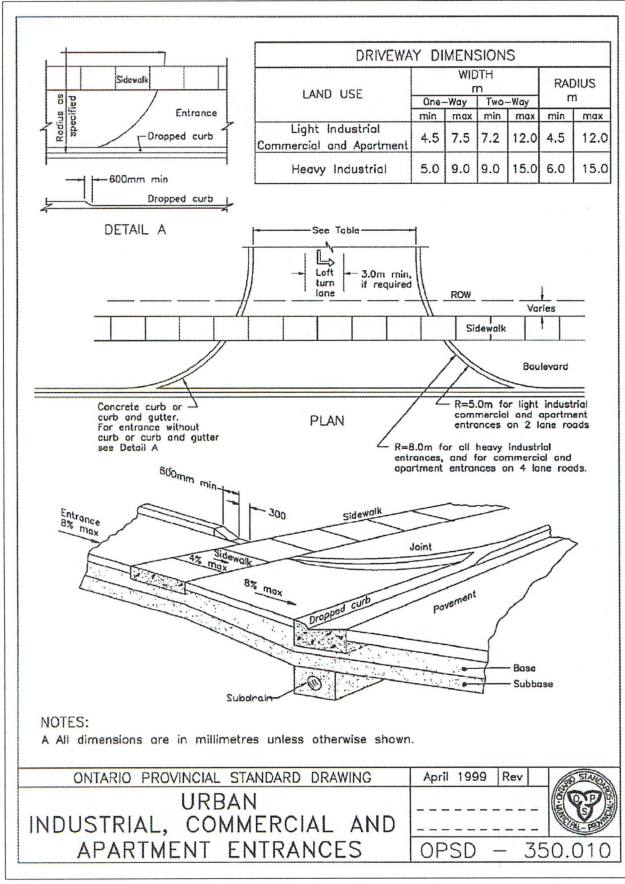
1500 ALMA STREET AMHERSTBURG, ONTARIO

SITE PLAN

Y.C. LIU ENGINEERING
18 HURONTARIO ST. UNIT 101
CAMBRIDGE, ONTARIO N1R 5R2
TEL: (519) 531-9818
FAX: (519) 531-9818

M.K. MCFADDEN
100098313
PROVINCE OF ONTARIO

DRAWN	CHECKED	FILE NO.	DWG. NO.
M.M.	C.L.	17-111	1
BCIN	FIRM BCIN	DATE	SHEET NO.
20529	29635	JUNE/17	SP-1 of 4



CONSTRUCTION NOTES:

1. GENERAL
- SITE PLAN PROVIDED BY Y.C. LIU ENGINEERING
- LEGAL SURVEY PROVIDED BY VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZARE INC. (FILE NO. E-AND-3-1)
- ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS, AND THE MINISTRY OF THE ENVIRONMENT AND ENERGY GUIDELINES (LATEST EDITION)
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION

2. EROSION CONTROL MEASURE NOTES:
- PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION
- ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE BEFORE STARTING CONSTRUCTION AND REMAIN UNTIL RESTORATION IS COMPLETE
- MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION
- ALL COLLECTED SEDIMENT MUST BE DISPOSED OF AT AN APPROVED LOCATION
- PROTECT ALL CB'S, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE (TERRAFIX 270P)
- KEEP ALL SUMPS CLEAN DURING CONSTRUCTION
- PREVENT WIND BLOWN DUST
- OBTAIN APPROVAL FROM E.R.C.A PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOODLINES, FILL LINES, AND HAZARDOUS SLOPES
- STRAW BALES TO BE USED IN LOCALIZED AREAS AND AS DIRECTED BY THE ENGINEER DURING CONSTRUCTION FOR THE WORKS WHICH ARE IN OR ADJACENT TO FLOODLINES, FILL LINES, AND HAZARDOUS SLOPES
- STRAW BALES TO BE TERMINATED BY ROUNDING BALES TO CONTAIN AND FILTER RUNOFF
- OBTAIN APPROVAL FROM ERCA PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOODLINES, FILL LINES, AND HAZARDOUS SLOPES
- ALL SILT FENCING AND DETAILS, ALL OF THE ABOVE NOTES AND ANY SEDIMENT & EROSION CONTROL MEASURES ARE AT THE MINIMUM TO BE IN ACCORDANCE WITH THE M.N.R. GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES

3. FIRE ROUTES (O.B.C. SUBSECTION 3.2.5.)
- LOCATED NOT LESS THAN 3m (9'-10") AND NOT MORE THAN 15m (49'-3") FROM THE BUILDING
- FIRE HYDRANT TO BE MAX. 45m (147'-8") TO THE FIRE DEPARTMENT CONNECTION AND 90m (295'-3") TO PRINCIPLE ENTRANCE WHEN NO FIRE CONNECTIONS ARE REQUIRED
- OVERHEAD CLEARANCE NOT LESS THAN 5m (16'-5")
- CHANGE IN GRADIENT NOT MORE THAN 1 IN 12.5m OVER A MINIMUM DISTANCE OF 15m
- MUST BE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE, ASPHALT, OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS
- HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90m (295'-3") LONG
- HAVE ACCESS OPENINGS EVERY 15m (49'-3") ON WALLS REQUIRED TO FACE A FIRE ROUTE UNLESS BUILDING IS SPRINKLERED
- FIRE ROUTE SIGNS TO BE MOUNTED 3m IN HEIGHT MEASURED FROM THE TOP LIMIT OF THE SIGN TO THE GRADE OF THE FIRE ROUTE SURFACE ADJACENT TO THE FIRE ROUTE SIGN
- SIGNS TO BE SPACED NOT MORE THAN 30m (100ft.) BETWEEN SIGNS LOCATED ON THE SAME SIDE OF THE FIRE ROUTE AND SPACED SUCH THAT AT LEAST TWO SIGNS ARE CLEARLY VISIBLE AND LETTERING IS LEGIBLE FROM ALL LOCATIONS WITHIN THE FIRE ROUTE
- THE PROPERTY OWNER IS RESPONSIBLE TO ENSURE THAT PHYSICAL OBSTRUCTIONS ARE NOT PLACED OR CONSTRUCTED IN LOCATIONS THAT INTERFERE WITH THE VISIBILITY AND/OR LEGIBILITY OF ANY FIRE ROUTE SIGN AND TO ENSURE SUFFICIENT MAINTENANCE OF VEGETATION SUCH THAT UNOBSTRUCTED VIEWS FROM ALL FIRE ROUTE SIGNS ARE MAINTAINED AT ALL TIMES AND UNDER ALL CIRCUMSTANCES

4. RECOMMENDED MINIMUM PAVEMENT STRUCTURE FOR ASPHALT SURFACES:
LIGHT DUTY:
- 150mm GRANULAR "A" COMPACTED TO 100% S.P.M.D.D.
- 300mm GRANULAR "B" COMPACTED TO 100% S.P.M.D.D.
- 40mm HL3 SURFACE ASPHALT COMPACTED TO 92-97% M.R.D.
- 50mm HL4 BINDER ASPHALT COMPACTED TO 92-97% M.R.D.
HEAVY DUTY:
- 200mm GRANULAR "A" COMPACTED TO 100% S.P.M.D.D.
- 400mm GRANULAR "B" COMPACTED TO 100% S.P.M.D.D.
- 50mm HL3 SURFACE ASPHALT COMPACTED TO 92-97% M.R.D.
- 75mm HL4 BINDER ASPHALT COMPACTED TO 92-97% M.R.D.

SCHEDULE "C" TO BY-LAW 2018-82

2562982 ONTARIO LIMITED

Ken Harris, President

TOWN OF AMHERSTBURG

Mayor- Aldo DiCarlo

Clerk- Paula Parker

REVISIONS	ISSUED FOR	DATE
	OWNER APPROVAL	APR. 5/18
	OWNER APPROVAL/PRELIMINARY SITE PLAN REVIEW	MAY 8/18
	REVISED AS PER OWNER	JUNE 15/18
	SITE PLAN APPROVAL	JULY 10/18

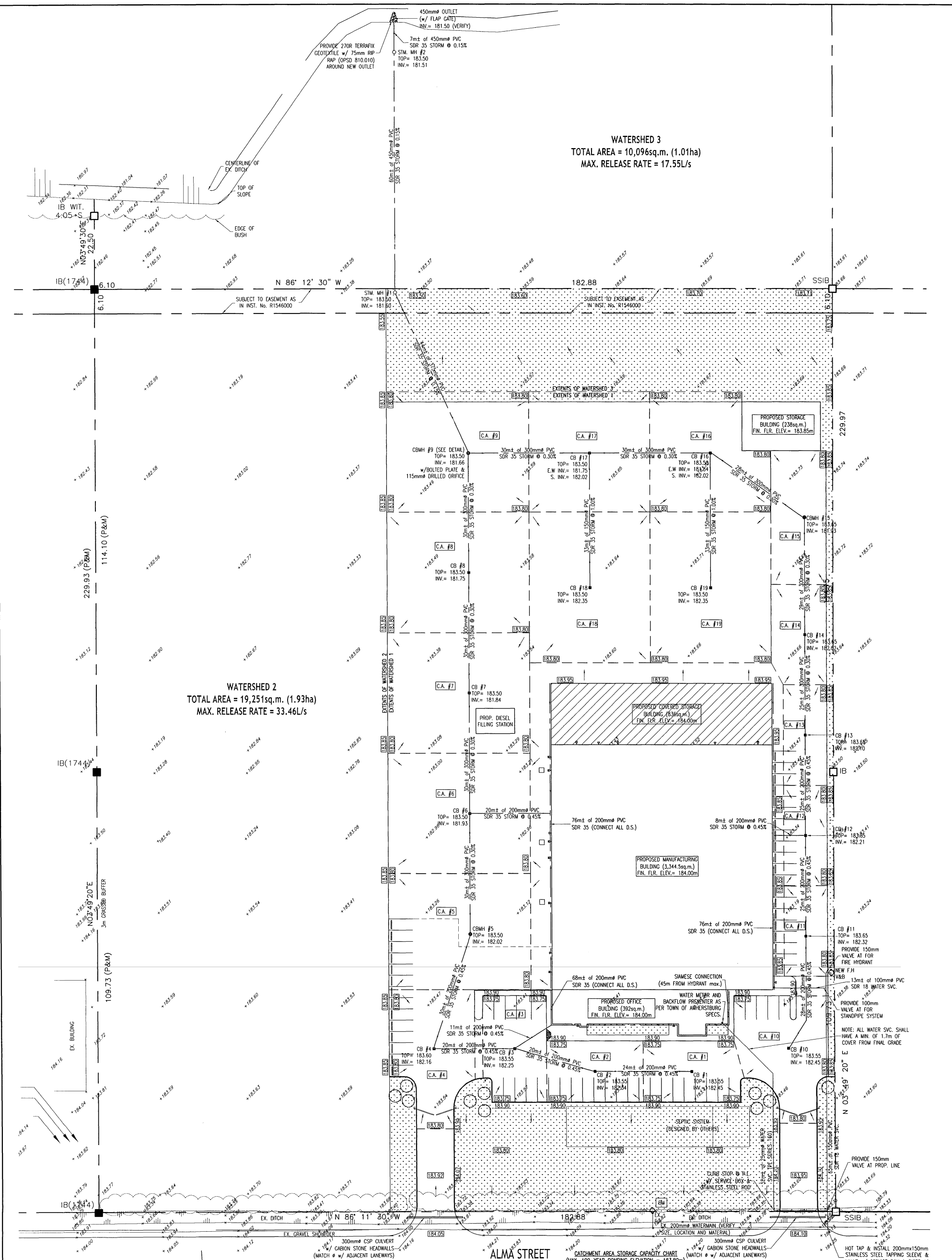
PROJECT: PROPOSED TRUSS PLANT AND OFFICES FOR SUPERIOR ENGINEERED WOOD PRODUCTS
1500 ALMA STREET AMHERSTBURG, ONTARIO

SHEET TITLE: SITE PLAN DETAILS AND NOTES

DRAWN	CHECKED	FILE NO.	DWG. NO.
M.M.	C.L.	17-111	2
BCN	FIRM BCN	DATE	SHEET NO.
20529	29635	JUNE/17	SP-2 of 4

Y.C. LIU ENGINEERING
30 BLAKESBORO AVE. WEST
CAMBRIDGE, ONTARIO N1R 1B2
TEL: (519) 531-9818
FAX: (519) 581-8848

LICENCED PROFESSIONAL ENGINEER
07/10/18
M.K.MCFADDEN
100098313
PROVINCE OF ONTARIO



WATERSHED 2
 TOTAL AREA = 19,251sq.m. (1.93ha)
 MAX. RELEASE RATE = 33.46L/s

WATERSHED 3
 TOTAL AREA = 10,096sq.m. (1.01ha)
 MAX. RELEASE RATE = 17.55L/s

STORMWATER MANAGEMENT PLAN
 SCALE: 1:400

NOTE:
 SITE BENCHMARK USED:
 TOP NUT OF FIRE HYDRANT
 TO SOUTH OF DEVELOPMENT
 ELEVATION = 184.66m

SCHEDULE "D" TO BY-LAW 2018-82
2562982 ONTARIO LIMITED
 Ken Harris, President
TOWN OF AMHERSTBURG
 Mayor- Aldo DiCarlo

CATCHMENT AREA STORAGE CAPACITY CHART
 (MAX. 100-YEAR FLOODING ELEVATION = 183.80m)

CATCHMENT AREA (CA)	STORAGE DEPTH (mm)	STORAGE AREA (sq.m.)	STORAGE VOLUME (cu.m.)
1	250mm	363.0sq.m.	30.3cu.m.
2	250mm	363.0sq.m.	30.3cu.m.
3	250mm	404.0sq.m.	33.7cu.m.
4	200mm	595.0sq.m.	39.7cu.m.
5	300mm	1,018.0sq.m.	101.8cu.m.
6	300mm	1,058.0sq.m.	105.8cu.m.
7	300mm	1,058.0sq.m.	105.8cu.m.
8	300mm	1,058.0sq.m.	105.8cu.m.
9	300mm	1,058.0sq.m.	105.8cu.m.
10	250mm	575.0sq.m.	47.9cu.m.
11	150mm	243.0sq.m.	12.2cu.m.
12	150mm	270.0sq.m.	13.5cu.m.
13	150mm	270.0sq.m.	13.5cu.m.
14	150mm	335.0sq.m.	16.8cu.m.
15	150mm	456.0sq.m.	22.8cu.m.
16	300mm	796.0sq.m.	79.6cu.m.
17	300mm	900.0sq.m.	90.0cu.m.
18	300mm	1,125.0sq.m.	112.5cu.m.
19	300mm	1,125.0sq.m.	112.5cu.m.

PIPE STORAGE CAPACITY: 25.1cu.m.
 TOTAL STORAGE CAPACITY: 1,205.1cu.m.
 TOTAL STORAGE REQUIRED: 1,112cu.m.

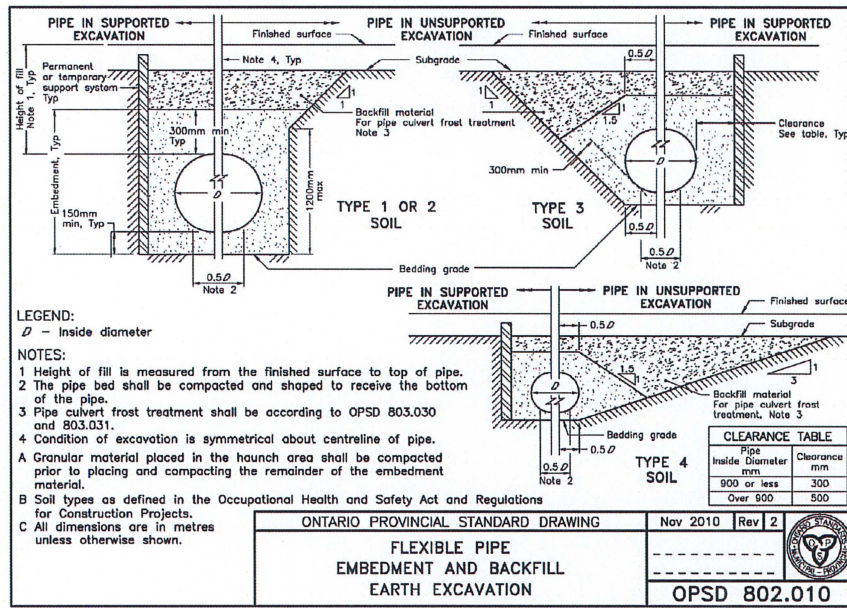
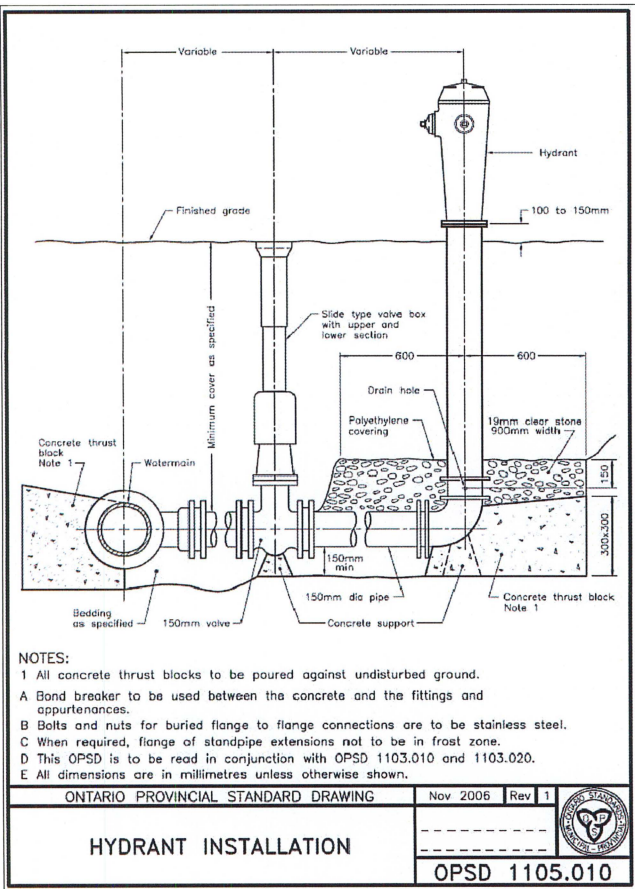
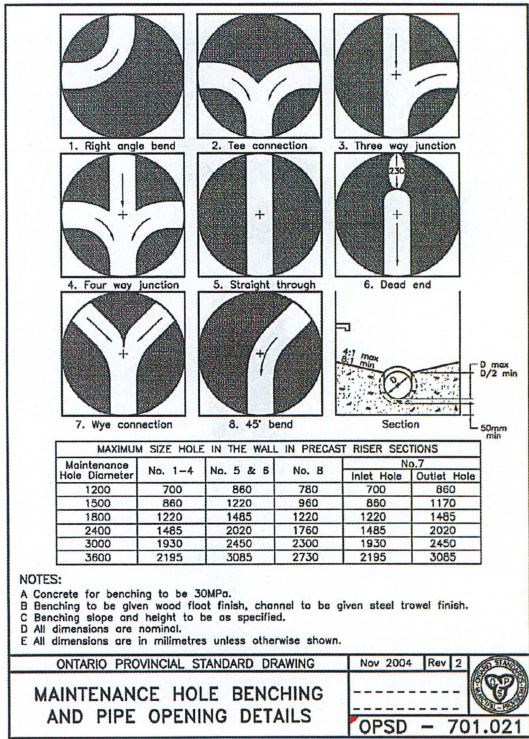
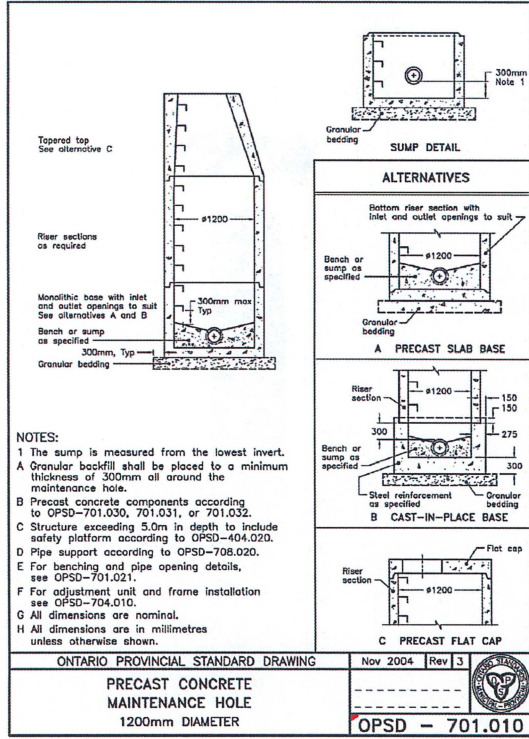
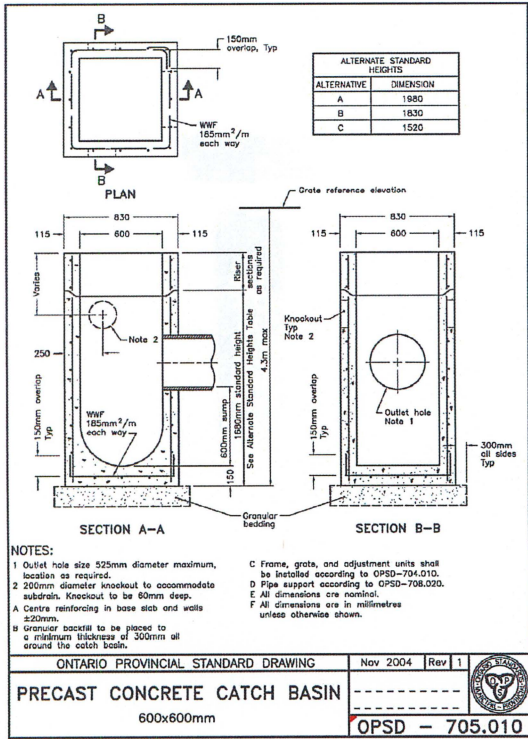
REVISIONS	ISSUED FOR	DATE
	OWNER APPROVAL	APR. 5/18
	OWNER APPROVAL/PRELIMINARY SITE PLAN REVIEW	MAY 8/18
	REVISED AS PER OWNER	JUNE 15/18
	SITE PLAN APPROVAL	JULY 10/18

PROPOSED TRUSS PLANT AND OFFICES
 FOR
SUPERIOR ENGINEERED WOOD PRODUCTS
 1500, ALMA STREET AMHERSTBURG, ONTARIO

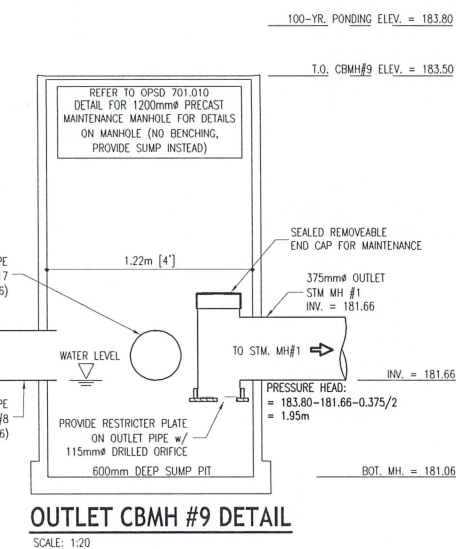
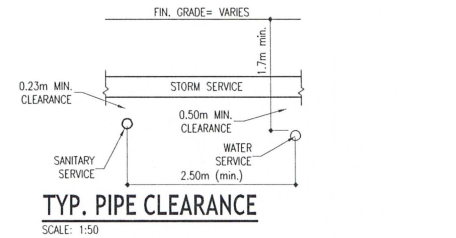
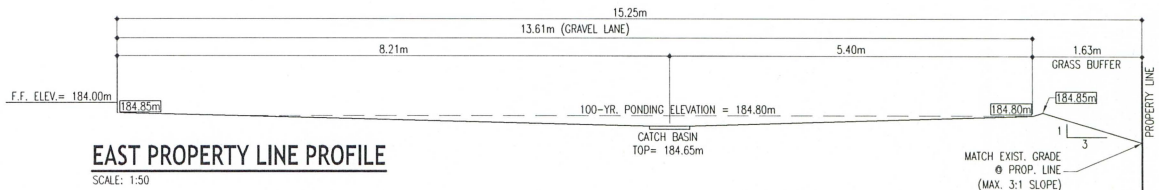
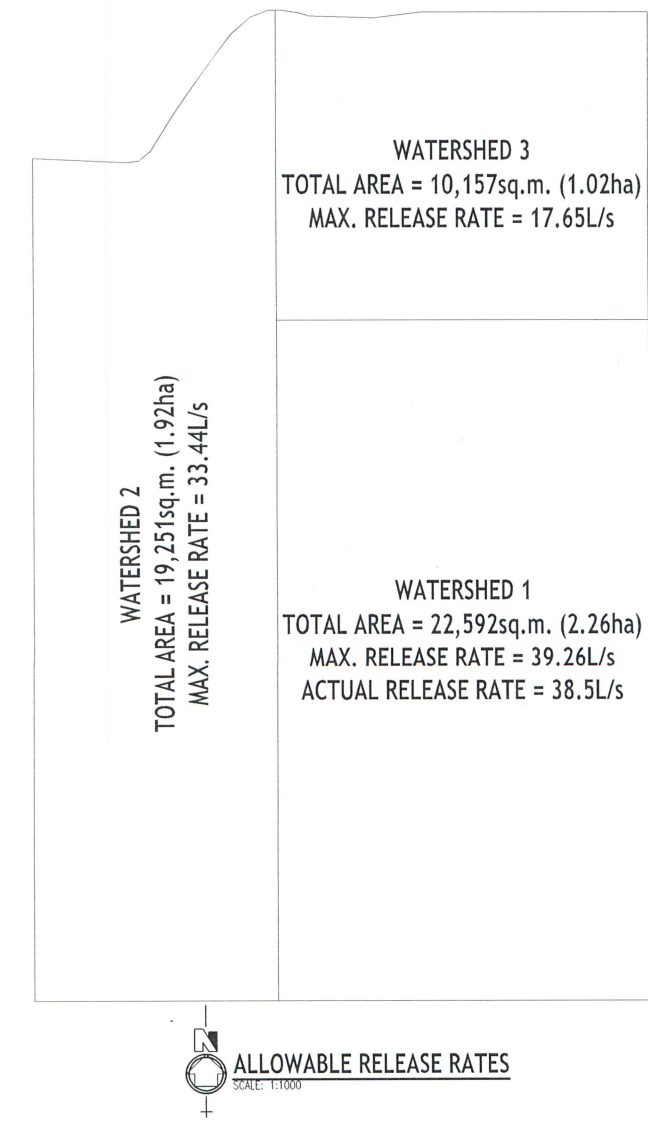
STORMWATER MANAGEMENT PLAN

PROFESSIONAL ENGINEER
 07/10/18
 M.K. MCFADDEN
 100098313
 PROVINCE OF ONTARIO

Y.C. LIU ENGINEERING
 17-111
 3
 20529 29635 DATE/17 SP-3 of 4



SCHEDULE "E" TO BY-LAW 2018-82
2562982 ONTARIO LIMITED
 Ken Harris, President
TOWN OF AMHERSTBURG
 Mayor- Aldo DiCarlo
 Clerk- Paula Parker



- SERVICING NOTES:**
- SEWERS**
 - BACKFILL AND SEWER BEDDING AS PER OPD 802.010, 802.013, 802.014
 - ALL BEDDING AND COVER MATERIAL TO BE GRANULAR 'A' OR 19mm CRLS COMPACTED TO 95% SPMD
 - CB LEADS TO BE ONE OF CONCRETE OR PVC THROUGHOUT
 - STORM SEWER PIPE TO BE PVC SDR 35 OR BOSS 2000
 - SANITARY SEWER PIPE TO BE PVC SDR 28
 - MANHOLES/CATCHBASINS**
 - STORM MANHOLES AS OPD 701.010 WITH FRAME AND COVER
 - PRECAST CATCHBASINS AS PER OPD 705.010 WITH FRAME AND GRATE
 - MINIMUM HORIZONTAL CLEARANCE BETWEEN SEWER AND WATER SERVICE IS 2.5m. WHERE THE WATERMAIN PASSES OVER THE SEWER, MINIMUM VERTICAL CLEARANCE IS 0.15m AND 0.50m WHERE THE WATERMAIN PASSES UNDER THE SEWER
 - WATERMANS**
 - WATERMANS/SERVICES MIN. COVER 1.7m BELOW FINISHED GRADE
 - WATER SERVICE TO BE INSTALLED AS PER TOWN STANDARDS WITH GRANULAR 'A' BEDDING AND COVER
 - PVC WATERMAIN IN SIZES 100mm THROUGH TO 300mm SHALL BE CLASS 150 DR18 CONFORMING TO ANWA C900. TRACER WIRE (10MW min.) SHALL BE INSTALLED ON PVC WATERMAIN WITHIN THE ROAD ALLOWANCE
 - CORROSION PROTECTION MEASURES FOR METAL WATER MAIN COMPONENTS TO INCLUDE DENSOL MASTIC/TAPE AND SAC CAPS
 - MINIMUM HORIZONTAL CLEARANCE BETWEEN SEWER AND WATER SERVICE IS 2.5m. WHERE THE WATERMAIN PASSES OVER THE SEWER, MINIMUM VERTICAL CLEARANCE IS 0.15m AND 0.50m WHERE THE WATERMAIN PASSES UNDER THE SEWER
 - ALL WATERWORKS CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS OF THE MUNICIPALITY OF LEAMINGTON ENGINEERING DEPARTMENT
 - GRADING NOTES**
 - EXISTING GROUND ELEVATIONS TO BE MAINTAINED ALONG PERIMETER OF SITE UNLESS SPECIFIED OTHERWISE
 - ALL DISTURBED AREAS TO BE REINSTATED TO EXISTING CONDITIONS OR BETTER. LANDSCAPE AREAS TO BE RESTORED WITH 100mm TOPSOIL AND No. 1 NURSERY SOD
 - EMBANKMENTS MAXIMUM SLOPE OF 3:1
 - GRASS SURFACE MINIMUM SLOPE 1.5%
 - ASPHALT PAVEMENT/CONCRETE SURFACES MINIMUM SLOPE 1.0%
 - ALL SURFACE DRAINAGE SHALL BE SELF CONTAINED, COLLECTED, AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT
 - DRAINAGE OF ADJUTING PROPERTIES SHALL NOT BE ADVERSELY AFFECTED

REVISIONS	ISSUED FOR	DATE
	OWNER APPROVAL	APR 5/18
	OWNER APPROVAL/PRELIMINARY SITE PLAN REVIEW	MAY 8/18
	REVISED AS PER OWNER	JUNE 15/18
	SITE PLAN APPROVAL	JULY 10/18

PROJECT: **PROPOSED TRUSS PLANT AND OFFICES FOR SUPERIOR ENGINEERED WOOD PRODUCTS**
 1500 ALMA STREET AMHERSTBURG, ONTARIO

SHEET TITLE: **DRAINAGE DETAILS AND NOTES**

DRAWN	CHECKED	FILE NO.	DWG. NO.
M.M.	C.L.	17-111	4
BCN	FIRM BCN	DATE	SHEET NO.
20529	29635	JUNE/17	SP-4 of 4

Y.C. LIU ENGINEERING
 28 BLANCKFORTH AVE. WEST
 ONTARIO, CANADA N0B 1R0
 TEL: (519) 501-9010
 FAX: (519) 501-9010

M.K.MCFADDEN
 100098313
 L1C 07/10/18
 M.K.MCFADDEN
 100098313
 PROVINCE OF ONTARIO

STORMWATER MANAGEMENT REPORT
SUPERIOR ENGINEERED WOOD PRODUCTS

1500 Alma Street
Town of Amherstburg

Y. C. LIU ENGINEERING

39 McNaughton Ave. West, Chatham Ontario N7L 1R2
TEL: (519) 351-9612
FAX : (519) 351-5526

10-July-2018
File: 17-111

SCHEDULE "F" TO BY-LAW 2018-82

2562982 ONTARIO LIMITED

Ken Harris, President

TOWN OF AMHERSTBURG

Mayor- Aldo DiCarlo

Clerk- Paula Parker

10 July 2018

File No: 17-111

Mr. Shane McVitty,
Drainage Superintendent/Engineering Coordinator
Town of Amherstburg
512 Sandwich St. South
Amherstburg, ON
N9V 3R2

RE: Stormwater Management Plan for a new 3,736.5sq.m Office and Truss Manufacturing Building + 836sq.m. Covered Storage Area for Superior Engineered Wood Products, located 1500 Alma Street, Amherstburg Ontario.

Dear Sir,

This report presents the results of a stormwater management assessment carried out for a new 3,736.5sq.m office and truss manufacturing building and a 836sq.m. Covered Storage area for Superior Engineered Wood Products, on a 5.20 hectare property at the above-referenced site.

The site is currently un-developed farmland. The parcel of land that is being severed is approximately 5.2 hectares, however only 2.26 hectares is being developed. The parcel has been divided into 3 separate watersheds. Watershed 1 (2.26 ha) is the area that is being developed, watershed 2 (1.92ha) is the area to the West of the proposed development that is remaining farmland, and finally watershed 3 (1.02ha) is the area to the North of the proposed development that is also remaining farmland. This storm water management report deals strictly with watershed 1 as it is the only area being developed at this point in time. The outlet pipe for the parcel has been designed for the entire 5.2 hectares, so if the other two watersheds are ever developed in the future, a separate storm water management design will be required before tying into the outlet pipe.

The proposed changes to watershed 1 is to construct a new truss manufacturing building and office area (3,736.5sq.m.) as well as a covered storage area to the North (836sq.m.). There is also a small storage building proposed (238sq.m.). The area to the South of the proposed building will be asphalted parking lot, while the remainder of the area surrounding the building will be graveled laneways and outdoor storage. For the purpose of this storm water management design, it was assumed that all gravel area on site is hard surface in case any of this is ever asphalted in the future. The remainder of the area will be converted to grassed area and landscaping (2,657sq.m.). Based on run-off coefficients for grassed and impervious areas (asphalt, building, concrete, etc.) of 0.25, 0.90 respectively, the weighted run-off coefficient was calculated to be 0.82. As per the Design and Construction Guidelines (Second Edition) dated June 1986, for return periods of more than 10 years, this value has to be increased by 25% to a maximum of 0.95. Therefore, for Watershed A, the post developed run-off coefficient actually used is $c=0.95$.

There is an existing Municipal drain (Daraugh Drain) located to the North of the property. This is the drain that the parcel is assessed to. It is proposed to install a new storm pipe running North that will direct all water from the entire property into this drain. Each of the three watersheds will have their own storm water management systems that will release the run-off at a rate below that of the 2-year pre-development flow rate for each respective area. This storm water management plan is strictly for watershed 1.

Drawing SP-1 to SP-4 in Appendix B provides a Site Plan, Stormwater Management Plan, and Details of the property and the proposed development.

1. Introduction

The purpose of this assessment was to provide drainage of the site in accordance with municipal requirements. It was also necessary to provide temporary on-site storage of appropriate storm water detention volumes.

The Town of Amherstburg requires that the storm sewer system be designed to the 2-year return period. The excess volume from the 100-year storm versus the 2-year flow capacity must be stored on site.

The stormwater management system requirements are summarized in this report.

2. Procedure

The procedure included the following steps:

1. Review of Site elevation survey and data collection
2. Review of Site Plan and determination of land use/cover before and after development
3. Assessment of local rainfall Intensity Duration and Frequency data/equations
4. Calculation of peak 2-year pre-development flows using the "Rational Method"
5. Sizing of outflow pipes and slopes
6. Estimating required detention storage volume using the "Modified Rational Method"
7. Design of proposed grades and elevations relating to construction.
8. Preparation of report

3. Findings

3.1 General Site Conditions

The existing site is relatively flat with an average slope of 0.50%. The site appears to slope towards the North to the Daraugh Drain. For this site, the FAA method was used to determine the time of concentration. For the entire parcel, assuming a flow path length of 315m, a slope of 0.50%, and a run-off coefficient of 0.25, the time of concentration was determined to be approximately 60 minutes. This resulted in a pre-developed flow rate of 90.35L/s, or 17.38L/s/ha. This flow rate is for the entire 5.20 hectare property.

Based on this above information, the maximum allowable release rates for each watershed is summarized in the table below:

Watershed	Area (ha)	Max. Release Rate (L/s)
1	2.26	39.26
2	1.92	33.44
3	1.02	17.65
Total	5.20	90.35

The outlet pipe for the entire parcel will be designed to accommodate the maximum release rate, however each of the watersheds will be required to restrict the flows to below the release rates indicated for the respective watershed area. This will ensure the release rate for the entire parcel is kept below the 2-year pre-developed flow rate as required. If the watershed areas change (or are divided further) before being developed, the maximum allowable release rate must be calculated using 17.38L/s/ha.

3.2 Calculations

The attached spreadsheet in Appendix A documents the calculations used and identify the requirements of construction to meet the stormwater management plan. The spreadsheets are summarized as follows:

1. Table 1 – presents the intensity/duration/frequency data that is relevant to this site. The data is in the form of the Windsor Airport AES Data, as developed for the City of Windsor.
2. Table 2 – documents the predevelopment and post development land cover factors and areas. All data is based on the site plan drawing.
3. Table 3 – documents the maximum outflow based on the 2-year predevelopment storm. It also calculates the proposed Restriction device in order to back flows up that exit the containment area.
4. Table 4 – documents the pipe sections and capacities of each section of pipe based on the flow it is receiving from the catchment areas
5. Tables 5, and 6 – are applications of the modified rational method to determine the maximum required storage capacity under 2-year and 100-year storm conditions, respectively.
6. Table 7 – provides a design of the catchment areas including depths, areas and total storage volumes.

The required drainage and grading details are shown on Drawing SP-1 to SP-4 in Appendix B.

4. Conclusions

Drainage of this watershed will be accommodated by 19 catchbasins, with a 200mm-375mm diameter PVC-SDR35 storm pipe that will connect the catchbasins and outlet the stormwater run-off into the Municipal Drain (Daraugh Drain) running along the North of the property.

A restrictor plate will be used to control the volume of water that exits the watershed via the storm pipes. This restrictor plate will be located on the 375mm diameter PVC outlet of Catch Basin Manhole #9. Provisions should be made for maintenance of all storm pipes on site, at least twice a year, as well as after all major storm events, by the property Owner. The proposed stormwater management system provides peak

flow attenuation for the 100-year post development flow. A 115mm diameter restrictor plate on last CBMH#9 will back up flows to those that exceed the 2-year pre-development flow of 39.26L/s. The orifice restrictor plate will have a capacity of 38.5L/s.

The stormwater design is to use the new asphalt and gravel areas as water storage. The catchbasins will collect the water and direct it towards the last Storm CBMH#1. This last CBMH will be equipped with the orifice restrictor plate mentioned above. Catchbasins 1-3, as well as 10 will be located at an elevation of 183.55m, while Catchbasin 4 will be located at an elevation of 183.60m. Catchbasins 5-9, and 16-19 will be located at an elevation of 183.50, while catchbasins 11-15 will be located at an elevation of 183.65m. The maximum 100-year ponding elevation will be 183.80 while the finished floor elevation of the building will be 184.00, creating a freeboard of 200mm.

Below is a table outlining the catchment areas and their corresponding depths, areas, and volumes:

Catchment Area	Depth (mm)	Area (sq. m.)	Volume (cu.m.)
1	250	363.0	30.3
2	250	363.0	30.3
3	250	404.0	33.7
4	200	595.0	39.7
5	300	1,018.0	101.8
6	300	1,058.0	105.8
7	300	1,058.0	105.8
8	300	1,058.0	105.8
9	300	1,058.0	105.8
10	250	575.0	47.9
11	150	243.0	12.2
12	150	270.0	13.5
13	150	270.0	13.5
14	150	335.0	16.8
15	150	456.0	22.8
16	300	796.0	79.6
17	300	900.0	90.0
18	300	1,125.0	112.5
19	300	1,125.0	112.5
Pipe Storage			25.1
Total Storage Volume			1,205.1m³

This total volume of 1,205m³ meets that required for the 100-year post-development design storm of 1,112m³.

5.0 Water Quality

All catchbasins will be equipped with 600mm deep sump pits. These sumps will collect sediment that has been washed off the surface of the surrounding asphalt area on site. It is the responsibility of the owner to maintain all catchbasins and manholes on-site with respect to sediment. The 600mm deep sumps should be maintained on at least a by-annual basis to prevent clogging and blockage of the pipes. These sumps should also be inspected after all major storm events to ensure maintenance is not required.

The last catchbasin manhole will also be equipped with an inverted 'T'. This will help prevent floating oils and debris from entering the municipal storm main.

The use of the above-mentioned sump pits and inverted 'T' would greatly increase the overall quality of the water travelling off the site and into the Municipal Drain, while the restrictor plate will control the quantity of water travelling off the site.

If any questions are to arise from this Stormwater Management Report, please do not hesitate to contact our office at your convenience.

Respectfully Submitted,

Y.C. LIU ENGINEERING



Mark McFadden, P.Eng
Project Engineer



Encls/ - Appendix A – Watershed A Calculations – Tables 1 to 7 (6 pages)
 - Appendix B – Drawings SP-1 to SP-4

APPENDIX A – Calculations
(Tables 1 to 7)

TABLE 1 - IDF CURVE DATA -WINDSOR AIRPORT AES DATA

WINDSOR AIRPORT AES DATA

Using the equation: $R=aT^b$

Return Period	Coefficients	
	a	b
2-Yr	25.0	-0.712
5-Yr	32.0	-0.712
10-Yr	36.7	-0.712
25-Yr	42.6	-0.712
50-Yr	47.0	-0.712
100-YR	51.4	-0.712

Time (min)	Time (T) (hrs)	Rainfall Intensity (R) (mm/hr)					
		2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
5	0.08	146.7	187.7	215.3	249.9	275.7	301.5
10	0.17	89.5	114.6	131.4	152.6	168.3	184.1
15	0.25	67.1	85.9	98.5	114.3	126.1	137.9
20	0.33	54.7	70.0	80.2	93.1	102.8	112.4
30	0.50	41.0	52.4	60.1	69.8	77.0	84.2
35	0.58	36.7	47.0	53.9	62.5	69.0	75.4
40	0.67	33.4	42.7	49.0	56.9	62.7	68.6
45	0.75	30.7	39.3	45.0	52.3	57.7	63.1
50	0.83	28.5	36.4	41.8	48.5	53.5	58.5
55	0.92	26.6	34.0	39.0	45.3	50.0	54.7
60	1	25	32	36.7	42.6	47	51.4

TABLE 2 : C- Factor Weighting and Areas (Watershed 1)

PRE-DEVELOPMENT - assuming no existing development

Runoff Coefficient (C_g):	0.25	unitless
Total Area (m^2):	22592	m^2
Total Area (ha):	2.26	ha

POST-DEVELOPMENT

Grass Area (A_{g1}):	2657	m^2
Grass Runoff Coefficient (C_g):	0.25	unitless
Impervious (ie. Asphalt, Building, Concrete) Area (A_{i1}):	19935	m^2
Impervious Runoff Coefficient (C_i):	0.90	unitless
Gravel Area (A_{gr1}):	0	m^2
Gravel Runoff Coefficient (C_{gr}):	0.70	unitless
Weighted Runoff Coefficient ($C1$):	$C_1 = (A_{g1} * C_g + A_{gr1} * C_{gr} + A_{i1} * C_i) / (A_{g1} + A_{gr1} + A_{i1})$	0.82 unitless
Total Area (m^2):	22592	m^2
Total Area (ha):	2.26	ha

| ADD ADDITIONAL 25% (TO MAX. OF 0.95) TO WEIGHTED RUNOFF COEFFICIENT IF DESIGNING FOR 100-YEAR STORM = $0.82 \times 1.25 = 1.03$ (USE 0.95)

TABLE 3 - PREDEVELOPMENT FLOW REQUIREMENTS (2-YR) & PIPE/ORIFICE SIZE

Using the 2-year Windsor Airport AES Data from Table 1

COMPOSITE AREA - PRE DEVELOPMENT (C =0.25)

Runoff Coefficient = 0.25

DURATION	INTENSITY (mm/hr)	QPRE A x C (COMPOSITE) (ha)	QPRE A x C x I (L/s)	QPRE A x C x I (L/s/ha)
5	147	1.3	530.04	101.93
10	90	1.3	323.57	62.23
15	67	1.3	242.43	46.62
20	55	1.3	197.53	37.99
25	47	1.3	168.51	32.41
30	41	1.3	148.00	28.46
35	37	1.3	132.62	25.50
40	33	1.3	120.59	23.19
45	31	1.3	110.89	21.32
50	28	1.3	102.87	19.78
55	27	1.3	96.12	18.49
60	25	1.3	90.35	17.38
65	24	1.3	85.34	16.41
70	22	1.3	80.96	15.57
75	21	1.3	77.08	14.82
80	20	1.3	73.62	14.16
85	20	1.3	70.51	13.56

TIME OF CONCENTRATION Using FAA Method

$T_c = 3.26(1.1 - C)L^{0.5} / (100 \cdot S)^{0.333}$

L (longest flow path) =	315 m
C =	0.25
Slope =	0.005 ft/ft or m/m
tc =	61.9 min.

Assume Duration = Time of Concentration = 60min, THEN, BASED ON ABOVE CHART, LIMIT OUTFLOW TO 90.35 L/s or less (for the entire parcel)
 Since this SWM design is addressing only 2.26ha (Watershed 1), the maximum allowable release rate for the development is 39.26L/s

PROPOSED RESTRICTION - Orifice on outlet of CATCHBASIN MANHOLE #9

Cd =	0.6 unitless	
Dia. =	115 mm	MIN VALUE
Area =	10386.9 mm ²	
Area =	0.0104 m ²	
g =	9.81 m/s ²	
H =	1.95 m	<- MID of Pipe to 1:100yr Storm Elev.
Q =	0.04 m ³ /s	
Q =	38.5 L/s	

The orificed outlet capacity is 38.5 L/s

Main Trunk Pipe Design:

Diameter:	0.450	m
Slope:	0.150	%
Mannings "n" (SDR36-PVC):	0.012	unitless
X-sectional Area (A):	0.159	m ²
Wetted Perimeter (P):	1.414	m
Hydraulic Radius (R):	0.113	m
Flow Capacity (Q=1/nA(R^0.667)(S^0.5)):	0.120	m ³ /s
Flow Capacity:	119.5	L/s
Velocity (Full Flow)	0.75	m/s

TABLE 4 : PIPE SIZING AND DESIGN

Manhole/Downspout		Area		"C"	AC		Tc min.	2-Year Intensity mm/hr.	Peak Flow L/s	Dia. mm	Pipe		Cap. L/s	% Capacity	Velocity Full Flow m/s
From	To	Incr. m ²	hectares		Incr.	Cumm.					Slope %	Length m			
CB 1	CB 2	826.0	0.08	0.25	0.021	0.02	60.00	25.0	1.44	200.00	0.45	24.00	23.8	6.0	0.76
CB 2	CB 3	467.0	0.05	0.25	0.012	0.03	60.00	25.0	2.25	200.00	0.45	20.00	23.8	9.4	0.76
CB 3	CB 4	486.0	0.05	0.25	0.012	0.04	60.00	25.0	3.09	200.00	0.45	20.00	23.8	13.0	0.76
CB 4	CBMH 5	692.0	0.07	0.25	0.017	0.06	60.00	25.0	4.29	200.00	0.45	30.00	23.8	18.0	0.76
CBMH 5	CB 6	3230.0	0.32	0.25	0.081	0.14	60.00	25.0	9.91	300.00	0.30	30.00	57.3	17.3	0.81
CB 6	CB 7	1215.0	0.12	0.25	0.030	0.17	60.00	25.0	12.02	300.00	0.30	30.00	57.3	21.0	0.81
CB 7	CB 8	1182.0	0.12	0.25	0.030	0.20	60.00	25.0	14.07	300.00	0.30	30.00	57.3	24.6	0.81
CB 8	CBMH 9	1058.0	0.11	0.25	0.026	0.23	60.00	25.0	15.91	300.00	0.30	30.00	57.3	27.8	0.81
CB 10	CB 11	936.0	0.09	0.25	0.023	0.02	60.00	25.0	1.63	200.00	0.45	28.00	23.8	6.8	0.76
CB 11	CB 12	2460.0	0.25	0.25	0.062	0.08	60.00	25.0	5.90	200.00	0.45	25.00	23.8	24.8	0.76
CB 12	CB 13	383.0	0.04	0.25	0.010	0.09	60.00	25.0	6.57	200.00	0.45	25.00	23.8	27.6	0.76
CB 13	CB 14	381.0	0.04	0.25	0.010	0.10	60.00	25.0	7.23	300.00	0.30	25.00	57.3	12.6	0.81
CB 14	CBMH 15	377.0	0.04	0.25	0.009	0.11	60.00	25.0	7.88	300.00	0.30	29.00	57.3	13.8	0.81
CBMH 15	CB 16	780.0	0.08	0.25	0.020	0.13	60.00	25.0	9.24	300.00	0.30	28.00	57.3	16.1	0.81
CB 19	CB 16	1282.0	0.13	0.25	0.032	0.03	60.00	25.0	2.23	150.00	1.00	33.00	16.5	13.5	0.93
CB 16	CB 17	796.0	0.08	0.25	0.020	0.18	60.00	25.0	12.85	300.00	0.30	30.00	57.3	22.4	0.81
CB 18	CB 17	1245.0	0.12	0.25	0.031	0.03	60.00	25.0	2.16	150.00	1.00	33.00	16.5	13.1	0.93
CB 17	CBMH 9	900.0	0.09	0.25	0.023	0.24	60.00	25.0	16.58	300.00	0.30	30.00	57.3	28.9	0.81
Restricted Flow															
CBMH 9	STM MH #1	1058.0	0.11	0.25	0.026	0.49	60.00	25.0	38.50	375.00	0.15	44.00	73.5	52.4	0.67
STM MH #1	STM MH #2	52000.0	5.20	0.25	1.300	1.30	60.00	25.0	90.35	450.00	0.15	60.00	119.5	75.6	0.75
STM MH #2	OUTLET	52000.0	5.20	0.25	1.300	1.30	60.00	25.0	90.35	450.00	0.15	7.00	119.5	75.6	0.75

Manning's Formula for Outlet Pipe Size:

Diameter:	0.150 m	0.200 m	0.300 m	0.375 m	0.450 m
Slope:	1.000 %	0.450 %	0.300 %	0.150 %	0.150 %
Mannings "n" (SDR36-PVC):	0.012 unitless	0.012 unitless	0.012 unitless	0.012 unitless	0.012 unitless
X-sectional Area (A):	0.018 m ²	0.031 m ²	0.071 m ²	0.110 m ²	0.159 m ²
Wetted Perimeter (P):	0.471 m	0.628 m	0.942 m	1.178 m	1.414 m
Hydraulic Radius (R):	0.038 m	0.050 m	0.075 m	0.094 m	0.113 m
Flow Capacity (Q=1/nA(R ^{0.667})(S ^{0.5})):	0.016 m ³ /s	0.024 m ³ /s	0.057 m ³ /s	0.074 m ³ /s	0.120 m ³ /s
Flow Capacity:	16.5 L/s	23.8 L/s	57.3 L/s	73.5 L/s	119.5 L/s

TABLE 5 - FLOW STORAGE REQUIREMENTS (2 -YR)

COMPOSITE AREA - POST DEVELOPMENT (C =0.95)

DURATION	INTENSITY (mm/hr)	QPOST A x C (COMPOSITE) (ha)	QPOST A x C x I (L/s)	STORM VOLUME (L)	OUTFLOW RATE (L/s)	RELEASE VOLUME (L)	REQUIRED STORAGE (L)	REQUIRED STORAGE m ³
5	147	2.147	882	264501.7	38.5	11550	252951.7	253.0
10	90	2.147	538	322942.4	38.5	23100	299842.4	299.8
15	67	2.147	403	362943.7	38.5	34650	328293.7	328.3
20	55	2.147	329	394295.4	38.5	46200	348095.4	348.1
25	47	2.147	280	420466.8	38.5	57750	362716.8	362.7
30	41	2.147	246	443134.9	38.5	69300	373834.9	373.8
35	37	2.147	221	463251.3	38.5	80850	382401.3	382.4
40	33	2.147	201	481413.5	38.5	92400	389013.5	389.0
45	31	2.147	184	498024.0	38.5	103950	394074.0	394.1
50	28	2.147	171	513367.5	38.5	115500	397867.5	397.9
55	27	2.147	160	527654.3	38.5	127050	400604.3	400.6
60	25	2.147	150	541044.0	38.5	138600	402444.0	402.4
65	24	2.147	142	553661.2	38.5	150150	403511.2	403.5
70	22	2.147	135	565605.0	38.5	161700	403905.0	403.9
75	21	2.147	128	576956.0	38.5	173250	403706.0	403.7
80	20	2.147	122	587780.2	38.5	184800	402980.2	403.0
85	20	2.147	117	598132.9	38.5	196350	401782.9	401.8
90	19	2.147	113	608060.6	38.5	207900	400160.6	400.2
95	18	2.147	108	617603.0	38.5	219450	398153.0	398.2
100	17	2.147	104	626794.3	38.5	231000	395794.3	395.8

TABLE 6 - FLOW STORAGE REQUIREMENTS (100 -YR)

COMPOSITE AREA - POST DEVELOPMENT (C =0.95)

DURATION	INTENSITY (mm/hr)	QPOST A x C (COMPOSITE) (ha)	QPOST A x C x I (L/s)	STORM VOLUME (L)	OUTFLOW RATE (L/s)	RELEASE VOLUME (L)	REQUIRED STORAGE (L)	REQUIRED STORAGE m ³
5	302	2.147	1813	543815.4	38.5	11550	532265.4	532.3
10	184	2.147	1107	663969.5	38.5	23100	640869.5	640.9
15	138	2.147	829	746212.3	38.5	34650	711562.3	711.6
20	112	2.147	676	810671.3	38.5	46200	764471.3	764.5
25	96	2.147	576	864479.8	38.5	57750	806729.8	806.7
30	84	2.147	506	911085.3	38.5	69300	841785.3	841.8
35	75	2.147	454	952444.6	38.5	80850	871594.6	871.6
40	69	2.147	412	989786.2	38.5	92400	897386.2	897.4
45	63	2.147	379	1023937.2	38.5	103950	919987.2	920.0
50	59	2.147	352	1055483.6	38.5	115500	939983.6	940.0
55	55	2.147	329	1084857.2	38.5	127050	957807.2	957.8
60	51	2.147	309	1112386.5	38.5	138600	973786.5	973.8
65	49	2.147	292	1138327.4	38.5	150150	988177.4	988.2
70	46	2.147	277	1162883.9	38.5	161700	1001183.9	1001.2
75	44	2.147	264	1186221.5	38.5	173250	1012971.5	1013.0
80	42	2.147	252	1208476.1	38.5	184800	1023676.1	1023.7
85	40	2.147	241	1229761.2	38.5	196350	1033411.2	1033.4
90	39	2.147	232	1250172.6	38.5	207900	1042272.6	1042.3
95	37	2.147	223	1269791.8	38.5	219450	1050341.8	1050.3
100	36	2.147	215	1288689.0	38.5	231000	1057689.0	1057.7
105	35	2.147	207	1306925.0	38.5	242550	1064375.0	1064.4
110	33	2.147	201	1324552.7	38.5	254100	1070452.7	1070.5
115	32	2.147	194	1341618.7	38.5	265650	1075968.7	1076.0
120	31	2.147	189	1358164.4	38.5	277200	1080964.4	1081.0
125	30	2.147	183	1374226.2	38.5	288750	1085476.2	1085.5
130	30	2.147	178	1389836.8	38.5	300300	1089536.8	1089.5
135	29	2.147	173	1405025.7	38.5	311850	1093175.7	1093.2
140	28	2.147	169	1419819.1	38.5	323400	1096419.1	1096.4
145	27	2.147	165	1434241.0	38.5	334950	1099291.0	1099.3
150	27	2.147	161	1448313.0	38.5	346500	1101813.0	1101.8
155	26	2.147	157	1462054.8	38.5	358050	1104004.8	1104.0
160	26	2.147	154	1475484.6	38.5	369600	1105884.6	1105.9
165	25	2.147	150	1488618.8	38.5	381150	1107468.8	1107.5
170	24	2.147	147	1501472.6	38.5	392700	1108772.6	1108.8
175	24	2.147	144	1514060.0	38.5	404250	1109810.0	1109.8
180	24	2.147	141	1526393.9	38.5	415800	1110593.9	1110.6
185	23	2.147	139	1538486.2	38.5	427350	1111136.2	1111.1
190	23	2.147	136	1550347.9	38.5	438900	1111447.9	1111.4
195	22	2.147	134	1561989.5	38.5	450450	1111539.5	1111.5
200	22	2.147	131	1573420.4	38.5	462000	1111420.4	1111.4
205	21	2.147	129	1584649.6	38.5	473550	1111099.6	1111.1
210	21	2.147	127	1595685.5	38.5	485100	1110585.5	1110.6
215	21	2.147	125	1606535.8	38.5	496650	1109885.8	1109.9
220	20	2.147	123	1617207.9	38.5	508200	1109007.9	1109.0
225	20	2.147	121	1627708.8	38.5	519750	1107958.8	1108.0

Therefore 1,112 cubic meters of storage must be provided for th 1:100 year storm.

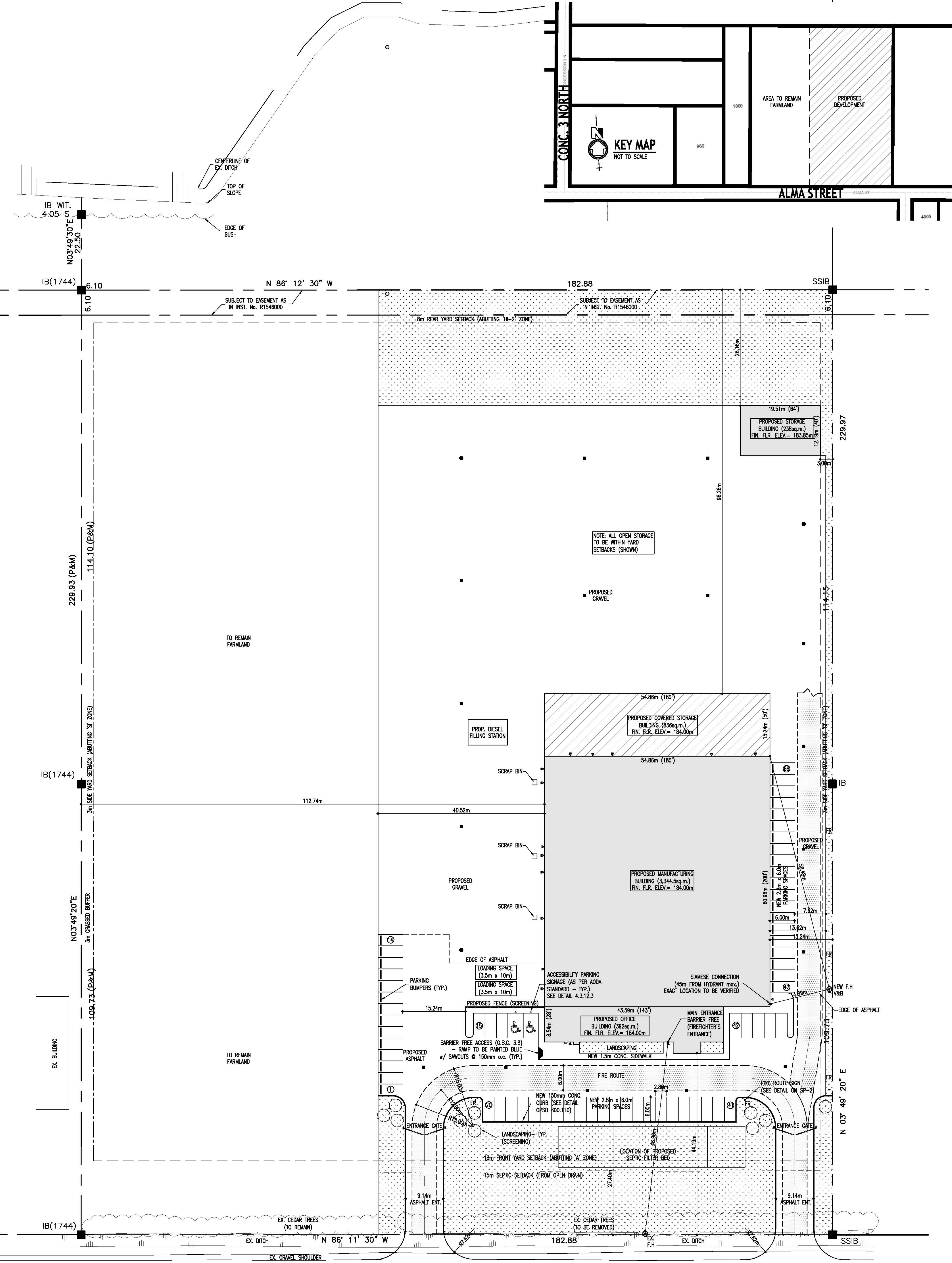
TABLE 7 - STORAGE AVAILABILITY (PONDING TO ELEVATION 183.80)

	Max. Pond Elevation m	T/G Elevation m	Elevation - Outlet Invert m	Max. Pipe Excav.Depth m	Min. Pipe Cover * m	Ponding Area m ²	Max. Pond Depth m	Division Factor** unitless	Ponding Volume m ³
CATCHMENT AREA 1	183.80	183.55	182.45	1.35	1.10	363.0	0.25	3	30.3
CATCHMENT AREA 2	183.80	183.55	182.34	1.46	1.21	363.0	0.25	3	30.3
CATCHMENT AREA 3	183.80	183.55	182.25	1.55	1.30	404.0	0.25	3	33.7
CATCHMENT AREA 4	183.80	183.60	182.16	1.64	1.44	595.0	0.20	3	39.7
CATCHMENT AREA 5	183.80	183.50	182.02	1.78	1.48	1018.0	0.30	3	101.8
CATCHMENT AREA 6	183.80	183.50	181.93	1.87	1.57	1058.0	0.30	3	105.8
CATCHMENT AREA 7	183.80	183.50	181.84	1.96	1.66	1058.0	0.30	3	105.8
CATCHMENT AREA 8	183.80	183.50	181.75	2.05	1.75	1058.0	0.30	3	105.8
CATCHMENT AREA 9	183.80	183.50	181.66	2.14	1.84	1058.0	0.30	3	105.8
CATCHMENT AREA 10	183.80	183.55	182.45	1.35	1.10	575.0	0.25	3	47.9
CATCHMENT AREA 11	183.80	183.65	182.32	1.48	1.33	243.0	0.15	3	12.2
CATCHMENT AREA 12	183.80	183.65	182.21	1.59	1.44	270.0	0.15	3	13.5
CATCHMENT AREA 13	183.80	183.65	182.10	1.70	1.55	270.0	0.15	3	13.5
CATCHMENT AREA 14	183.80	183.65	182.02	1.78	1.63	335.0	0.15	3	16.8
CATCHMENT AREA 15	183.80	183.65	181.93	1.87	1.72	456.0	0.15	3	22.8
CATCHMENT AREA 16	183.80	183.50	181.84	1.96	1.66	796.0	0.30	3	79.6
CATCHMENT AREA 17	183.80	183.50	181.75	2.05	1.75	900.0	0.30	3	90.0
CATCHMENT AREA 18	183.80	183.50	182.35	1.45	1.15	1125.0	0.30	3	112.5
CATCHMENT AREA 19	183.80	183.50	182.35	1.45	1.15	1125.0	0.30	3	112.5
PIPE STORAGE						Pipe Area mm²	Total Pipe Length m		Pipe Storage m³
150mm PIPE						17671.4	66.0		1.2
200mm PIPE						31415.9	172.0		5.4
300mm PIPE						70685.6	262.0		18.5
MAX. TOTAL POND VOLUME									1205.1

* Minimum Pipe cover refers to difference between pipe invert and minimum final grade at catchbasin.
 ** Division Factor for pyramidal ponding = 3 and for triangular ponding = 2.5 and for side slopes = 1,15

Available storage is adequate to hold the excess flow from the 100 year post-development storm as per table 6.

APPENDIX B – Drawings SP-1 to SP-4



SITE PLAN
SCALE: 1:400

DOOR SCHEDULE

△	MANDOOR
△	OVERHEAD DOOR

LIGHTING NOTES:
- ALL EXTERIOR LIGHTING FULL CUT-OFF AND "DARK SKY" COMPLIANT

SPECIAL INDUSTRIAL ZONE (SI) ZONING BY-LAW REQUIREMENTS

BUILDING	REQUIREMENT	PROPOSED
LOT AREA (min.)	1,100sq.m.	42,045sq.m.
LOT FRONTAGE (min.)	30.0m	182.88m
FRONT YARD DEPTH (min.)	18.0m	44.19m
EAST INT. SIDE YARD (min.)	3.0m	15.24m (Shed)
WEST INT. SIDE YARD (min.)	3.0m	112.75m
REAR YARD DEPTH (min.)	8.0m	98.27m (Shed)
LOT COVERAGE (max.)	60%	11.44%
LANDSCAPED SPACE (max.)	10.0%	55.6%
BUILDING HEIGHT (max.)	12.0m	9.14m (max)

PARKING REQUIREMENTS

BUILDING USE	PARKING SPACE REQUIREMENTS
OFFICE	1.0 SPACES/40 sq.m. = 392 sq.m./40 sq.m. = 9.8 (10 SPACES)
MANUFACTURING	1.0 SPACES/100 sq.m. = 3,346 sq.m./100 sq.m. = 33.4 (34 SPACES)
TOTAL SPACES REQUIRED = 44 SPACES	
TOTAL SPACES PROVIDED = 64 SPACES	
BARRIER FREE PARKING REQUIRED = 2	
B.F. PARKING SPACES PROVIDED = 2	

REVISIONS	ISSUED FOR	DATE
	OWNER APPROVAL	APR. 5/18
	OWNER APPROVAL/PRELIMINARY SITE PLAN REVIEW	MAY 8/18
	REVISIONS AS PER OWNER	JUNE 15/18
	SITE PLAN APPROVAL	JULY 10/18

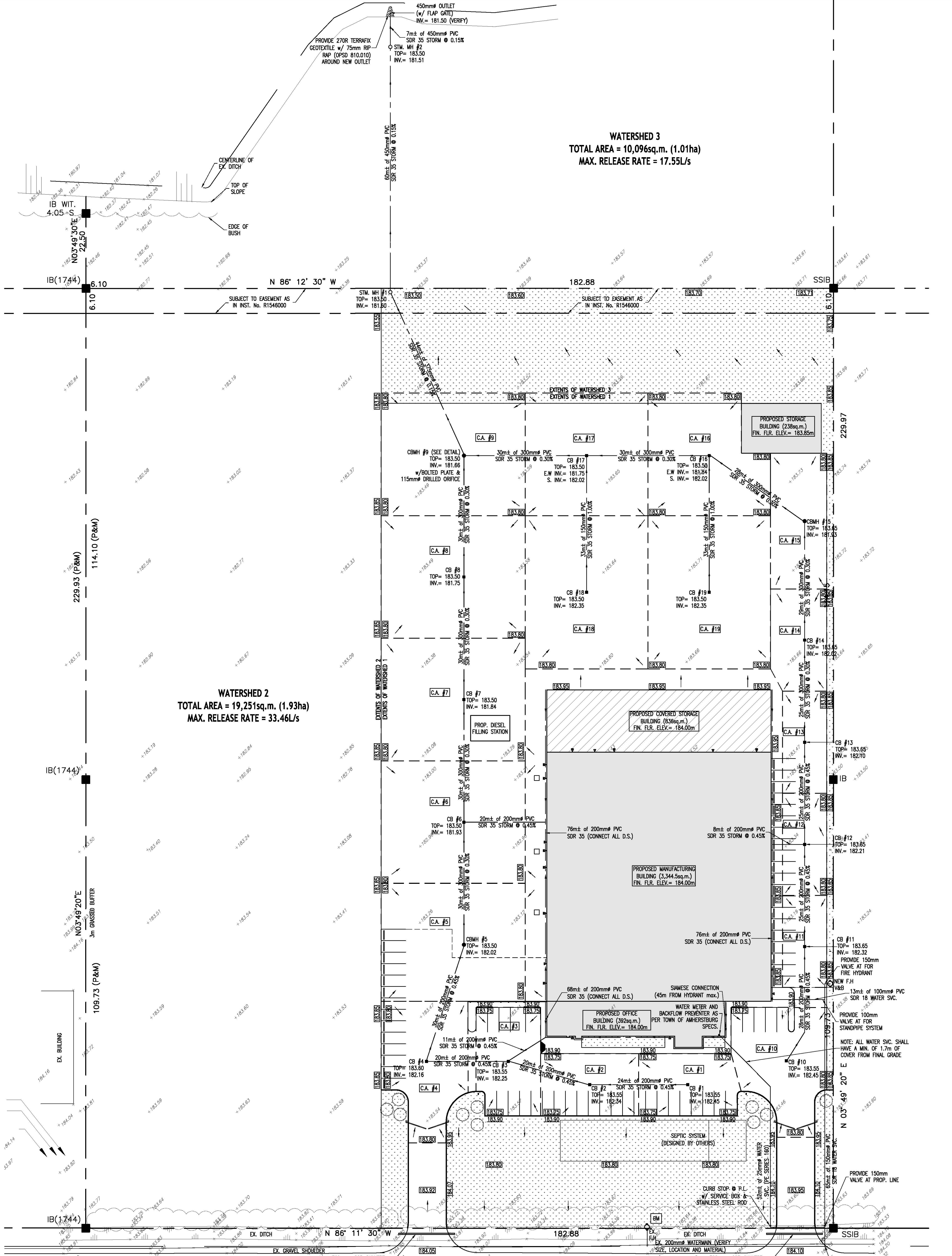
PROPOSED TRUSS PLANT AND OFFICES FOR SUPERIOR ENGINEERED WOOD PRODUCTS
1500 ALMA STREET AMHERSTBURG, ONTARIO

SITE PLAN

1500 ALMA STREET AMHERSTBURG, ONTARIO

Y.C. LIU ENGINEERING
LICENSED PROFESSIONAL ENGINEER
07/10/18
M.K. MCFADDEN
100098313

DRAWN	CHECKED	FILE NO.	DWG. NO.
M.M.	C.L.	17-111	1
BCIN	FIRM BCIN	DATE	SHEET NO.
20529	29635	JUNE/17	SP-1 of 4



WATERSHED 3
 TOTAL AREA = 10,096sq.m. (1.01ha)
 MAX. RELEASE RATE = 17.55L/s

WATERSHED 2
 TOTAL AREA = 19,251sq.m. (1.93ha)
 MAX. RELEASE RATE = 33.46L/s

ALMA STREET

CATCHMENT AREA STORAGE CAPACITY CHART
 (MAX. 100-YEAR PONDING ELEVATION = 183.80m)

CATCHMENT AREA (CA)	STORAGE DEPTH (mm)	STORAGE AREA (sq.m.)	STORAGE VOLUME (cu.m.)
1	250mm	363.0sq.m.	30.3cu.m.
2	250mm	363.0sq.m.	30.3cu.m.
3	250mm	404.0sq.m.	33.7cu.m.
4	200mm	595.0sq.m.	39.7cu.m.
5	300mm	1,018.0sq.m.	101.8cu.m.
6	300mm	1,058.0sq.m.	105.8cu.m.
7	300mm	1,058.0sq.m.	105.8cu.m.
8	300mm	1,058.0sq.m.	105.8cu.m.
9	300mm	1,058.0sq.m.	105.8cu.m.
10	250mm	575.0sq.m.	47.9cu.m.
11	150mm	243.0sq.m.	12.2cu.m.
12	150mm	270.0sq.m.	13.5cu.m.
13	150mm	270.0sq.m.	13.5cu.m.
14	150mm	335.0sq.m.	16.8cu.m.
15	150mm	458.0sq.m.	22.8cu.m.
16	300mm	796.0sq.m.	79.6cu.m.
17	300mm	900.0sq.m.	90.0cu.m.
18	300mm	1,125.0sq.m.	112.5cu.m.
19	300mm	1,125.0sq.m.	112.5cu.m.

STORMWATER MANAGEMENT PLAN
 SCALE: 1:400

NOTE:
 SITE BENCHMARK USED:
 TOP NUT OF FIRE HYDRANT
 TO SOUTH OF DEVELOPMENT
 ELEVATION = 184.68m

REVISIONS	ISSUED FOR	DATE
	OWNER APPROVAL	MAY 5/18
	OWNER APPROVAL/PRELIMINARY SITE PLAN REVIEW	MAY 8/18
	REVISED AS PER OWNER	JUNE 15/18
	SITE PLAN APPROVAL	JULY 10/18

PROPOSED TRUSS PLANT AND OFFICES
 FOR
SUPERIOR ENGINEERED WOOD PRODUCTS

1500 ALMA STREET AMHERSTBURG, ONTARIO

STORMWATER MANAGEMENT PLAN

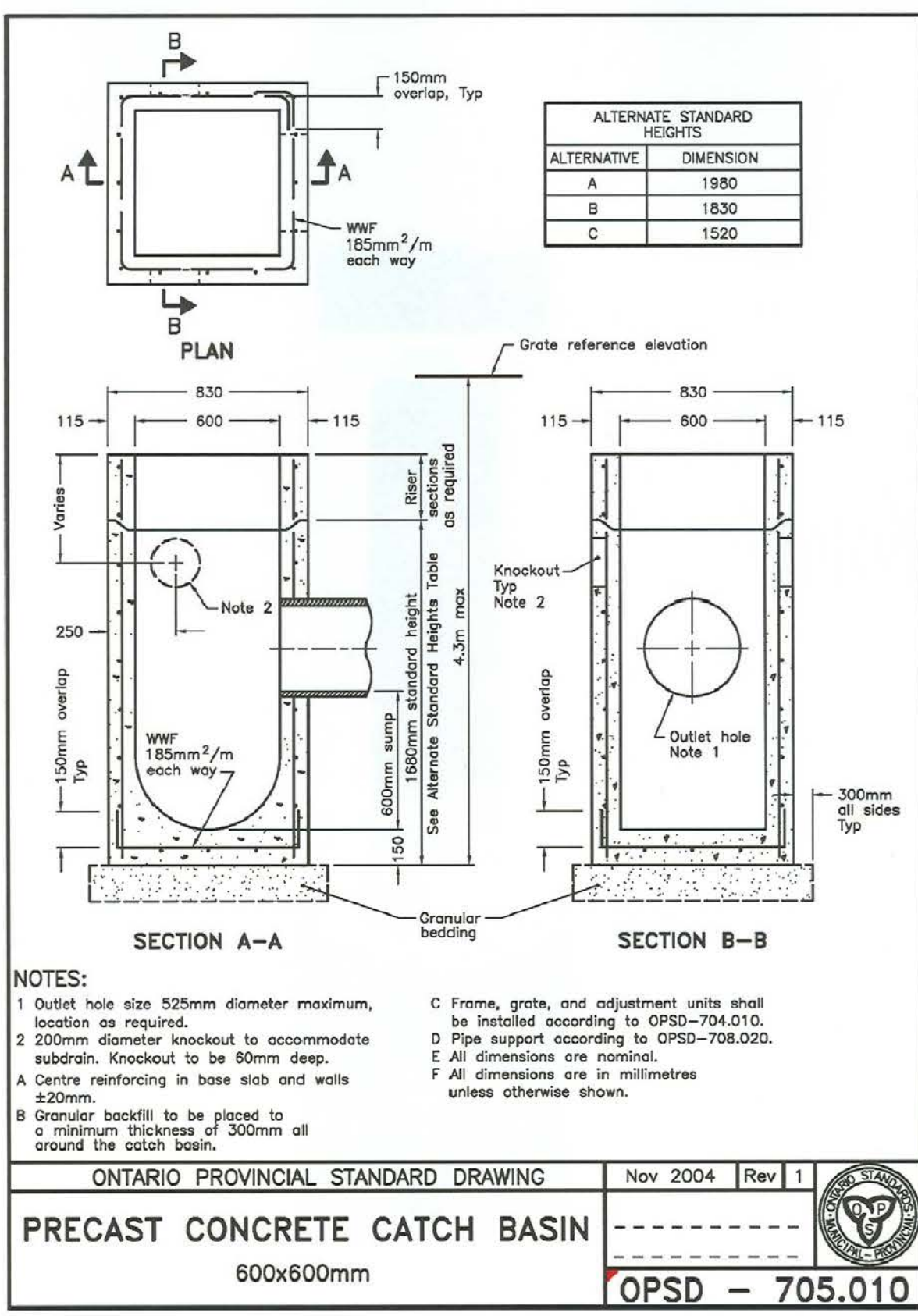
1500 ALMA STREET AMHERSTBURG, ONTARIO

Y.C. LIU ENGINEERING
 28 WILSON AVENUE, SUITE 101
 AMHERSTBURG, ONTARIO L9W 4G7
 TEL: (416) 881-8818
 FAX: (416) 881-8888

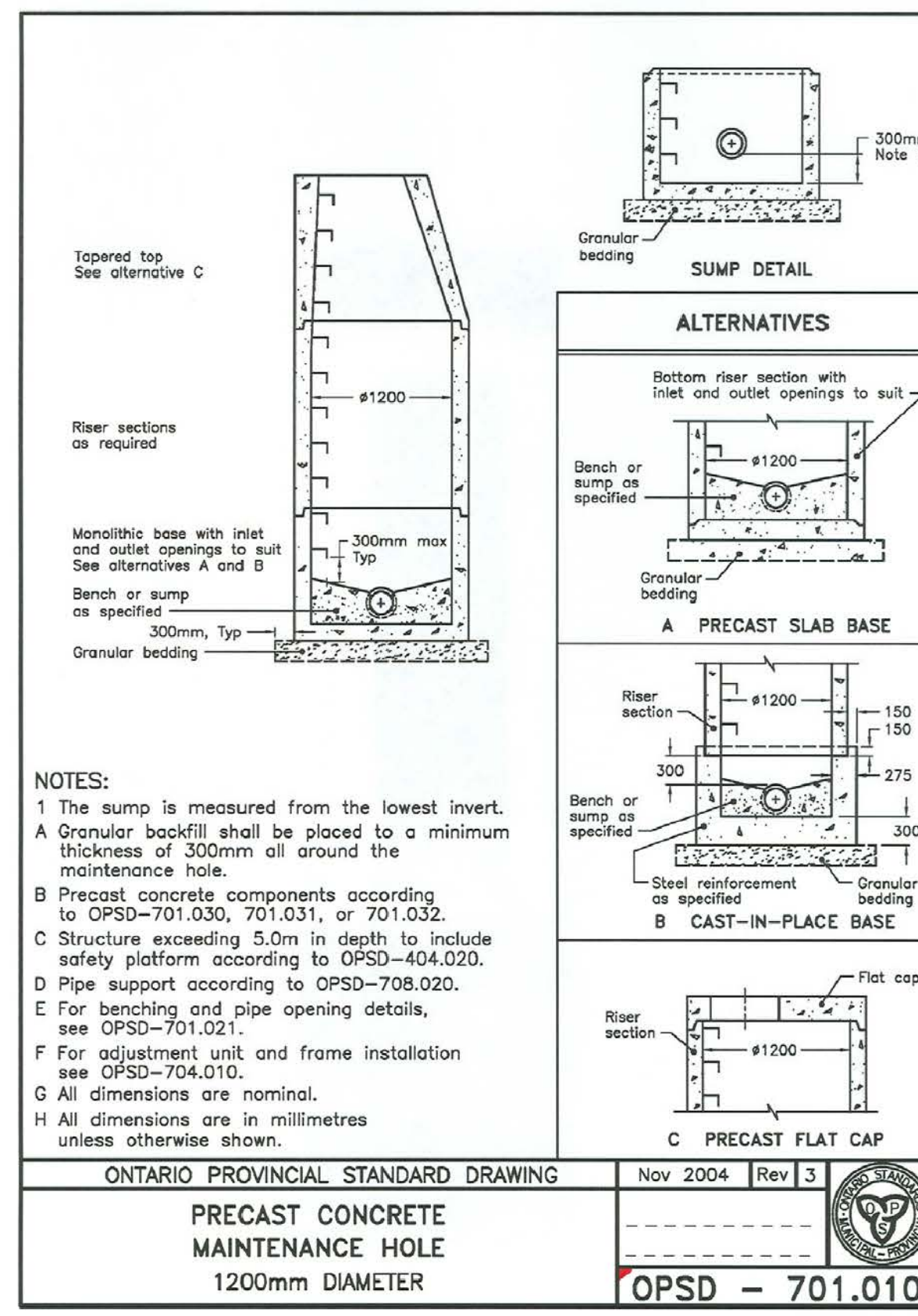
M.K. MCFADDEN
 100098313
 PROFESSIONAL ENGINEER
 PROVINCE OF ONTARIO

DRAWN	CHECKED	FILE NO.	DWG. NO.
M.M.	C.L.	17-111	3

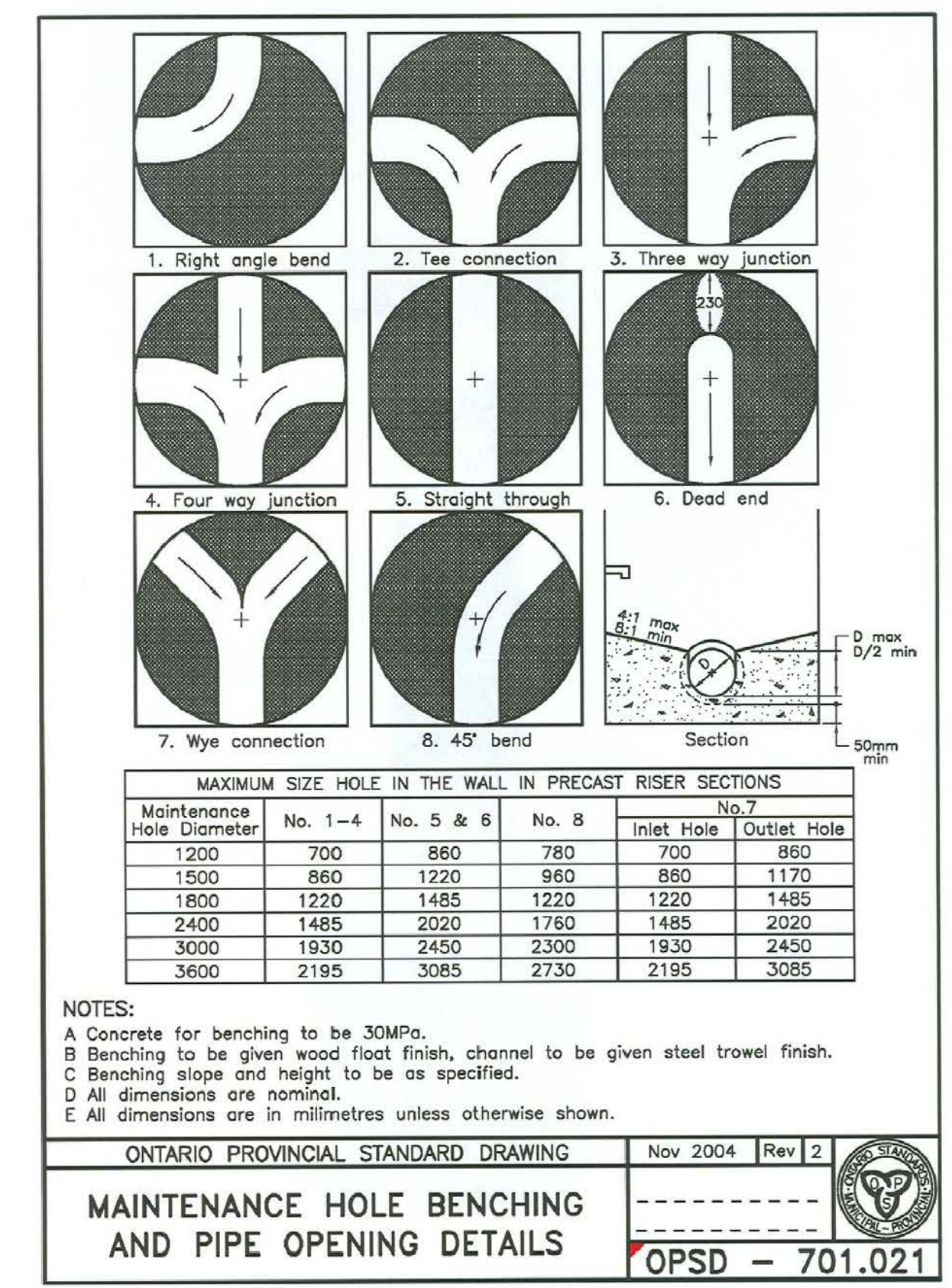
BCIN FIRM BCIN DATE SHEET NO.
 20529 29635 JUNE/17 SP-3 OF 4



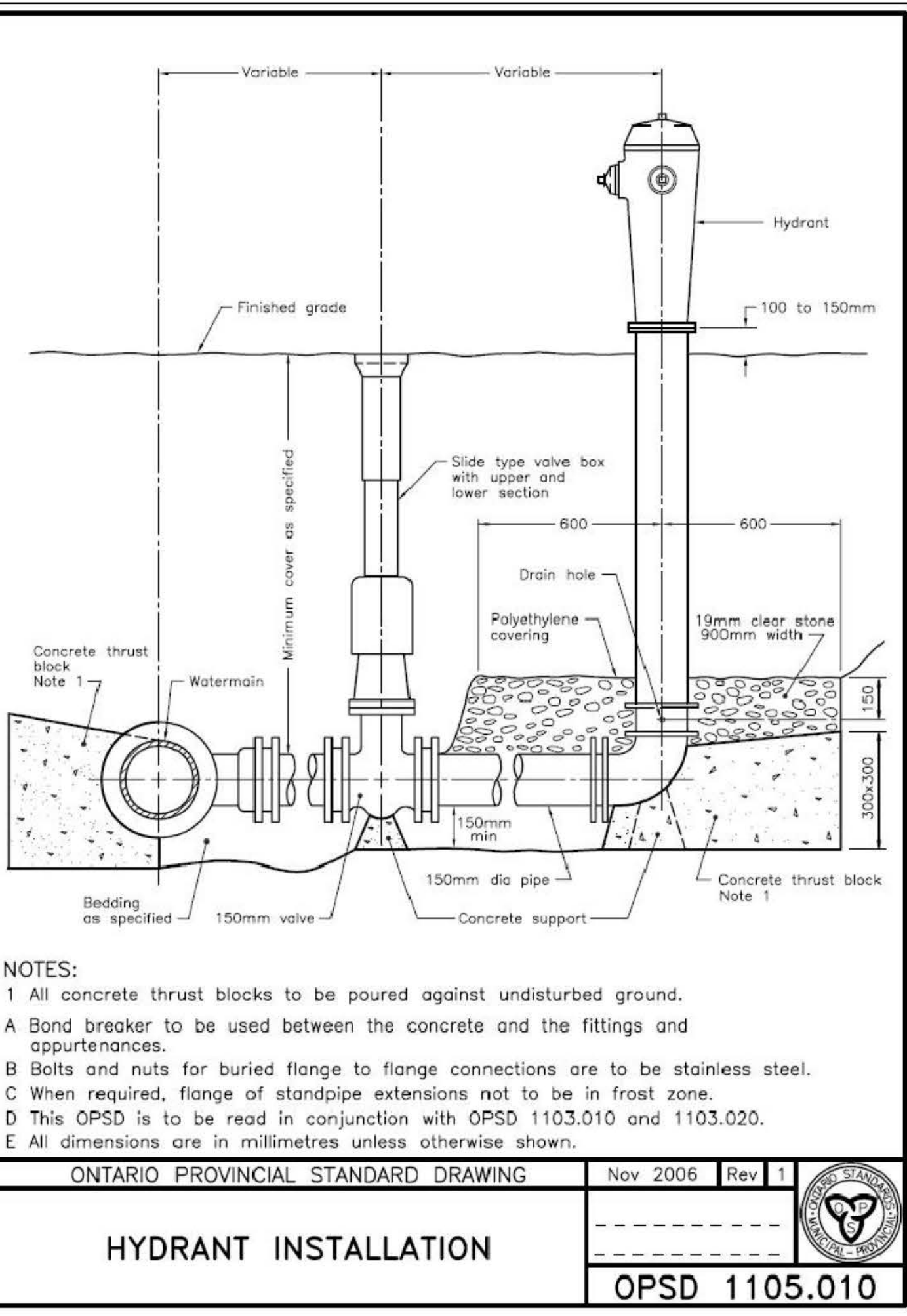
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2004 Rev 1
PRECAST CONCRETE CATCH BASIN
 600x600mm
OPSD - 705.010



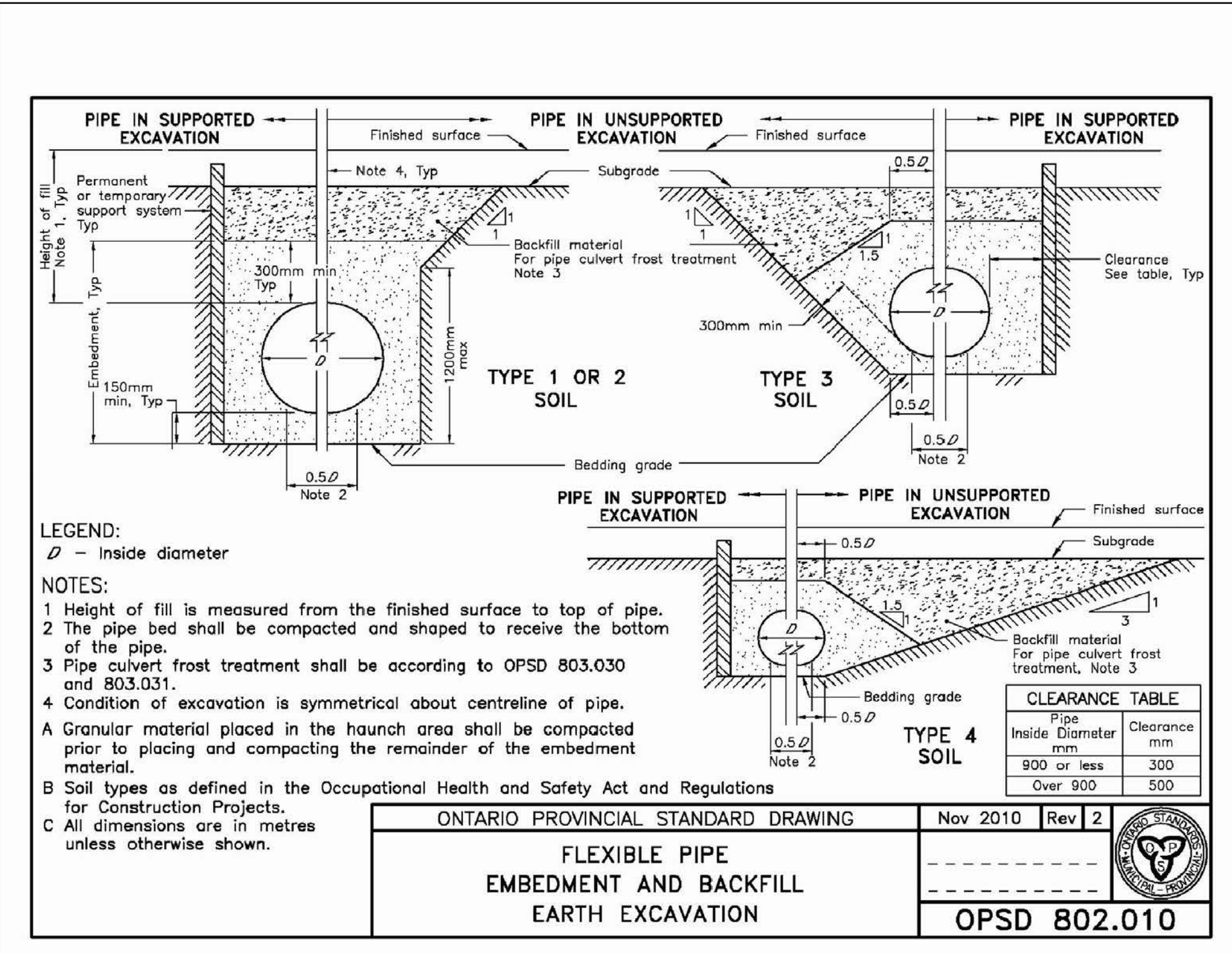
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2004 Rev 3
PRECAST CONCRETE MAINTENANCE HOLE
 1200mm DIAMETER
OPSD - 701.010



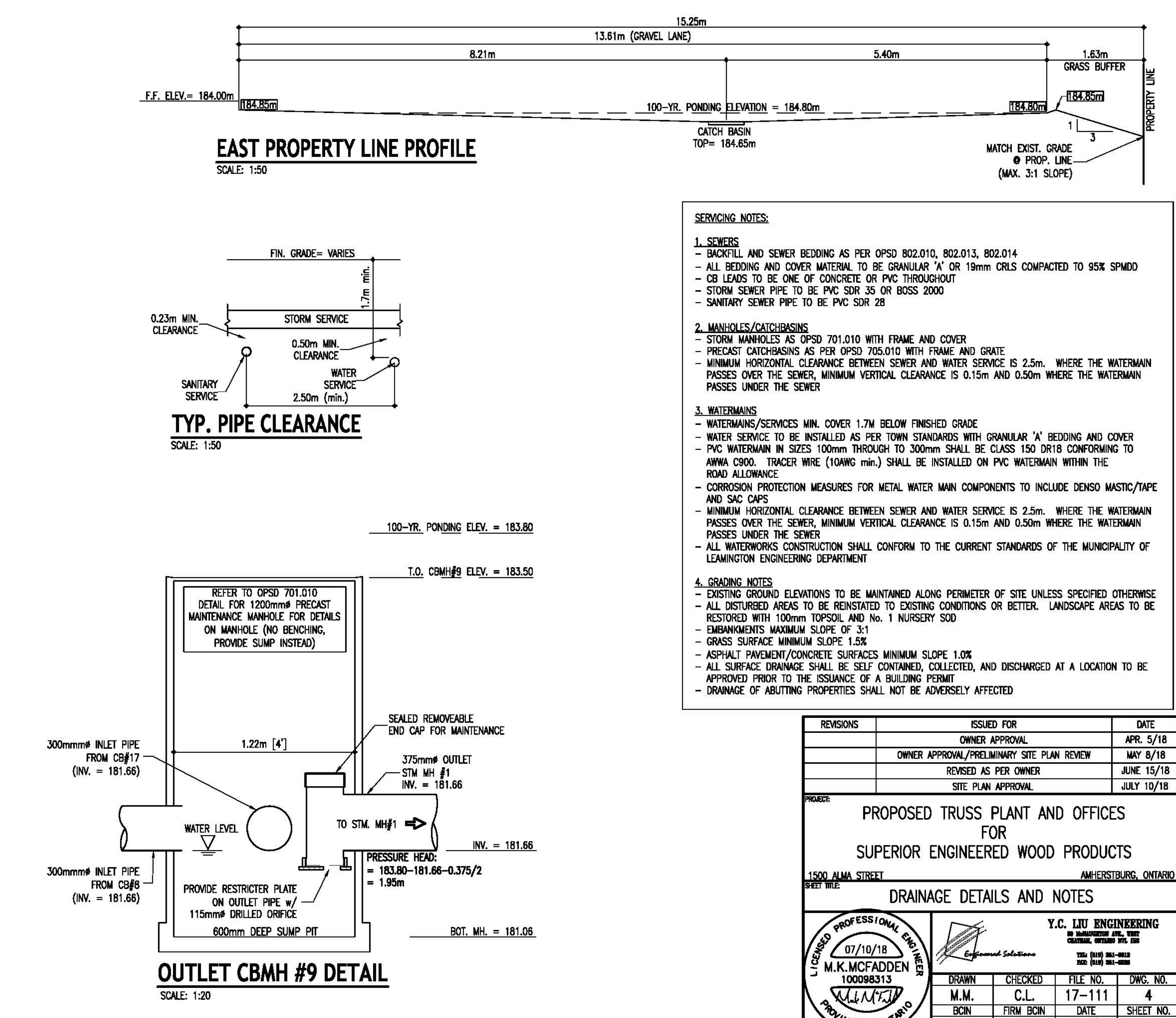
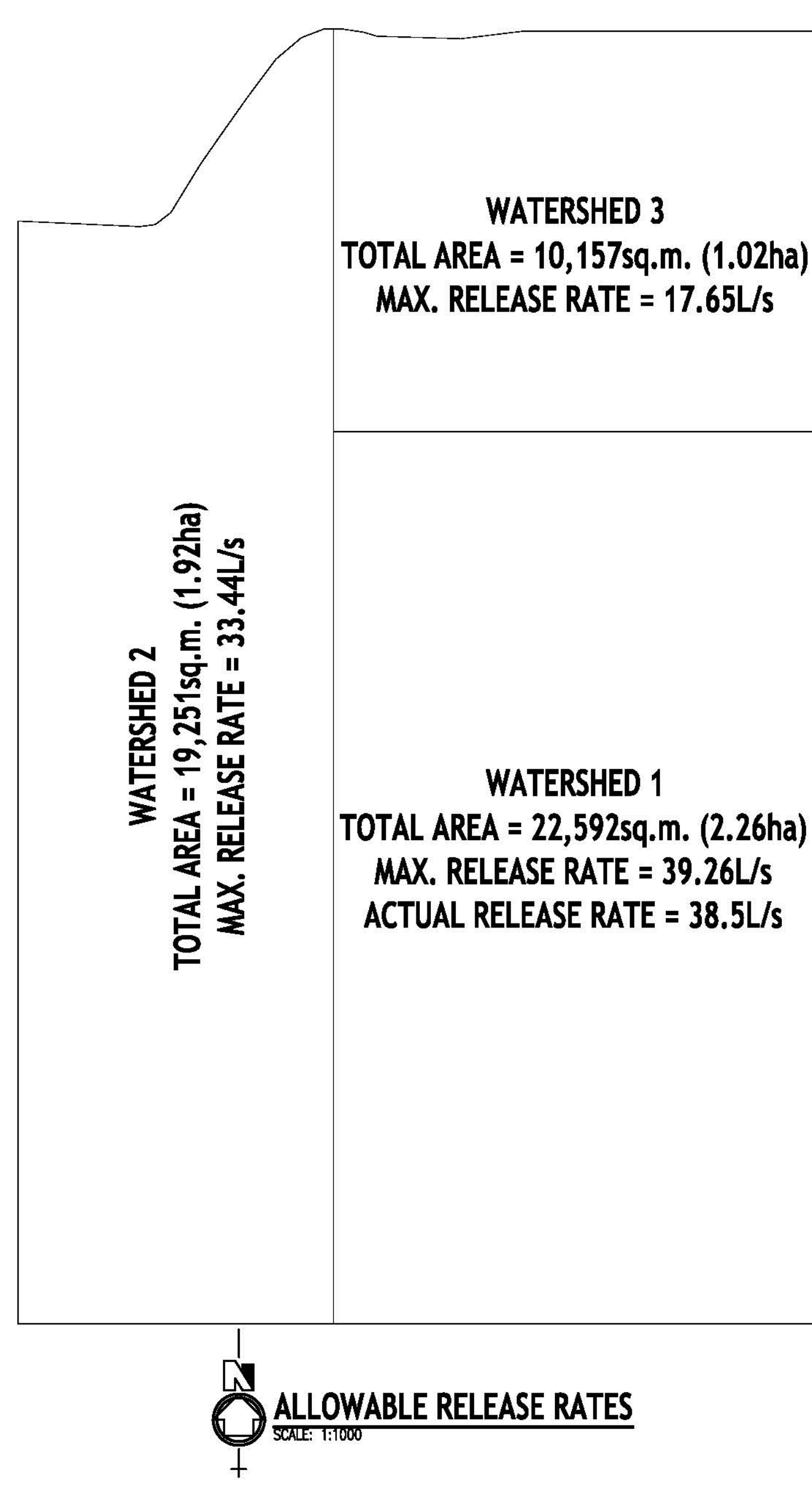
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2004 Rev 2
MAINTENANCE HOLE BENCHING AND PIPE OPENING DETAILS
OPSD - 701.021

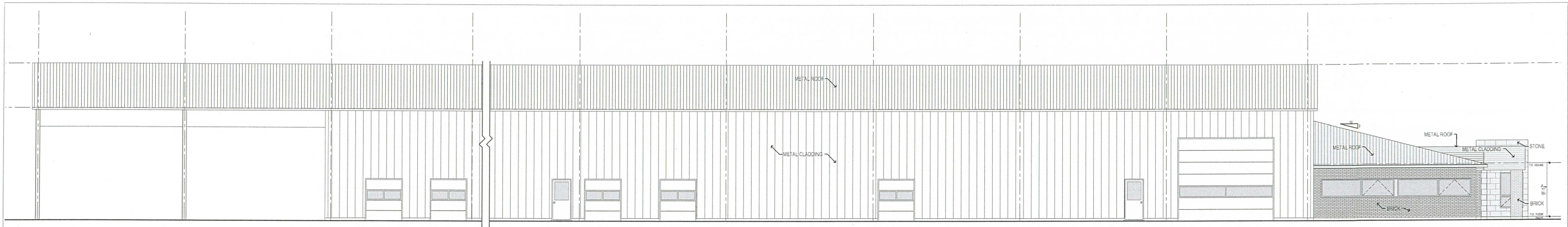


ONTARIO PROVINCIAL STANDARD DRAWING Nov 2006 Rev 1
HYDRANT INSTALLATION
OPSD 1105.010

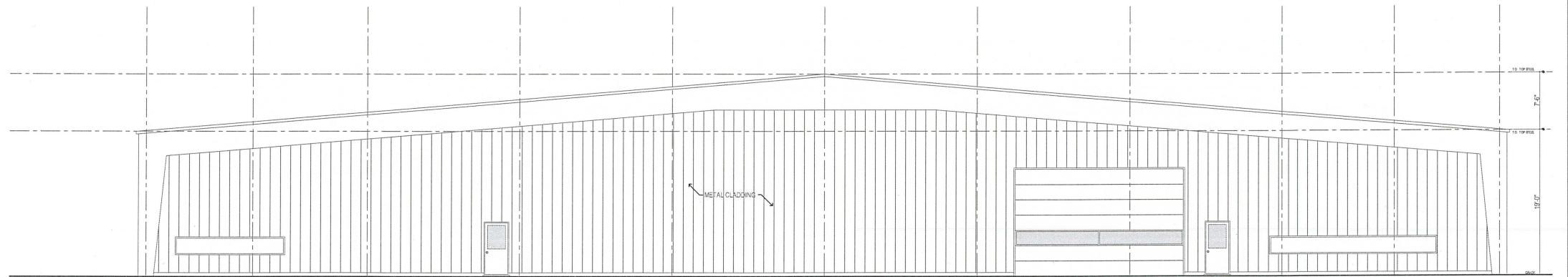


ONTARIO PROVINCIAL STANDARD DRAWING Nov 2010 Rev 2
FLEXIBLE PIPE EMBEDMENT AND BACKFILL EARTH EXCAVATION
OPSD 802.010

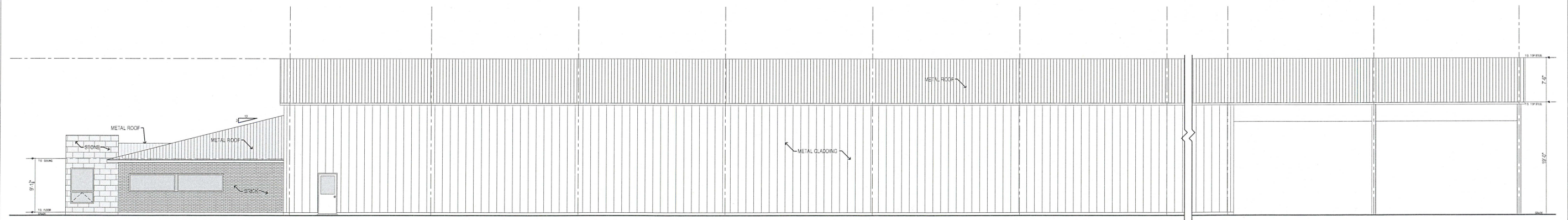




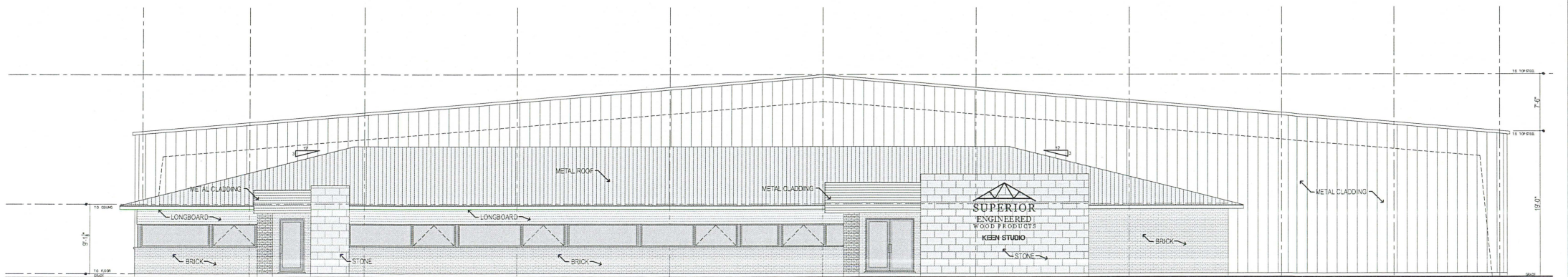
4 PRELIMINARY WEST ELEVATION
Prev2 / 1/8" = 1'



3 PRELIMINARY NORTH ELEVATION
Prev2 / 1/8" = 1'



2 PARTIAL PRELIMINARY EAST ELEVATION
Prev2 / 1/8" = 1'



1 PRELIMINARY SOUTH ELEVATION
Prev2 / 1/8" = 1'

NOTE: EXISTING GRADING / NEW GRADING TO BE COORDINATED BY OWNER / G.C.

SCHEDULE "G" TO BY-LAW 2018-82
 2562982 ONTARIO LIMITED
 Ken Harris, President
 Joseph Mikhail
 TOWN OF AMHERSTBURG
 Mayor- Aldo DiCarlo

PREVIEW - ELEVATIONS
 16002 - SUPERIOR SHOP/OFFICE
 1500 Alma St., Amherstburg, ON
 Lot XX

KEEN STUDIO
 Design • Drafting
 111 St. Amherst St. Amherstburg, ON N0Y 2N0
 Tel: 519.713.9225 Fax: 519.266.9441

May 10, 2018



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF PLANNING, DEVELOPMENT & LEGISLATIVE 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: Rebecca Belanger	Report Date: September 11, 2018
Author's Phone: 519 736-5408 ext. 2124	Date to Council: September 24, 2018
Author's E-mail: rbelanger@amherstburg.ca	Resolution #: N/A

To: Mayor and Members of Town Council

Subject: Housekeeping Zoning By-law Amendment 2018-88

1. RECOMMENDATION:

It is recommended that:

1. The report from the Manager of Planning Services dated September 11, 2018, regarding the proposed Housekeeping Zoning By-law Amendment, **BE RECEIVED**; and,
2. **By-law 2018-88** being a by-law to amend Zoning By-law No. 1999-52, be taken as having been read three times and finally passed and the Mayor and Clerk **BE AUTHORIZED** to sign same.

2. BACKGROUND:

The Statutory Public Meeting was held at 5:00 p.m., September 10, 2018, to hear public comments on an application for a Housekeeping Zoning By-law Amendment. The Town has initiated a housekeeping by-law for an amendment to Zoning By-law 1999-52, as amended under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13. The proposed amendment is general in nature and applies to various properties throughout the Town of Amherstburg. The proposed amendments have been drafted to update verbiage and mapping to ensure conformity with various planning policy documents.

The following is a summary of the proposed changes:

1. Section 3(21)(i) Access to Parking Areas and Spaces General Provisions is hereby updated with the following changes;

- Amending subsection (i) to increase the maximum driveway width to 7.62 metres for a driveway accessory to a single dwelling.

This change is proposed to be consistent with the Town's Development Manual.

- Amending subsection (ii) to increase the minimum driveway width to 3 metres for a driveway accessory to a single dwelling.

A typographical error in the width of a driveway accessory to a single dwelling in subsection (ii) of the By-law has been noted and recommended for correction through this amendment.

- Adding a new subsection after (viii) stating, "For agricultural uses, driveways to parking areas shall be provided from an approved street by means of one or more unobstructed driveways not less than 3 metres in width and not more than 10 metres in width. The maximum number of driveways shall be not more than two driveways for the first 100 metres of lot frontage plus one driveway for each additional 100 metres of lot frontage thereafter."

Currently the Zoning By-law is silent on multiple driveways for agricultural uses. The addition of this clause is at the request of the Engineering and Public Works Department.

2. Section 3(21)(k) Surface and Drainage of Parking Areas and Driveways General Provisions is hereby amended by adding a new clause after subsection (i) stating, "Only asphalt surfaces, crushed stone or gravel shall extend to the road edge where curbs are not present. Concrete, brick and other hard surfaces shall terminate at a point as not to interfere with winter operations."

The addition of this clause is at the request of the Engineering and Public Works Department as a result of issues coming to light through the implementation of the Right-of-Way Permit process. The addition of this clause will provide clarity and on what is permitted within the Town ROW ensuring Town interests are maintained. This regulation will be applicable mainly in rural areas and where curbs do not exist. The urban areas of Town generally have curbs available and winter operations follow the extent of the curbing for snow clearing purposes.

3. Section 22(3)(f) Heavy Industrial Zone Height of Building (Maximum) is hereby amended by increasing the current 12 m to a proposed 15 m maximum building height.

The proposed change is consistent with the heavy industrial building heights permitted by municipalities throughout Essex County. The amendment is required to keep our industrial lands desirable to potential industry and consistent with surrounding areas.

4. Schedule 'B' is hereby amended by replacing the mapping with an updated version found in the Official Plan as Schedule 'C'.

The proposed amendment to this Schedule will update the Floodprone Areas mapping in the Zoning By-law. This will also maintain consistency between the Town policy documents, the Official Plan and Zoning By-law.

The proposed amendments to the Zoning By-law are in conformity with the policies of the Official Plan.

3. DISCUSSION:

There were no public inquires received in writing in advance of the public meeting and no residents spoke at the public meeting. There were questions raised by members of Council which were answered by Planning Administration. There are no outstanding issues regarding the Housekeeping Zoning By-law Amendment.

There were no concerns raised by Town departments or external agencies regarding the proposed Housekeeping Zoning By-law Amendment. The Engineering and Public Works Department has been consulted through-out this planning process to ensure that the amendment will meet the regulations in the Development Manual.

4. RISK ANALYSIS:

The recommendation presents little to no risk to the municipality. The proposed amendment will provide current mapping and regulations that can be more clearly understood by residents and administration.

5. FINANCIAL MATTERS:

N/A

6. CONSULTATIONS:

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

ERCA has no objection to the proposed Housekeeping Zoning By-law Amendment.

The Engineering and Public Works Department identified no objection to the application. Many of the changes proposed in the amendment are at the request of the Engineering Technician with changes coming to light as a result of enacting the new Right-of-Way permit process.

The Building Division and Fire Department identified no objection to the application.

7. **CONCLUSION:**

Administration recommends that Zoning By-law 2018-88 be approved by Council, given three readings and finally passed and the Mayor and Clerk be authorized to sign same.



Rebecca Belanger
Manager of Planning Services

jm

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
Phone #: 519-736-6500

Name: Union Gas
Email: ONTUGLandsINQ@uniongas.com

Name: Ontario Power Generation
Email: Executivevp.lawanddevelopment@opg.com

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

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:	Housekeeping Zoning By-law Amendment 2018-88.docx
Attachments:	- Report to Council- Sept. 24- Housekeeping ZBA Misc Items- ATTACHMENTS.pdf
Final Approval Date:	Sep 18, 2018

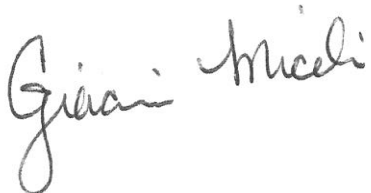
This report and all of its attachments were approved and signed as outlined below:



Mark Galvin - Sep 11, 2018 - 3:50 PM



Cheryl Horrobin - Sep 13, 2018 - 10:06 AM



John Miceli - Sep 14, 2018 - 12:11 PM



Paula Parker - Sep 18, 2018 - 12:10 PM

CORPORATION OF THE TOWN OF AMHERSTBURG
NOTICE OF PUBLIC MEETING
PROPOSED HOUSEKEEPING ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Town of Amherstburg will hold a public meeting on **Monday, September 10, 2018, commencing at 5:00 p.m.** in the Town of Amherstburg **Council Chambers, 271 Sandwich Street South, Amherstburg, Ontario**, to consider a proposed amendment to the Town of Amherstburg Zoning By-law 1999-52 under Section 34 of the Planning Act, RSO 1990 cP.13.

THE PROPOSED AMENDMENT TO THE ZONING BY-LAW No. 1999-52 would clarify certain provisions of the Zoning By-law and correct minor technical errors that have been identified. The matters to be addressed in the By-law include:

- Amending Section 3, the Accessory Uses General Provisions, by adding the word required to the sentence ‘An accessory structure is not permitted in a *required* exterior side yard’;
- Amending General Provisions Section 3(21)(i) Access to Parking Areas and Spaces with the following changes;
 - Amending subsection (i) to increase the maximum driveway width to 7.62 metres for a driveway accessory to a single dwelling;
 - Amending subsection (ii) to increase the minimum driveway width to 3 metres for a driveway accessory to a single dwelling;
 - Adding a new subsection after (viii) stating, “For agricultural uses, driveways to parking areas shall be provided from an approved street by means of one or more unobstructed driveways not less than 3 metres in width and not more than 10 metres in width. The maximum number of driveways shall be not more than two driveways for the first 100 metres of lot frontage plus one driveway for each additional 100 metres of lot frontage thereafter.”;
- Amending General Provisions Section 3(21)(k) Surface and Drainage of Parking Areas and Driveways by adding a new clause after subsection (i) stating, “Only asphalt surfaces, crushed stone or gravel shall extend to the road edge where curbs are not present. Concrete, brick and other hard surfaces shall terminate at point as not to interfere with winter operations.”;
- Amending Section 22(3)(f) Heavy Industrial Height of Building (Maximum) increasing it from the current 12 m to a proposed 15 m.
- Replace Schedule ‘B’ with an updated version found in the Official Plan as Schedule ‘C’.

The proposed amendment is general in nature and applies to various properties throughout the Town of Amherstburg, therefore no key map has been provided in this notice. The proposed by-law is located on the Town’s website on the Planning Department, Planning Notices page at <https://www.amherstburg.ca/en/town-hall/Planning-Notices.aspx>.

The proposed Amendments to the Zoning By-law are in conformity with the policies of the Official Plan.

ANY PERSON may attend the public meeting and/or make written or verbal representation in support of or in opposition to the proposed Zoning By-law Amendment.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council for the Corporation of the Town of Amherstburg to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Amherstburg before the by-law is passed, the person or public body is not entitled to appeal the decision.

Information will be gathered in accordance with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). All comments and communications received will become part of the public record unless you expressly request the Town to remove it. If you want to learn more about why and how the Town collects your information, write to the Town Clerk’s Office, 271 Sandwich Street South, Amherstburg, ON N9V 2A5 or call 519-736-0012.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Town of Amherstburg before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there is reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment (File # ZBA/17/18), including a copy of the draft Zoning By-law, is available for inspection at the Town of Amherstburg Planning Office at the Libro Centre, 3295 Meloche Road, during normal office hours, 8:30 a.m. to 4:30 p.m. or at the Town website www.amherstburg.ca . If you wish to be notified of the passage of the proposed by-law you must make a written request to the Town at the address below.

DATED at the Town of Amherstburg this 17th day of August, 2018.

Rebecca Belanger, MCIP, RPP
Manager of Planning Services
Town of Amherstburg
Libro Centre, 3295 Meloche Road
Amherstburg, Ontario N9V 2Y8
Telephone: (519) 736-5408
Fax No. (519) 736-9859
Website: www.amherstburg.ca

Information will be gathered in accordance with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). All comments and communications received will become part of the public record unless you expressly request the Town to remove it. If you want to learn more about why and how the Town collects your information, write to the Town Clerk's Office, 271 Sandwich Street South, Amherstburg, ON N9V 2A5 or call 519-736-0012.

THIS By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990.

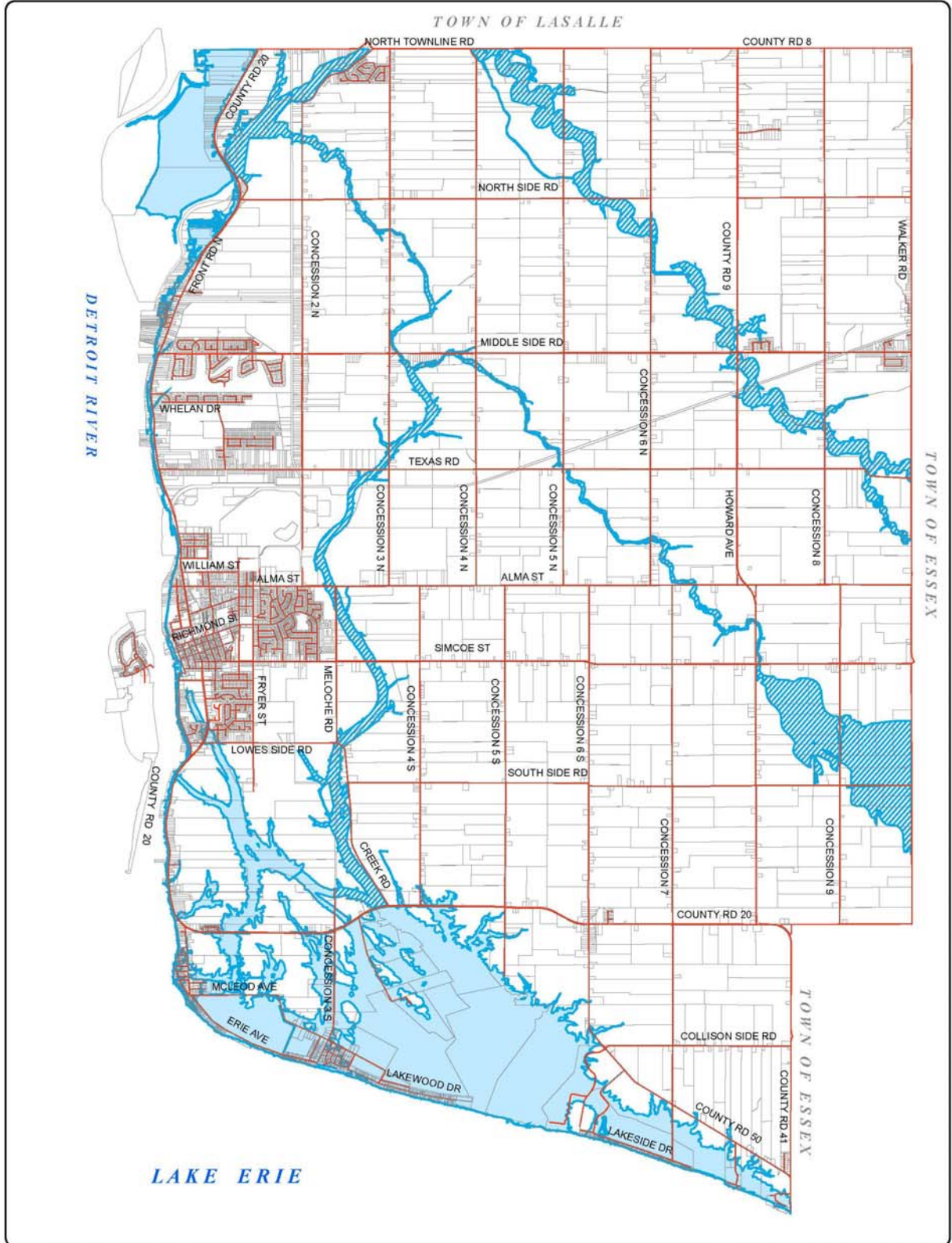
Read a first, second and third time and finally passed this 24th day of September, 2018.

MAYOR- ALDO DICARLO

CLERK- PAULA PARKER

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW No. 2018-88
 A BY-LAW TO AMEND BY-LAW No. 1999-52



Legend

- Floodplain Development Control Area
- Lake Erie/Detroit River Floodprone Area

SCHEDULE "B"
 Lake Erie/Detroit River
 Floodprone Areas
TOWN OF AMHERSTBURG
 ZONING BY-LAW No.1999-52

MAYOR- ALDO DICARLO

CLERK- PAULA PARKER



planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

August 21, 2018

Ms. Rebecca Belanger, Manager of Planning Services
Town of Amherstburg
271 Sandwich St. S.
Amherstburg ON N9A 4L2

Dear Ms. Belanger:

RE: Zoning By-Law Amendment ZBA-17-18 ENTIRE MUNICIPALITY
ARN ENTIRE MUNICIPALITY; PIN: ENTIRE MUNICIPALITY
Applicant: Town of Amherstburg

The following is provided for your information and consideration as a result of our review of the proposed housekeeping Zoning By-Law Amendment File Number ZBA-17-18. The purpose of the proposed housekeeping amendment to the zoning by-law is to clarify specific provisions and correct minor technical errors that have been identified over time.

Our office has reviewed the specific matters identified in the zoning by-law amendments and we have no concerns.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,

Michael Nelson
Watershed Planner
/mn



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF PLANNING, DEVELOPMENT & LEGISLATIVE 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: Rebecca Belanger	Report Date: September 10, 2018
Author's Phone: 519 736-5408 ext. 2124	Date to Council: September 24, 2018
Author's E-mail: rbelanger@amherstburg.ca	Resolution #: N/A

To: Mayor and Members of Town Council

Subject: Housekeeping Zoning By-law Amendment for the Prohibition of Private Wells

1. **RECOMMENDATION:**

It is recommended that:

1. The report from the Manager of Planning Services dated September 10, 2018, regarding the Housekeeping Zoning By-law Amendment for the Prohibition of Private Wells **BE RECEIVED**; and
2. **By-law 2018-86** being a by-law to amend Zoning By-law No. 1999-52, be taken as having been read three times and finally passed and the Mayor and Clerk **BE AUTHORIZED** to sign same.

2. **BACKGROUND:**

The Statutory Public Meeting was held at 4:30 p.m., August 30, 2018, to hear public comments on a Housekeeping Zoning By-law Amendment for the prohibition of private wells in the Town of Amherstburg. The Housekeeping Zoning By-law Amendment was initiated by the Town based on a request from the Ministry of Environment, Conservation and Parks (MECP). The by-law will prohibit the installation of private wells as a source of potable drinking water through-out the Town. It is in the Town's best interest to have all residents use municipal water rather than well water as the source of drinking water as the quality is managed through the strict adherence to operational planning and Provincial legislation. By-law 2014-08 is the Town's By-law to Regulate the Supply of Water in the Town of Amherstburg.

The request for the Zoning By-law Amendment is in conformity with the Official Plan. The Official Plan currently requires that all properties use municipal water where municipal water is available. A few areas in Town do not currently have municipal water available to them. However, water is within a reasonable distance for connection over the entire municipality and therefore there would be no reason for any property to utilize a well as a source of drinking water.

In order to conform to the Official Plan, municipal water will be required to be installed in all areas where it is currently not available. Residents who are seeking to develop a property for residential uses will be required to ensure municipal water is provided to the property. As identified in Town of Amherstburg Water Supply By-law 2014-08, Section 3.8, *“all water service pipes, except those to lands being developed under a Town development or subdivision agreement wherein the main is installed, may be installed on an actual cost basis at the owner’s expense.”*

3. DISCUSSION:

There were no public inquires received in writing in advance of the public meeting and no residents spoke at the public meeting. There were questions raised by members of Council which were answered by Administration. The questions addressed the Town’s response to existing wells. Legal non-conforming wells will be assessed on a case by case basis. There are no outstanding issues regarding the Housekeeping Zoning By-law Amendment.

There were no concerns raised by Town departments or external agencies regarding the proposed Housekeeping Zoning By-law Amendment. The Engineering and Public Works Department has been consulted through-out this planning process to ensure that the amendment will meet the objectives of municipal and Provincial regulations with regard to safe drinking water.

4. RISK ANALYSIS:

The MECP has suggested that the Town prohibit private well drilling within the Well Drilling Prohibition area in order to prevent the use of groundwater particularly as a source of drinking water. By requiring municipal water services for all properties, the Town is able to control the quality of water that is being used for potable services.

Outside of the Well Drilling Prohibition area residents will still be permitted to drill wells for non-potable uses such as irrigation, cooling, heating, etc. If the housekeeping Zoning By-law Amendment is not approved, the Town residents using well water cannot be provided with the same level of confidence versus the treated municipal water source.

5. FINANCIAL MATTERS:

The financial implications of this housekeeping Zoning By-law Amendment process are limited to staff time drafting regulations and reports as well as the creation of mapping and advertising and meeting costs.

The Water Development Charge Rate is collected for water infrastructure, as calculated through the Development Charges Study and By-law and will be applied for newly connected water service. Development Charges, including those calculated for water infrastructure, are recovered for growth related infrastructure itemized in the Development Charges Background Study. Further costs associated with the actual water connection to each site will be charged in accordance with Water Supply By-law 2014-08.

There are some existing waterline infrastructure By-laws, including some for properties in the prohibited zone, which defer payment of infrastructure until the time of connection to the water system. In total the town has \$178,000 in accounts receivable from deferred waterline work covered by those By-laws. Some of the work is in the proposed restricted area; however most of the properties are not residential dwelling units. They are a mixture of development lands as well as commercial properties that have yet to connect to the water system.

6. CONSULTATIONS:

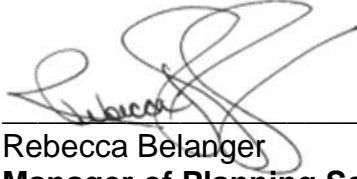
No further consultation is required to meet the statutory requirements of the Planning Act regarding this Official Plan Amendment and Zoning By-law Amendment.

Corporate Services Department was consulted on this report.

This space left blank intentionally

7. CONCLUSION:

Administration recommends that Zoning By-law 2018-86 be approved by Council, given three readings and finally passed and the mayor and Clerk be authorized to sign same.



**Rebecca Belanger
Manager of Planning Services**

ss

DEPARTMENTS/OTHERS CONSULTED:

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

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

**Name: Ministry of the Environment, Conservation and Parks
Phone #: 519 948-3428**

Report Approval Details

Document Title:	Housekeeping Zoning By-law Amendment 2018-86 for the Prohibition of Private Wells.docx
Attachments:	- Report to Council- Sept 24- Housekeeping ZBA Private Wells ATTACHMENTS.pdf
Final Approval Date:	Sep 19, 2018

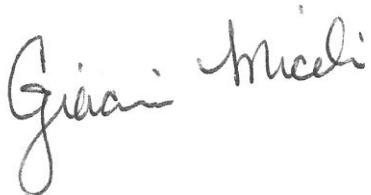
This report and all of its attachments were approved and signed as outlined below:



Mark Galvin - Sep 13, 2018 - 11:24 AM



Cheryl Horrobin - Sep 13, 2018 - 4:15 PM



John Miceli - Sep 14, 2018 - 12:29 PM



Paula Parker - Sep 19, 2018 - 10:06 AM

**CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2018-86**

**By-law to amend Zoning By-law No. 1999-52
Private Wells within the Town of Amherstburg**

WHEREAS By-law 1999-52, as amended, is a land use control by-law regulating the use of lands and the character, location and use of buildings and structures within the Town of Amherstburg;

AND WHEREAS the Council of the Town of Amherstburg deems it appropriate and in the best interest of proper planning to amend By-law 1999-52, as herein provided;

AND WHEREAS this By-law conforms to the Official Plan for the Town of Amherstburg;

NOW THEREFORE the Council of the Corporation of the Town of Amherstburg enacts as follows:

1. Section 2, Definitions of the Town of Amherstburg Zoning By-law 1999-52, as amended, is hereby amended by adding the following definition to be inserted into the By-law in an appropriate alphabetic location.

“Private Well” A hole made in the ground to locate or to obtain groundwater or to test or to obtain information in respect of groundwater or an aquifer, and includes a spring around or in which works are made or equipment is installed for collection or transmission of water and that is or is likely to be used as a source of water for human consumption.

There are three parts to the definition:

1. a hole used to locate or obtain groundwater is a well
 2. a hole to test or obtain information with respect to groundwater or an aquifer is a well
 3. a spring (natural groundwater discharge at ground surface) where works or equipment are installed and where the water will, or is likely to be used for human consumption is a well.
2. Section 3, General Provisions of the Town of Amherstburg Zoning By-law 1999-52, as amended, is hereby amended by adding the following general provision to be inserted into the By-law in an appropriate alphabetic location.

“(22) PRIVATE WELLS

1. ‘Well Drilling Prohibition’ Area

A private well shall only be permitted within the ‘Well Drilling Prohibition’ area (Schedule E) for the purposes of environmental site remediation, water monitoring or site de-watering, heating and cooling or manufacturing purposes.

2. All Other Areas of the Municipality

- i. The addition of Regulations in the General Provisions that for all other areas of the municipality, a private well may be permitted for non-residential uses other than human consumption such as irrigation, cooling, heating, manufacturing, water monitoring, environmental site remediation, and site de-watering.

- ii. Within the area outside of the ‘Well Drilling Prohibition’ area (remainder of the municipality) a well which legally existed on the date of the adoption of this by-law shall also be permitted as existing.

3. The Schedules of By-law 1999-52, as amended, are hereby amended by adding Schedule "E" attached hereto and forming part of this By-law.

THIS By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990.

Read a first, second and third time and finally passed this 24th day of September, 2018.

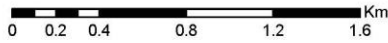
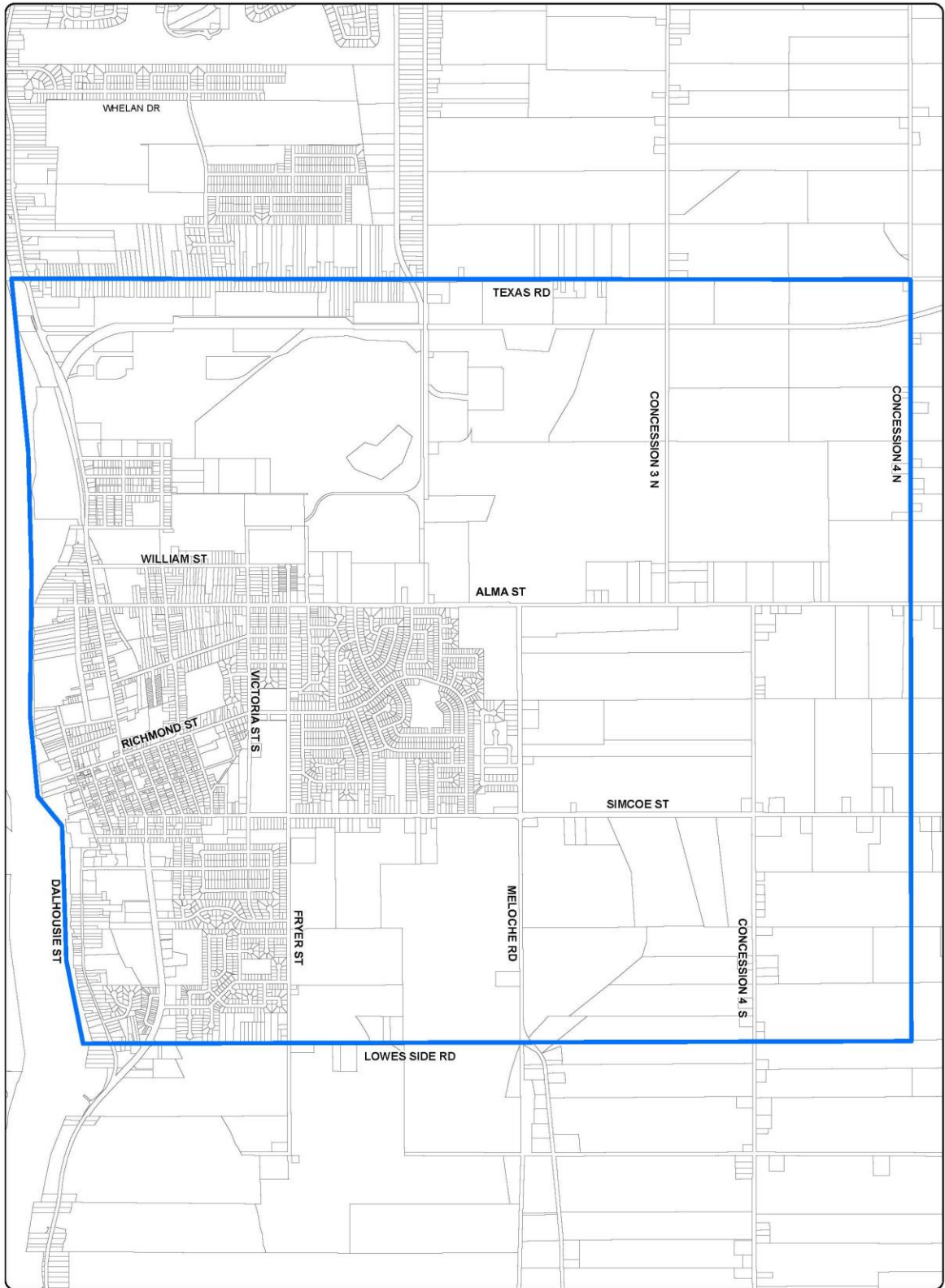
MAYOR- ALDO DICARLO

CLERK- PAULA PARKER

DRAFT

TOWN OF AMHERSTBURG

**SCHEDULE "A" TO BY-LAW No. 2018-86
A BY-LAW TO AMEND BY-LAW No. 1999-52**



Legend

 Area of Well Drilling Prohibition



SCHEDULE "E"

Area of Well Drilling Prohibition

**TOWN OF AMHERSTBURG
ZONING BY-LAW No.1999-52**

MAYOR- ALDO DICARLO

CLERK- PAULA PARKER

CORPORATION OF THE TOWN OF AMHERSTBURG
NOTICE OF PUBLIC MEETING
PROPOSED HOUSEKEEPING ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Town of Amherstburg will hold a public meeting on **Thursday, August 30, 2018, commencing at 4:30 p.m.** in the Town of Amherstburg **Council Chambers, 271 Sandwich Street South, Amherstburg, Ontario**, to consider a proposed amendment to the Town of Amherstburg Zoning By-law 1999-52 under Section 34 of the Planning Act, RSO 1990 cP.13.

THE PROPOSED AMENDMENT TO ZONING BY-LAW No. 1999-52 would introduce regulations pertaining to the use of private wells. The following changes are proposed:

- A definition of a “*private well*” is proposed to be added to clearly define a private well;
- The addition of regulations in the General Provisions Section which will only permit private wells within the ‘Well Drilling Prohibition’ area for the purposes of environmental site remediation, water monitoring or site de-watering, heating and cooling or manufacturing purposes;
- Further, within the ‘Well Drilling Prohibition’ area that any well which is not being used for a purpose stated above, shall be decommissioned in accordance with Regulation 903 of the Ontario Water Resources Act, and any amendments thereto;
- The addition of Regulations in the General Provisions that for all other areas of the municipality, a private well may be permitted for non-residential uses other than human consumption such as irrigation, cooling, heating, manufacturing, water monitoring, environmental site remediation, and site de-watering.
- Within the area outside of the ‘Well Drilling Prohibition’ area (remainder of the municipality) a well which legally existed on the date of the adoption of this by-law shall also be permitted in accordance with these regulations.

The proposed amendment applies to properties within the Well Drilling Prohibition Area along with the remainder of the municipality. The proposed by-law is located on the Town’s website on the Planning Department, Planning Notices page at <https://www.amherstburg.ca/en/town-hall/Planning.aspx>.

The proposed Amendment to the Zoning By-law is in conformity with the policies of the Town of Amherstburg and County of Essex Official Plan.

ANY PERSON may attend the public meeting and/or make written or verbal representation in support of or in opposition to the proposed Zoning By-law Amendment.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council for the Corporation of the Town of Amherstburg to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Amherstburg before the by-law is passed, the person or public body is not entitled to appeal the decision.

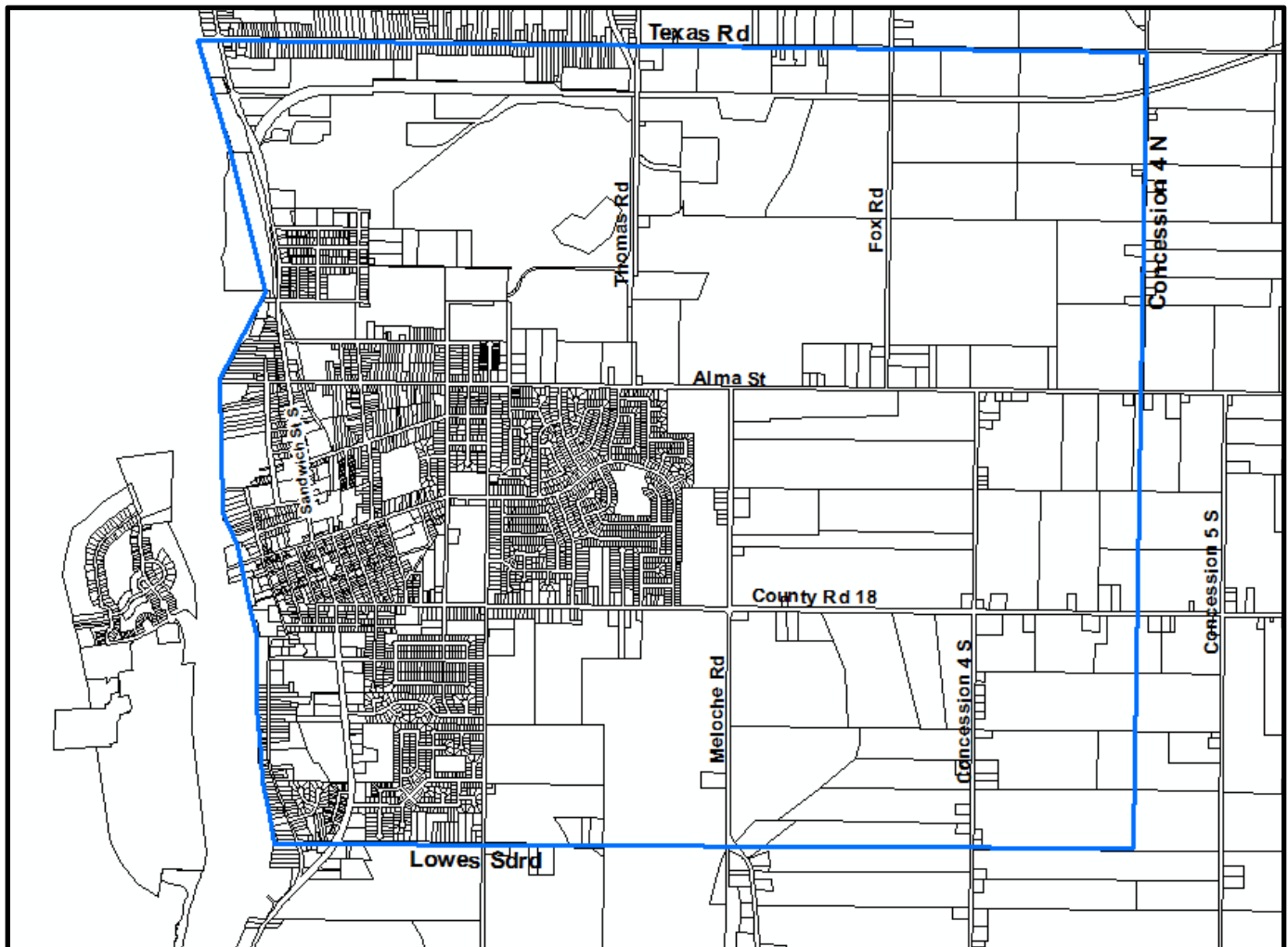
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Town of Amherstburg before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there is reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment (File # ZBA/16/18), including a copy of the draft Zoning By-law, is available for inspection at the Town of Amherstburg Planning Office at the Libro Centre, 3295 Meloche Road, during normal office hours, 8:30 a.m. to 4:30 p.m. or at the Town website www.amherstburg.ca. If you wish to be notified of the passage of the proposed by-law you must make a written request to the Town at the address below.

DATED at the Town of Amherstburg this 9th day of August, 2018.

Information will be gathered in accordance with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). All comments and communications received will become part of the public record unless you expressly request the Town to remove it. If you want to learn more about why and how the Town collects your information, write to the Town Clerk’s Office, 271 Sandwich Street South, Amherstburg, ON N9V 2A5 or call 519-736-0012.

KEY MAP



 Area of Well Drilling Prohibition

Rebecca Belanger, MCIP, RPP
Manager of Planning Services
Town of Amherstburg
Libro Centre, 3295 Meloche Road
Amherstburg, Ontario N9V 2Y8
Telephone: (519) 736-5408
Fax No. (519) 736-9859
Website: www.amherstburg.ca

Information will be gathered in accordance with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). All comments and communications received will become part of the public record unless you expressly request the Town to remove it. If you want to learn more about why and how the Town collects your information, write to the Town Clerk's Office, 271 Sandwich Street South, Amherstburg, ON N9V 2A5 or call 519-736-0012.





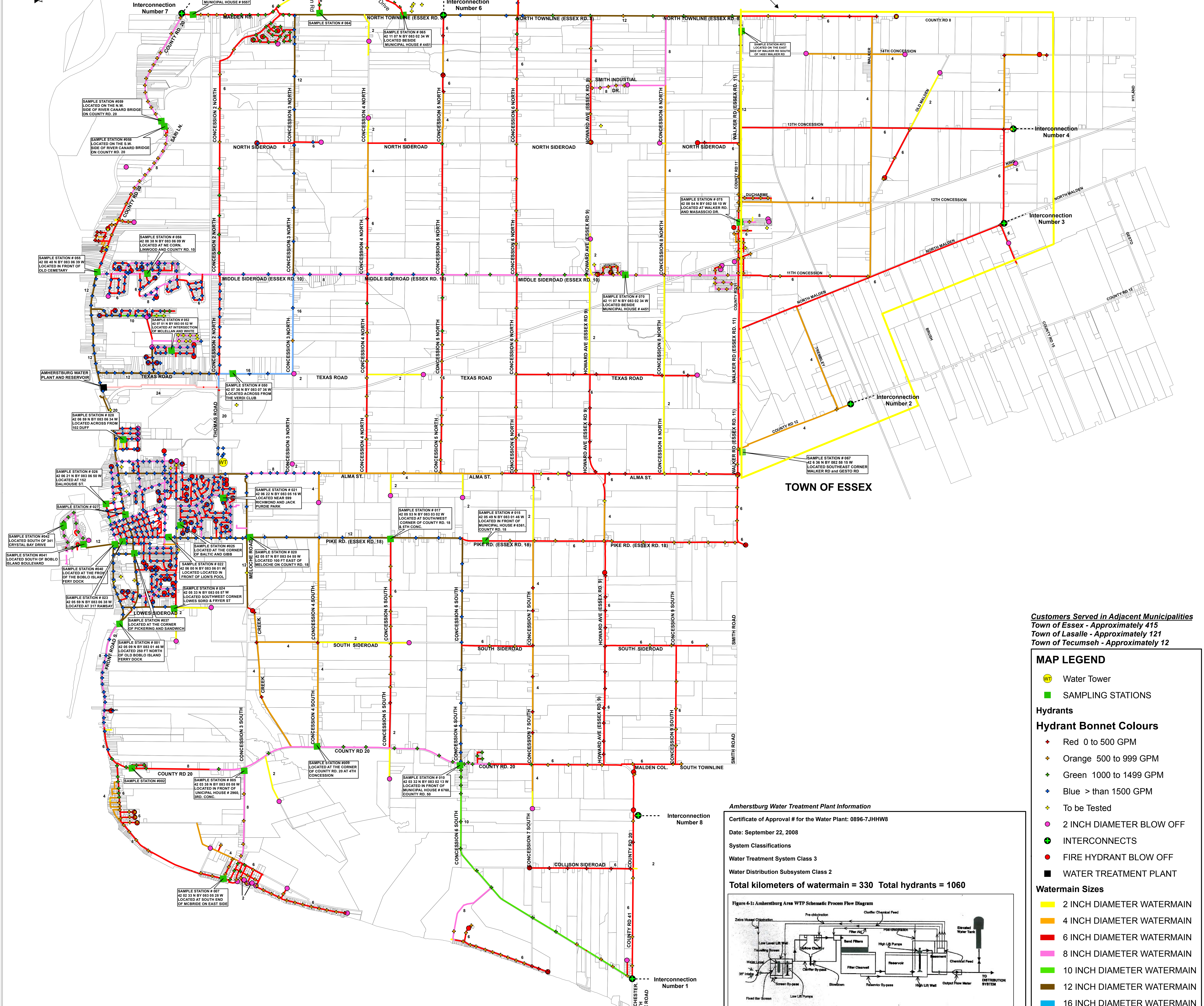
- Closed Watermain Interconnections With Surrounding Municipalities**
1. County Road 50 and County Road 41 Pipe Size 10" to 6" Essex
 2. Malden Road (Essex) East of Tremblay Road Pipe Size 4" to 8" Essex
 3. North Malden Road and County Road 15 Pipe Size 6" to 6" Essex
 4. County Road 15 and 13th Concession Pipe Size 6" to 6" Essex
 5. County Road 8 and Broderick Road Pipe Size 6" to 6" Lasalle
 6. County Road 8 and Disputed Road Pipe Size 12" to 6" Lasalle
 7. County Road 20 North and Malden Road Pipe Size 6" to 6" Lasalle
 8. County Road 20 South and 3rd Concession Essex Pipe Size 6" to 6" Essex

TOWN OF LASALLE

DENOTES LIMITS OF LANDS SITUATED IN THE TOWN OF ESSEX BEING PROVIDE WATER BY THE TOWN OF AMHERSTBURG

TOWN OF TECUMSEH

TOWN OF ESSEX

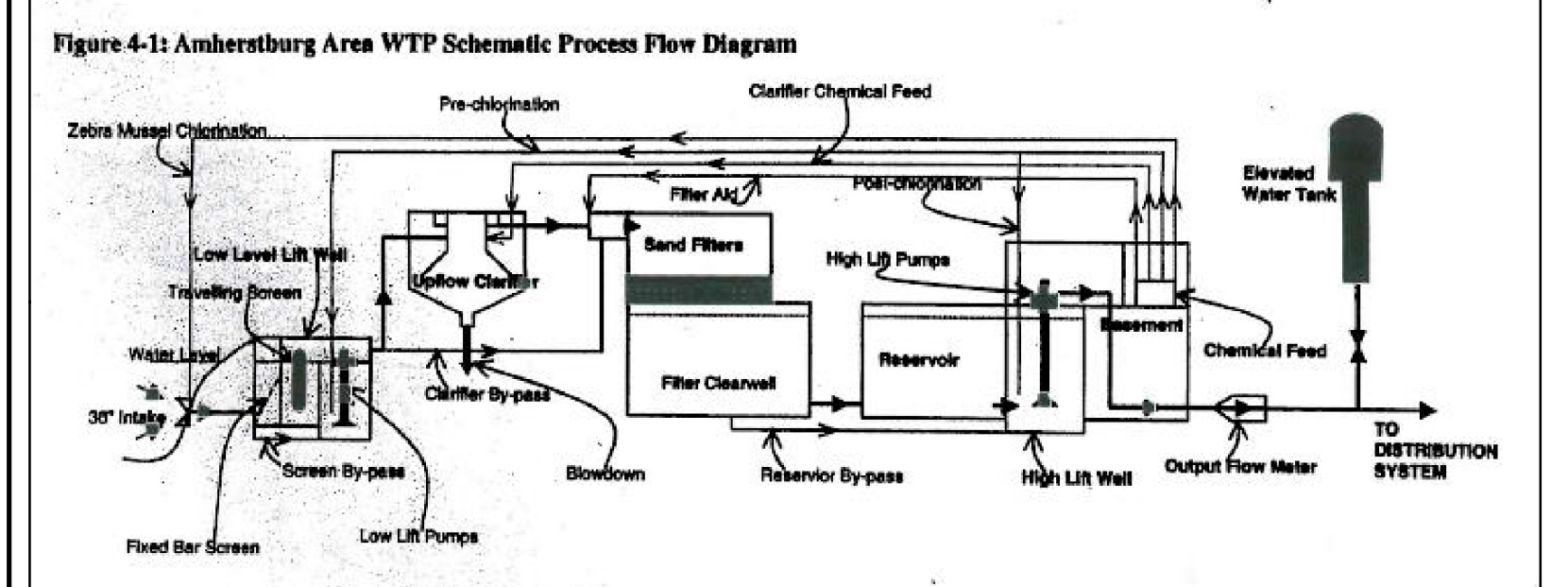


Customers Served in Adjacent Municipalities
 Town of Essex - Approximately 415
 Town of Lasalle - Approximately 121
 Town of Tecumseh - Approximately 12

- MAP LEGEND**
- WT Water Tower
 - SAMPLING STATIONS
 - Hydrants
 - Hydrant Bonnet Colours
 - Red 0 to 500 GPM
 - Orange 500 to 999 GPM
 - Green 1000 to 1499 GPM
 - Blue > than 1500 GPM
 - To be Tested
 - 2 INCH DIAMETER BLOW OFF
 - INTERCONNECTS
 - FIRE HYDRANT BLOW OFF
 - WATER TREATMENT PLANT
 - Watermain Sizes
 - 2 INCH DIAMETER WATERMAIN
 - 4 INCH DIAMETER WATERMAIN
 - 6 INCH DIAMETER WATERMAIN
 - 8 INCH DIAMETER WATERMAIN
 - 10 INCH DIAMETER WATERMAIN
 - 12 INCH DIAMETER WATERMAIN
 - 16 INCH DIAMETER WATERMAIN
 - 18 INCH DIAMETER WATERMAIN
 - 20 INCH DIAMETER WATERMAIN
 - 24 INCH DIAMETER WATERMAIN

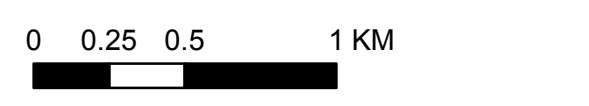
Amherstburg Water Treatment Plant Information

Certificate of Approval # for the Water Plant: 0896-7JHHW8
 Date: September 22, 2008
 System Classifications
 Water Treatment System Class 3
 Water Distribution Subsystem Class 2
 Total kilometers of watermain = 330 Total hydrants = 1060



The Amherstburg WTP was constructed in 1974. It provides water to a population of about 22,850 and has approximately 8,087 service connections. Its water source is the Detroit River. It is a chemically assisted conventional treatment plant with a rated capacity of 18,184 m3/day. It processes include low lift pumping, coagulation, filtration, and high lift pumping along with chlorine, aluminum sulphate, polymer, and fluoride addition at various points in the treatment process. Treated water storage consists of 14,800 M3 reservoir and a 2, 273 m3 elevated storage tank. Water is distributed to customers throughout most of the Town's geographical area by a grid of watermains of various materials and sizes with a total length of approximately 296 kilometers.

WATERMAIN DISTRIBUTION SYSTEMS
 TOWN OF AMHERSTBURG PUBLIC WORKS DEPARTMENT





planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

August 22, 2018

Ms. Rebecca Belanger, Manager of Planning Services
Town of Amherstburg
271 Sandwich St. S.
Amherstburg ON N9A 4L2

Dear Ms. Belanger:

RE: Zoning By-Law Amendment ZBA-16-18 ENTIRE MUNICIPALITY
Applicant: Town of Amherstburg

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment ZBA-16-18. The purpose of this amendment is to introduce regulations related to the use of private wells. Our office has reviewed the proposed changes to the zoning by-law and can provide the following comments.

The Essex Region Conservation Authority supports the intent of the modifications to the zoning by-law amendment as it supports the long-term interests of the Municipality to plan for and protect the quality and quantity of water through a variety of mechanisms. Many programs of the conservation authority are related to supporting and leading actions that protect, improve and restore the quality and quantity of water through a comprehensive watershed-based program of conservation.

The Essex Region Source Protection Plan was approved by the Ministry of Environment and Climate Change on April 15, 2015 with an effective date of October 1, 2015. While there are no significant risks to groundwater based municipal sources of drinking water in the region there are a number of policies of the Source Protection Plan that are applicable and generally supportive for owners of private wells in the region.

For example, policies 44 and 46 address all rural areas with private wells in the region. The intent of this policy is for the Essex Region Conservation Authority to initiate and lead a broad Education and Outreach source protection policy in order to assist in addressing the moderate and low drinking water threats in specific areas. ERCA has promoted many best management practices for private well uses in rural areas - one such example is for promoting septic system maintenance activities and establishing grant programs that offset the costs of decommissioning water wells. Currently, ERCA provides grants through the Clean Water ~ Green Spaces funding to cover up to 50% of the costs of the decommissioning a drinking water well up to a total of \$1,500.

For more information about the potential grants available for water well decommissioning please contact the ERCA office at 519-776-5209 or visit www.essexregionconservation.ca.

Ms. Belanger
August 22, 2018

Our office has no objection to this application for zoning by-law amendment.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,

A handwritten signature in blue ink that reads "Mike Nelson". The signature is written in a cursive style and is placed on a light yellow rectangular background.

Michael Nelson
Watershed Planner
/mn





THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF THE CAO

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.

Table with 2 columns: Author's Name, Report Date, Author's Phone, Date to Council, Author's E-mail, Resolution #.

To: Mayor and Members of Town Council

Subject: 2018 Election Compliance Audit Committee

1. RECOMMENDATION:

It is recommended that:

- 1. That the report from the Clerk dated September 13, 2018 regarding the establishment of a 2018 Election Compliance Audit Committee BE RECEIVED;
2. A three-member Election Compliance Audit Committee BE ESTABLISHED consisting of: Robert Auger, Robin Hall, Joe Gorski
3. By-law 2018-96 being a By-law to establish an Election Compliance Audit Committee for the Town of Amherstburg for the 2018-2022 term of Council be read three times and finally passed and the Mayor and Clerk BE AUTHORIZED to sign same.

2. BACKGROUND:

After the October 22nd election, all candidates are required to file a provincially prescribed financial statement with the Clerk detailing their campaign finance activities by March 28, 2019 as per the Municipal Elections Act (MEA), Section 88.30(1). An eligible elector who believes on reasonable grounds that a candidate has contravened the Municipal Election Act relating to campaign finances may apply for a compliance audit of the candidate's election campaign finances with 90 days after the filing date for the financial statements.

As per the *MEA*, Section 88.37(1) the time for establishing a Compliance Audit Committee shall be before October 1 of an election year. Sections 88.37(2-6) set out the composition, eligibility criteria, terms of office, role of the Clerk as secretary and costs for such a committee.

The powers and functions of the Election Compliance Audit Committee include, but are not limited to:

- Consider the compliance audit application received from an elector and decide whether it should be granted or rejected;
- If the application is granted, the Committee shall appoint an auditor;
- Receive the auditor's report;
- Consider the auditor's report and decide whether legal proceedings should be commenced.

3. **DISCUSSION:**

The term of the current Election Audit Compliance Committee ends with the current term of Council, namely November 30, 2018. As indicated above, Section 88.37(1) of the *MEA* provides that *"a council shall establish a Compliance Audit Committee before October 1 of an election year for the purposes of this Act."*

In early June 2018, Administration placed an ad in the local paper, soliciting interested parties to serve as members of the Compliance Audit Committee.

Three parties applied and they are the three recommended residents, all of which meet the requirements set out in the *MEA* and demonstrate knowledge and understanding of municipal election campaign finances, proven analytical and decision-making skills; experience working on a committee, task force or similar setting; and have good oral and written communication skills.

The *MEA*, Section 88.37(2) mandates that the committee shall not be composed of fewer than 3 and not more than 7 members. **Members shall not include:**

- employees or officer of the municipality or local board;
- members of council or local board;
- any persons who are candidates in the election for which the committee is established; or
- any persons who are registered third parties in the municipality in the election for which the committee is established.

Administration recommends Mr. Robert Auger, Mrs. Robin Hall and Mr. Joe Gorski be appointed as the Election Compliance Audit Committee.

4. **RISK ANALYSIS:**

Appointing the three recommended individuals ensures compliance with the *MEA*. Mr. Auger, Ms. Hall and Mr. Gorski all possess the required knowledge and skills as set out

in the MEA, as indicated above. Ms. Hall and Mr. Gorski have previously served as members of the Town's Election Compliance Audit Committee.

If Council chooses not to appoint the 3 recommended individuals, there is not sufficient time to repost the ad and wait for additional applicants. The Town will not remain complaint with the MEA.

5. FINANCIAL MATTERS:

Financial implications for election compliance audits cannot be predicted at this time, as it is unknown how many, if any, applications will be made to the Committee. However, as per *MEA*, Section 88.37(6) "*the Council or local board, as the case may be, shall pay all costs in relation to the Committee's operation and activities.*"

Funds have been budgeted in the 2018 Election Budget for this purpose which is offset by the Election Reserve approved by Council.

6. CONSULTATIONS:

The Election Coordinator was consulted on this report and concurs with the recommendation.

7. CONCLUSION:

Appointing the recommended members of the Election Compliance Audit Committee prior to October 1, 2018 will ensure the Town is complaint with applicable legislation.



Paula Parker
Municipal Clerk

jm/pp

Report Approval Details

Document Title:	2018 Election Compliance Audit Committee.docx
Attachments:	- 2018-96 Complicance Audit Committee By-law.pdf - June 13, 2018 - Election Compliance Audit Committee Ad.pdf
Final Approval Date:	Sep 19, 2018

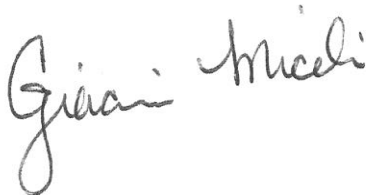
This report and all of its attachments were approved and signed as outlined below:



Mark Galvin - Sep 14, 2018 - 9:01 AM



Cheryl Horrobin - Sep 14, 2018 - 11:01 AM



John Miceli - Sep 14, 2018 - 12:48 PM



Paula Parker - Sep 19, 2018 - 10:11 AM

THE CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2018-96

By-law to authorize the establishment of the
Town of Amherstburg Election Compliance Audit Committee

WHEREAS, Section 88.37(1) of the *Municipal Elections Act*, 1996 as amended (the *Act*), states that a Council or local board shall, before October 1 of an election year, establish a committee for the purposes of Section 81 of the *Act*;

AND WHEREAS, Section 88.37(6) of the *Municipal Elections Act*, 1996 as amended, states that the Clerk of the municipality or the secretary of the local board, as the case may be, shall establish administrative practices and procedures for the committee and shall carry out any other duties required under this *Act* to implement the committee's decisions;

AND WHEREAS, the Council of the Town of Amherstburg deems it advisable to establish an Election Compliance Audit Committee and to set out the Terms of Reference of the Committee.

NOW THEREFORE be it resolved that the Council of the Town of Amherstburg hereby enacts as follows:

1. That the following persons be appointed to the Town of Amherstburg Election Compliance Audit Committee for the term of Council commencing December 1, 2018 to November 14, 2022:

Joe Gorski
Robin Hall
Robert Auger

2. That the Town of Amherstburg Election Compliance Audit Committee carry out its mandate and duties in accordance with the Rules of Procedure as established by the Clerk.
3. This By-law comes into full force and effect upon the final passage thereof.

Read three times and finally passed this 24th day of September, 2018.

Mayor – Aldo DiCarlo

Clerk – Paula Parker



ELECTION COMPLIANCE AUDIT COMMITTEE

The Town of Amherstburg is seeking interested persons to fill the vacancies on the Town's Election Compliance Audit Committee.

In accordance with the Municipal Election Act 1996, and amendments thereto, the Council of the Town of Amherstburg is required to establish an Election Compliance Audit Committee. This three (3) person Committee will consider applications from voters who are entitled to vote in the 2018 municipal election and who believe that a candidate has contravened a provision of the Municipal Elections Act, 1996 related to election campaign expenses.

Applicants should have a demonstrated knowledge and understanding of municipal election campaign finances; proven analytical and decision-making skills; experience working on a committee, task force or similar setting; and good oral and written communication skills.

Successful applicants will be appointed for a four (4) year term commencing December 1, 2018 and expiring on November 14, 2022.

Employees of the Town of Amherstburg, Council members and any candidates registered for the October 22, 2018 municipal election are not eligible to be a member of this committee.

Interested persons should submit their name, complete with qualifying address and a summary of their qualifications to the undersigned no later than **FRIDAY, AUGUST 31, 2018**.

Terms of Reference are available from the undersigned.

Paula Parker, Clerk & Returning Officer
Town of Amherstburg
271 Sandwich St. South
Amherstburg, Ontario
N9V 2A5
(519) 736-0012 ext. 2238
pparker@amherstburg.ca

Personal information, as defined by the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), is collected under the authority of the Municipal Act, 2001, and in accordance with MFIPPA and all other relevant legislation. The information will be used strictly for the purpose of appointing Election Compliance Audit Committee Members. Questions about this collection can be directed to the above noted.



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF PLANNING, DEVELOPMENT & LEGISLATIVE 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: Angelo Avolio	Report Date: September 10, 2018
Author's Phone: 519 736-5408 ext. 2136	Date to Council: September 24, 2018
Author's E-mail: aavolio@amherstburg.ca	Resolution #: 20160411-145

To: Mayor and Members of Town Council

Subject: Building Activity Report for the Months of July and August, 2018

1. RECOMMENDATION:

It is recommended that:

1. The report from the Chief Building Official dated September 10, 2018, regarding Building Department Activity Report for the Months of July and August, 2018 **BE RECEIVED for information.**

2. BACKGROUND:

At the regular Council meeting of April 11, 2016 council passed the following resolution (Resolution # 20160411-145):

"The Administration **BE DIRECTED** to provide monthly activity reports from the Building Department, Fire Department and Police Services."

3. DISCUSSION:

The building activity in this report is for the months of July and August 2018. There has been steady amount of activity involving renovations and accessory structures. A slight decline in single family dwellings has been noted. Permits for a total of eleven single family dwellings along with 8 semi-detached units have been issued for the two months. A total of 84 permits have been issued with an approximate construction value of \$6,750,000, as detailed in the tables below.

Monthly Building Activity for July 2018		
Type of Permits	Number of Permits	Value of Construction
Residence and Garage	4	\$ 1,477,000.00
Semi Detached Units	2	\$ 496,000.00
Townhomes Units		\$ -
Apartments		\$ -
Accessory buildings/decks/Patio Roof	9	\$ 232,800.00
Renovations/Additions to Residence	4	\$ 204,000.00
Industrial/Commercial/Institutional	1	\$ 110,000.00
Pools	13	\$ 203,750.00
Signs	1	\$ 5,000.00
Roof Mounted Solar Panels		
On Site Sewage Systems		
Plumbing	1	\$ 1,800.00
Demolition		
Tents	5	\$ 21,950.00
Totals	40	\$ 2,752,300.00

Monthly Building Activity for August 2018		
Type of Permits	Number of Permits	Value of Construction
Residence and Garage	7	\$ 2,298,000.00
Semi Detached Units	6	\$ 1,170,000.00
Townhomes Units		
Apartments		
Accessory buildings/decks/Patio Roof	12	\$ 268,500.00
Renovations/Additions to Residence	1	\$ 21,000.00
Industrial/Commercial/Institutional	2	\$ 93,000.00
Pools	3	\$ 43,000.00
Signs	3	\$ 15,000.00
Roof Mounted Solar Panels		
On Site Sewage Systems	3	\$ 66,000.00
Plumbing	2	\$ 2,969.00
Demolition	1	\$ 5,000.00
Tents	4	\$ 14,100.00
Totals	44	\$ 3,996,569.00

4. **RISK ANALYSIS:**


N/A

5. **FINANCIAL MATTERS:**

The approximate construction value for the two months is \$6,750,000 and revenues for building permits issued is over \$52,000.

6. CONCLUSION:

Requests for single family permit have declined due to the lack of availability of subdivision lots. The permits that were issued were mostly the remaining lots on Welsh and Meadowview. There has been an increase in permit activity since the new phase of Kingsbridge has moved forward (an additional 74 lots), which is expected to be included in a future report once the related permits have been issued.



Angelo Avolio
Chief Building Official

This space left blank intentionally

Report Approval Details

Document Title:	BUILDING ACTIVITY REPORT-JULY AND AUGUST-2018.docx
Attachments:	N/A
Final Approval Date:	Sep 17, 2018

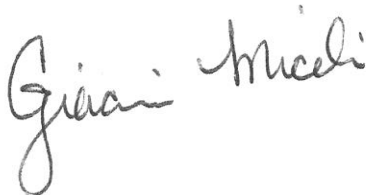
This report and all of its attachments were approved and signed as outlined below:



Mark Galvin - Sep 11, 2018 - 9:35 AM



Cheryl Horrobin - Sep 11, 2018 - 4:08 PM



John Miceli - Sep 14, 2018 - 11:58 AM



Paula Parker - Sep 17, 2018 - 1:14 PM



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF THE CAO

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: Bruce Montone	Report Date: September 7, 2018
Author's Phone: 519 736-6500 ext. 2241	Date to Council: September 24, 2018
Author's E-mail: bmontone@amherstburg.ca	Resolution #: 20160411-145

To: Mayor and Members of Town Council

Subject: Monthly Fire Department Activity Report - July and August 2018

1. RECOMMENDATION:

It is recommended that:

1. The report from the Fire Chief dated September 7, 2018 regarding Monthly Fire Department Activity Report – July and August 2018 **BE RECEIVED for information.**

2. BACKGROUND:

On April 11, 2016, Council adopted the following:

“That Administration BE DIRECTED to provide monthly activity reports within the Building department, Fire department, and Police Services.”

3. DISCUSSION:

The goal of the Amherstburg Fire Department is to provide fire protection services through a range of programs designed to protect the lives and property of the inhabitants from the adverse effects of fire, sudden medical emergencies or exposure to dangerous conditions created by man or nature.

To achieve this goal the Amherstburg Fire Department utilizes fire suppression and rescue activities, fire inspections, fire investigation, public fire safety education and other fire protection programs as defined by the Fire Protection and Prevention Act, R.S.O.1997, and the Town of Amherstburg, Establishing and Regulating

By-Law # 2017 – 67. The attached, represents activities and program information for the months of July and August 2018.

4. **RISK ANALYSIS:**

N/A

5. **FINANCIAL MATTERS:**

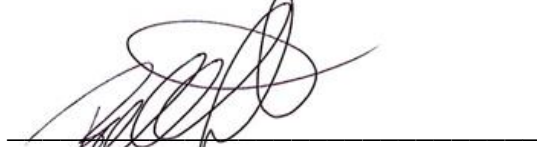
N/A

6. **CONSULTATIONS:**

N/A

7. **CONCLUSION:**

As directed by Council, the Amherstburg Fire Department will continue to provide monthly activity reports.



Bruce Montone
Fire Chief

Report Approval Details

Document Title:	Monthly Fire Department Activity Report July August 2018.docx
Attachments:	- Monthly Dashboard Report July 18.pdf - Monthly Dashboard Report August 18.pdf
Final Approval Date:	Sep 17, 2018

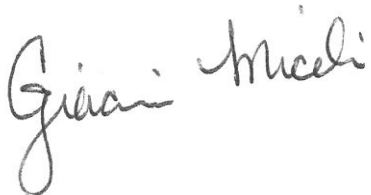
This report and all of its attachments were approved and signed as outlined below:



Mark Galvin - Sep 11, 2018 - 9:35 AM



Cheryl Horrobin - Sep 11, 2018 - 3:56 PM



John Miceli - Sep 14, 2018 - 11:35 AM



Paula Parker - Sep 17, 2018 - 1:12 PM



FIRE SERVICES DASHBOARD

1 - SERVICE LEVEL DELIVERY		2017	YTD 2018	Jul-17	Jul-18
INCIDENTS		522	289	48	43
Incident Types	OFM codes				
Fire	01 - 29	70	37	11	10
False Fire Alarms	31 - 39	103	62	9	7
Public Hazard	41 - 59	46	27	4	5
Rescues	601 - 69	68	40	8	6
Medical	701 - 899	137	58	8	3
Others	91 - 99	98	65	8	12

Number of calls by station		2017	YTD 2018	Jul-17	Jul-18
Station # 1		189	102	14	10
Station # 2		98	54	11	11
Station # 3		59	29	4	2
Duty Officer		176	104	19	20

2 - AVERAGE RESPONSE Targets		2017	YTD 2018	Jul-18 AVG	Jul-18
Alarm Transfer Time	95th Percentile	Not Currently Available			
Alarm Answering Time	95th Percentile	Not Currently Available			
Alarm Processing Time	90th Percentile	n/a	0:02:56	0:01:52	0:03:18
Alarm Handling Time	90th Percentile	Not Currently Available			
Turn out time	90th Percentile	n/a	0:07:33	0:03:53	0:07:13
Travel Time	90th Percentile	n/a	0:08:39	0:03:47	0:06:11
Intervention Time	90th Percentile	Not Currently Available			
Total Response Time	90th Percentile	Not Currently Available			

3 - OTHER STATISTICS		2017	YTD 2018	Jul-17	Jul-18
Total Training Session		196	93	12	6
Total Training Session (Station 1)		46	26	0	0
Total Training Session (Station 2)		46	26	4	0
Total Training Session (Station 3)		48	31	5	5
Total Training Session (Extra)		56	10	3	1
Total Routine Station Maintenance & Inspection		148	85	12	12
Fire Prevention Inspections		65	33	1	5
Business Licenses Inspections		N/A	15	0	5
Fire Prevention Program Activities (i.e. Lockbox, Tapp-C)		N/A	63	N/A	11
Fire Safety Plan Reviews		5	20	N/A	4
Vulnerable Occupancy Annual Inspections		12	0	0	0
Fire Permits Issued		N/A	295	N/A	39
Fire Permit Inspections		N/A	495	N/A	64

4 - COMMUNITY IMPACT		2017	YTD 2018	Jul-17	Jul-18
Total \$ Loss (2017 \$ Loss - an estimate)		1,097,500	191,800	17,000	0
Total \$ Saved (2017 \$ Saved - an estimate)		1,467,750	1,120,000	251,750	0
Residential Fire Related Injuries (Entire)		3	0	2	0
Fire Fighter		0	0	0	0
Public		3	0	2	0
Residential Fire Related Fatalities (Entire)		0	0	0	0



FIRE SERVICES

DASHBOARD

5 - CHIEF'S COMMENTS

July was a quiet month as Training is typically suspended for the month, with only catch-up sessions conducted. Fire permits continued to utilize much of our time in this initial campaign year. Our Community events included Rib Fest and work has begun on the creation of the Departments new Website approved by Council in this year's Budget. New Support Unit #2 and #1 were put into service.

31-Jul-18



FIRE SERVICES DASHBOARD

1 - SERVICE LEVEL DELIVERY		2017	YTD 2018	Aug-17	Aug-18
INCIDENTS		522	322	43	33
Incident Types	OFM codes				
Fire	01 - 29	70	39	15	2
False Fire Alarms	31 - 39	103	73	5	11
Public Hazard	41 - 59	46	30	5	3
Rescues	601 - 69	68	48	5	8
Medical	701 - 899	137	61	10	3
Others	91 - 99	98	71	3	6

Number of calls by station		2017	YTD 2018	Aug-17	Aug-18
Station # 1		189	109	16	7
Station # 2		98	64	8	10
Station # 3		59	32	4	3
Duty Officer		176	117	15	13

2 - AVERAGE RESPONSE Targets		2017	YTD 2018	Aug-18 AVG	Aug-18
Alarm Transfer Time	95th Percentile	Not Currently Available			
Alarm Answering Time	95th Percentile	Not Currently Available			
Alarm Processing Time	90th Percentile	n/a	0:02:52	0:01:26	0:02:19
Alarm Handling Time	90th Percentile	Not Currently Available			
Turn out time	90th Percentile	n/a	0:07:28	0:02:49	0:05:38
Travel Time	90th Percentile	n/a	0:08:43	0:05:42	0:08:19
Intervention Time	90th Percentile	Not Currently Available			
Total Response Time	90th Percentile	Not Currently Available			

3 - OTHER STATISTICS		2017	YTD 2018	Aug-17	Aug-18
Total Training Session		196	108	10	15
Total Training Session (Station 1)		46	31	4	5
Total Training Session (Station 2)		46	31	0	5
Total Training Session (Station 3)		48	35	0	4
Total Training Session (Extra)		56	11	6	1
Total Routine Station Maintenance & Inspection		148	99	14	14
Fire Prevention Inspections		65	36	2	3
Business Licenses Inspections		N/A	16	1	1
Fire Prevention Program Activities (i.e. Lockbox, Tapp-C)		N/A	73	N/A	10
Fire Safety Plan Reviews		5	24	N/A	4
Vulnerable Occupancy Annual Inspections		12	0	0	0
Fire Permits Issued		N/A	322	N/A	27
Fire Permit Inspections		N/A	532	N/A	37

4 - COMMUNITY IMPACT		2017	YTD 2018	Aug-17	Aug-18
Total \$ Loss (2017 \$ Loss - an estimate)		1,097,500	191,800	2,000	0
Total \$ Saved (2017 \$ Saved - an estimate)		1,467,750	1,120,000	0	0
Residential Fire Related Injuries (Entire)		3	0	0	0
Fire Fighter		0	0	0	0
Public		3	0	0	0
Residential Fire Related Fatalities (Entire)		0	0	0	0



FIRE SERVICES

DASHBOARD

5 - CHIEF'S COMMENTS

Training this month was re-initiated with the arrival of the LP Gas Training Simulator. Fire fighters honed their Fire Attack Skills, SCBA Training including search and rescue and Incident Command. The Two New Chassis for our New Fire Apparatus arrived at the Manufacturer, and a Plant visit was conducted to ensure the chassis and construction of the bodies meet our specifications. Very few variances were observed and adjustments are being made. The Tanker Pumper appears to be ahead of schedule. Medical assist calls continue to decline as predicted, with the implementation of the new Tiered response agreement in full force.

31-Aug-18

Greetings to All Honourable Members of Amherstburg Town Council,

On June 21, 2018, Councillor Rick Fryer and Ron Sutherland were present when a presentation was made to the Essex Region Conservation Authority (ERCA) to request the Federal Government

undertake a Feasibility Study to designate the Western Basin of Lake Erie as a National Marine Conservation Area. The proposed Marine Park would include Point Pelee National Park, the eight islands of the Township of Pelee, and the waters of Pigeon Bay, which extends offshore of Essex (Colchester), Kingsville, Leamington and to Amherstburg. As you may be aware, there are already two designated marine parks in Ontario, being Lake Huron's Fathom Five off Tobermory, and Lake Superior's National Marine Conservation Area off Nipigon. A study completed in 1997 identified the Western Basin of Lake Erie as an area of particular significance that would qualify for such designation, for many reasons but also to ensure attention to water quality. As you are aware, local **water quality** off the shores of Windsor-Essex County remains of **great concern**. I have been assisting a group of locals residents who have been working to prepare a formal request to the Federal Government to fund Parks Canada in the **first step towards designation** by preparing the **required feasibility study**. I have studied the requirements and consequences of designation and cannot identify any negatives, but only see **significant positives for Our Region**. I was present along with Andrea Shaughnessy and Jacqui Lang to make the formal ERCA presentation, which is attached for your further information, as well as the letters of support that had already been received at that time. It includes:

1. Western Lake Erie National Marine Conversation Area Proposal
2. Letters of support from:
 - Tracey Ramsey, MP, Essex
 - Dave Van Kesteren, MP, Chatham-Kent-Leamington
 - Rick Nicholls, MPP, Chatham-Kent-Leamington

Taras Natyshak, MPP, Essex

- John Patterson, Mayor, Leamington
- Nelson Santos, Mayor, Kingsville
- Richard J.H. Wyma, General Manager, Essex Regional Conservation Authority
- Dr. David Suzuki
- The Water Brothers

3. National Marine Conservation Area references
4. Slideshow Presentation in PDF format

Further letters are now being received and I would like to add Amherstburg Town Council's letter to this the package. A motion passed by your Council to provide a letter of support,

and/or a letter of support from you individually, would be appreciated. The letters of support already received may assist you in composing your letter of support, as some of your concerns may be the same as expressed therein. Or the letter may simply state:

"support for the undertaking of a Feasibility Study by Parks Canada, to designate the Western Basin of Lake Erie as a National Marine Conservation Area."

This letter should be addressed to:

*The Honourable Catherine McKenna
Minister of the Environment and Climate Change
Building Fontaine, Room MIN-CAB
200 Sacre Coeur: 2nd Floor
Gatineau, QC K1A 0H3*

You may forward your letter to me to include in the package **we will be sending to Ottawa in the next few weeks** to Minister McKenna, and also to Daniel Watson, CEO of Parks Canada. The Honourable Tracey Ramsey, MP, Essex, has undertaken to present the request to Parliament in this coming fall session. Please send the original by mail to me, coupled with an email or fax so that I can look for it in the coming mail. If there is a postal strike I can arrange for pick up of the original or you can medex/courier to my office. However your **early attention** to this request would be **greatly appreciated** to get on the fall sessions list. If you so desire, I would be **pleased to attend before your Council** to present this request.

Thank you for your anticipated support,

Yours sincerely,

Tamara Stomp
*office 721 Walker Road
Windsor, Ontario N8Y 2N2
home 439 Road 4 East
Kingsville, Ontario N9Y 2E5
office/day calls 519-948-9778
fax 519-948-9773*



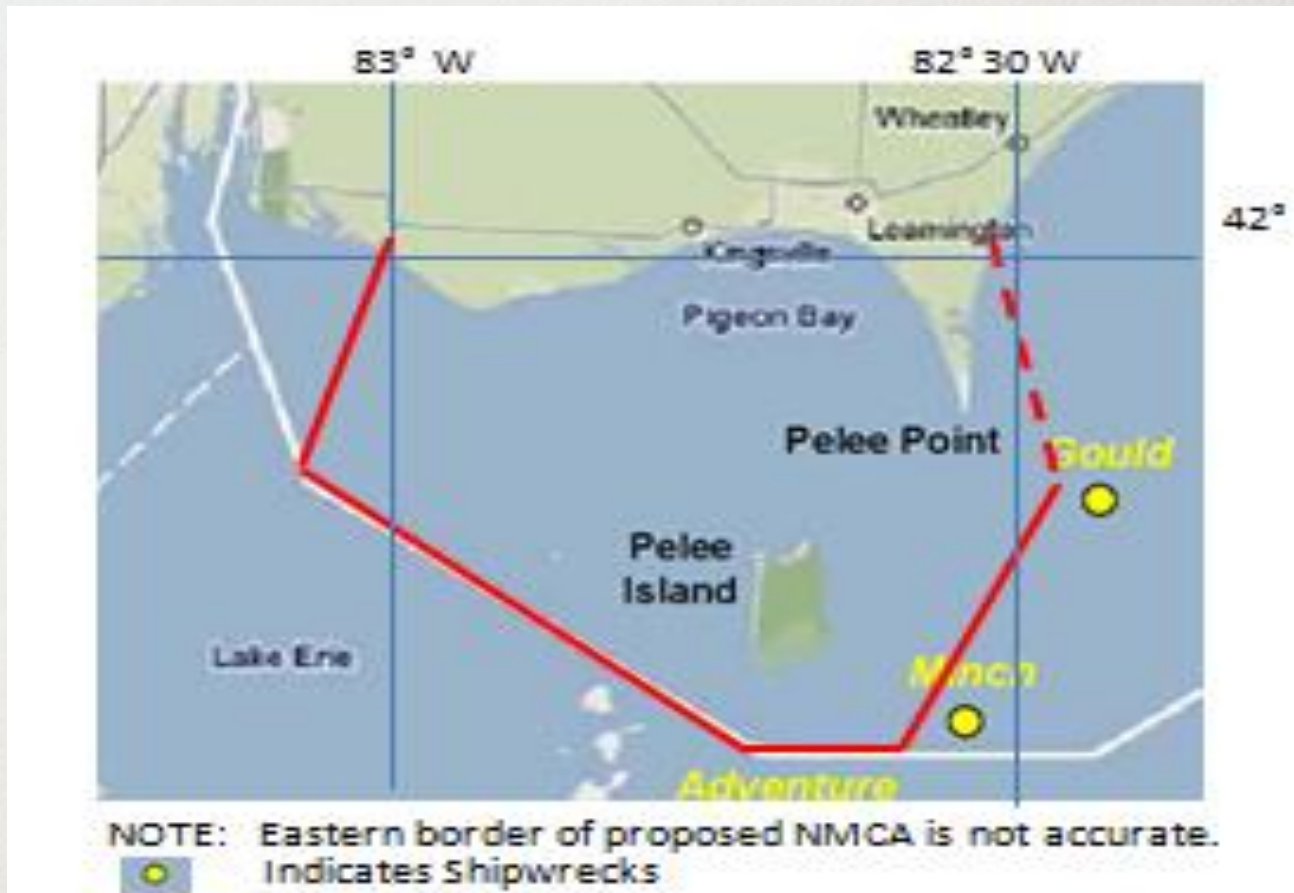
NATIONAL MARINE CONSERVATION AREA

WESTERN BASIN of LAKE ERIE

THE PURPOSE OF OUR VISIT.....

...to ask for your support to require
Parks Canada complete a 'Feasibility Study'
Of the Canadian waters of the
Western Basin of Lake Erie
confirming the bay suitable for a NMCA.

Proposed NMCA



SOURCE: Identification of Preliminary Representative Marine Areas for the Lake Erie Marine Region;
University of Waterloo Report; June 1997.

Legislation

Canada National Marine Conservation Areas Act

S.C. 2002, c. 18

In 1986, the national marine conservation areas program was established to protect and conserve for all time national marine areas of Canadian significance that are representative of the country's ocean environments and the Great Lakes.

<http://laws-lois.justice.gc.ca/eng/acts/C-7.3/page-1.html>

History of Our Interest

- Concern about Harmful & Nuisance Algal Blooms
- University of Waterloo 1997 Report (not online)
- We have received support from...

Francine Mercier, Parks Canada Manager NMA Establishment

Caldwell First Nations

Tracey Ramsey MP

Dave Vankestran MP

Taras Natyshak MPP

Rick Nicholls MPP

Jane Graham, Exec. Dr., Ontario Commercial Fishermen's Association

Nelson Santos, Mayor Kingsville

Leamington Council

Cindy Giardetti, Lake Superior NMCA Manager

Management Team Parks Canada Point Pelee

“Friends of Cedar, Mill & Wigle Creek”

The benefits of a NMCA ...

- Tourism – Sport Fishing, Shipwrecks & Marine Archeology, Beach Activities, Birders...
- Commercial Fishing Industry
- Agricultural Industry, Green Houses, Wineries
- Property Values **↑ increase**
- Health Issues – EPA designated Lake Erie **'Impaired'**
- Water Treatment costs **↓ reduced**

Frequently asked questions...

SOURCE: Parks Canada: More Frequently Asked Questions; 2009.

Will commercial fishing be allowed?

Commercial fishing continues in the NMCA's and will continue to be allowed.

Will the use of docks, lifts and ramps in front of private lands be restricted?

Requirements are expected to remain the same as they are now. Proposed NMCA does not include land, includes water to the mean high water mark adjacent to private lands.

Permits will continue to be issued by appropriate agencies.

Will I be able to continue traditional activities? Boating? Fishing? Camping? Diving?

Yes, NMCA's promote sustainable use of resources.

Frequently asked questions...

Won't a NMCA increase tourism and visitation? Overuse has been a concern.

Yes – there may be an increase in tourism. Careful planning can reduce the impact of use on the area. Management practices can be adjusted accordingly.

What will happen to boating and tour businesses currently operating in the proposed area?

No change is expected to boating and touring businesses. Parks Canada encourages businesses that play an important roll in tourism.

NMCAs are protected from [dumping](#), [undersea mining](#) and [oil](#) and [gas](#) exploration and development, which may damage the aquatic or terrestrial ecosystems in the conservation area.

This PETITION proposes that the Parks Canada division of the Government of Canada in partnership with the Ontario Government designate a **National Marine Conservation Area in the western basin of Lake Erie**; from the eastern shoreline of Point Pelee to Colchester, including 8 Pelee Islands and extending to the International Border.

A preliminary study was completed in 1997 by University of Waterloo for Parks Canada identifying this region as an 'outstanding natural area'.

We support this designation:

	NAME	FULL ADDRESS	SIGNATURE
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
23.			
24.			
25.			

Our purpose today is to ask for
your support to have
Parks Canada complete the
'Feasibility Study'
of
Lake Erie Western Basin

Thank you for your time...

Questions???

Andrea Shaughnessy Jacquie Lang
Tamara Stomp Louise Hillier

Bibliography

Identification of Preliminary Representative Marine Areas for the Lake Erie Marine Region; Prepared for Parks Canada by Heritage Resource Centre, University of Waterloo; June 1997.

Economic Benefits of Reducing Harmful Algal Blooms in Lake Erie;
Submitted to the International Joint Commission by Environmental Consulting & Technology, Inc.; October 2015.

<http://ijc.org/files/tinymce/uploaded/Publications/Economic-Benefits-Due-to-Reduction-in-HABs-October-2015.pdf>

Canada-Ontario Lake Erie Action Plan; February 2018.

https://www.canada.ca/content/dam/eccc/documents/pdf/great-lakes-protection/dap/action_plan.pdf

Algal Blooms: Estimating Costs to the Lake Erie Basin Economy; Submitted to Environment Canada by Midsummer Analytics; March 2015.

Great Lakes Water Quality; International Joint Commission; November 2017.

<http://ijc.org/files/tinymce/uploaded/GLWQA/TAP.pdf>

A Balanced Diet for Lake Erie- Reducing Phosphorus Loadings and Harmful Algal Blooms; A Report of the Lake Erie Ecosystem Priority; February 2014.

<http://www.ijc.org/files/publications/2014%20IJC%20LEED%20REPORT.pdf>

Ad Hoc Committee Proposal *for* *Western Lake Erie* *National Marine Conservation Area*



NOTE: Eastern border of proposed NMCA is not accurate.

PELEE NATIONAL MARINE CONSERVATION AREA PROPOSAL

This is a proposal to designate the marine and shoreline environs of the Western Basin of Lake Erie, as a 'National Marine Conservation Area' by the federal government.

Scope: Including that area of Lake Erie of the Great Lakes from the east shore of Point Pelee, to the eight Pelee Islands, the Pelee Passage, to the international boundary, and over to and including the Leamington, Kingsville and Colchester shorelines.

Designating this area as a National Marine Conservation Area (NMCA) would allow this part of Lake Erie to be managed for sustainable use while protecting the area for future generations, including the protection of all fish habitat and spawning grounds, the over 200 shipwreck 'museum', Carolinian flora and fauna, migration paths for birds and butterflies, and marine ecosystems. Conservation and protection practices will be harmonized with existing resource use, such as fresh water commercial and recreational fishing, boating and commercial shipping. In general the designation will help with the preservation and protection, in perpetuity, of a unique and important marine ecosystem.

A preliminary study, in accordance with the Parks Canada's guidelines, was carried out in 1997 for the National Parks Directorate, Parks Canada, by the Heritage Resources Centre, University of Waterloo. It identified this region as a candidate for a NMCA as an 'outstanding natural area with historic Canadian significance, and encouraged public appreciation, awareness, understanding and enjoyment of the area'. The areas explored by the study are:

MARINE THEME INVENTORY:

a. Geological:

Point Pelee is a major coastal feature of our shoreline, being 14 kms long. Dunes, bluffs, submerged moraines and wetland complexes also feature in the western basin.

b. Biological:

141 species of fish. Significant are the spawning and habitat areas of Walleye and Yellow Perch.

c. Vegetation:

Aquatic, rare species and Carolinian Canada sites and provincially significant wetlands.

d. Aquatic mammals:

46 wild animals species occur in the LEMR (ie: within 10km of the shoreline).

e. Birds:

Area is a migration concentration point for songbirds, particularly warblers in the spring and fall, swallows in July, fall shorebirds, hawks in September and waterfowl, including Tundra swans in October and November. These areas are important for hosting a large number of rare species, eight in total, three of which are endangered in Canada.

f. Significant Archaeological Sites:

The Iroquois Indians are known to have inhabited these areas since as early as the year 900 AD. Then from the 1600's, European settlers started coming to this area utilizing and developing the natural resources, and this area today is remembered for its significant historical sites.

g. Shipwrecks:

Since 1779 it is estimated that over 500 vessels sank, of which over 200 ships were greater than 50 tons – 275 shipwrecks including 51 ships for which the location of the wreck is actually known in the Pelee Passage area of the Western Basin.

h. Commercial Fishery:

The Western Basin represents approximately two thirds of the total Canadian Great Lakes catch.

i. Sports fishery:

Lake Erie has the largest sports fishery on the Great Lakes. Lake Erie shore has most of the remaining wetlands along the Canadian Great Lakes shore, including large marsh systems at Point Pelee.

j. High-use Recreational Beaches:

Pelee PRMA (Preliminary Representative Marine Area) has the most high use recreational beaches with six beaches located on Point Pelee, three on Pelee Island, one at Leamington and another eight, west of Kingsville. The Pelee PRMA has a total of eight marinas with two located at Point Pelee, three on Pelee Island and three in the Kingsville/Colchester area.

k. Resource Extraction Activities:

The production of oil in the Canadian and US in this part of Lake Erie is not permitted under an International Joint Commission agreement.

l. Water Quality:

There are three municipal water intakes in the Pelee PRMA. Problem pollution sources include: agricultural and urban storm water runoff, malfunctioning septic systems and discharges from food and fish processing plants.

Report Conclusion:

The Pelee LEMR is an ideal candidate as a National Marine Conservation Area as it already has an adjoining National Park (Point Pelee), with a qualified park management team. The Park is significant worldwide in terms of birding and Carolinian growth. The Pelee Island chain is noted for its bird colonies and fish spawning habitat, created by shoals, water depth and temperatures.

In addition, the *Essex Regional Conservational Authority* provides governance for the vital shoreline, along with active participation of *Save Ontario Shipwrecks* and *Local Divers Associations*. *The Fisheries Association* and *The Ontario Ministry of the Environment (Fisheries)* contribute significant administration and oversight. The *International Joint Commission* agreement protects the region from resource mining.



HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Tracey Ramsey
Member of Parliament
Essex

April 12, 2018

Honourable Catherine McKenna
Minister of the Environment and Climate Change
Building Fontaine, Room MIN-CAB
200 Sacre-Coeur, 2nd Floor
Gatineau, QC K1A 0H3

Dear Minister McKenna,

I am writing to you on behalf of my constituents, Andrea Shaughnessy, Jacqueline Lang and Louise Hillier who are requesting that the Government of Canada undertake a updated feasibility study in order to designate the western basin of Lake Erie (which includes Point Pelee, all eight of the Pelee Islands, the Pelee Passage and the shorelines of Leamington, Kingsville, Colchester and Amherstburg) a National Marine Conservation Area (NMCA) and allow for it to be protected as such.

As you are aware, the western basin of Lake Erie is adjacent to Point Pelee National Park, which is already protected under the Canada National Parks Act. This entire area is home to Carolinian flora and fauna, it is an important migratory channel for many birds, butterflies and varieties of marine life. These ecosystems need to be managed for sustainable use while protecting the area for future generations.

In addition, conservation and protection practices need to be managed due to the high use of this area for fresh water commercial and recreational fishing, boating and commercial shipping.

Interestingly, on June 30, 1997, the National Parks Directorate of Parks Canada (run through the Heritage Resources Centre of the University of Waterloo) previously identified this region as a candidate for a National Marine Conservation Area. They classified it as an "outstanding natural area with historic Canadian significance and encouraged public appreciation, awareness, understanding and enjoyment of the area".

Parliamentary Office

Room 910, Justice Building
Ottawa, Ontario
K1A 0A6
Tel: 613-992-1812

Tracey.Ramsey@parl.gc.ca

Constituency Office

316 Talbot Street North, Unit 6
Essex, ON N8M 2E1
Tel: 519-776-4700
Fax: 519-776-1383
Tollfree: 1-866-776-5333
www.traceyramsey.ca

I ask that you review the details of this request, and advise Ms. Shaughnessy, Ms. Lang and Ms. Hillier how the government will move forward to undertake an updated feasibility study in order to designate the western basin of Lake Erie as a National Marine Conservation Area.

Sincerely,



Tracey Ramsey, MP
Essex

cc. Andrea Shaughnessy
279 Heritage Road
Kingsville, ON N9Y 3A6

Jacqueline Lang
1319 Graham Sideroad
Kingsville, ON N9Y 2S6

Louise Hillier
275 Jewel Street
Windsor, ON N9J 3X3



May 7, 2018

To Whom It May Concern:

Re: Support of Feasibility Study for a Marine Conservation Area (Pigeon Bay)

I am writing today to add my support to the request for Parks Canada to complete a feasibility study into establishing a national marine conservation area in the western basin of Lake Erie, which would include Point Pelee, the Pelee Islands, the Pelee Passage and the shorelines of Leamington, Kingsville, Colchester and Amherstburg.

The area known as "Pigeon Bay" is very important to these communities in many aspects: economically, environmental and natural resources to name a few. Hence it is important for all levels of government to ensure that we do all we can to protect this area

This area was identified in 1997 by the National Parks Directorate of Parks Canada to be a candidate for a National Marine Conservation Area. Now, 21 years later, the initial step has yet to take place, thus I strongly support Parks Canada be given the necessary resources to complete a feasibility study as soon as possible.

Sincerely,

A handwritten signature in black ink that reads "Rick B. Nicholls".

Rick Nicholls, MPP

Chatham-Kent-Essex

111 Heritage Road, Suite 100, Chatham, Ontario N7M 5W7

519-351-0510

the
Water Brothers 

225 Commissioners St. – Suite 303
Toronto, ON, M4M 0A1

Monday, June 18, 2018

To Whom it May Concern,

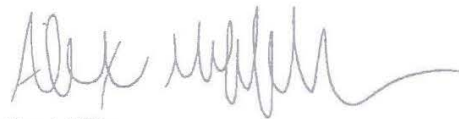
We are writing this letter in support of the Ad Hoc Committee's request that Parks Canada complete a feasibility study to designate "Pigeon Bay" of the Western Basin of Lake Erie, as a National Marine Conservation Area.

As documentary filmmakers who have explored this region extensively to highlight its natural beauty and the many threats these waters face from pollution, invasive species and algae blooms, we feel that this designation will be extremely beneficial to the efforts to protect and restore this incredible part of the Great Lakes with such significant ecological and historical importance.

This designation would allow Lake Erie to be managed for sustainable use while protecting the area for future generations. The proposal also ensures that conservation and protection practices will be harmonized with freshwater commercial and recreational fishing, for which Lake Erie is truly unique compared to the other Great Lakes.

We trust that every consideration will be given to the Ad Hoc Committee's Proposal to Parks Canada.

Regards,



Alex Mifflin
The Water Brothers



Tyler Mifflin
The Water Brothers

Dr. David Suzuki
PO Box 19011, West 4th Avenue
Vancouver, BC V6K 4R8

July 16, 2018

The Honourable Catherine McKenna
Hill Office – Centre Block, Suite 433C
House of Commons
Ottawa, ON K1A 0A6

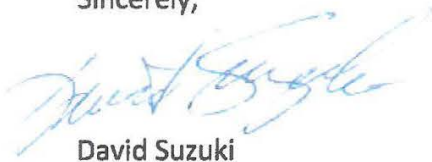
Dear Minister McKenna,

I spent four years, as a boy, in Leamington, Ontario before Point Pelee was a national park. Lake Erie, the shallowest of the Great Lakes, was rich in fish beyond anything that can be experienced today. Every Spring a most amazing biological spectacle occurred – a massive hatch of mayflies that were so abundant, they coated entire houses and made the roads slick with their bodies. Their carcasses piled up on the beaches a metre deep. I as a kid, caught fish as they fed on those flies. In a decade, that hatch was gone, a victim of pesticides.

After I had moved away, we learned that eutrophication from agricultural runoff was 'killing' the lake. We often learn of our destructive activities when Nature pays the price.

People are recognizing the 'value' of Nature and in the move to establish a Marine Conservation Area, propose to learn how to restore a vital body of water. I am sure you will support this initiative.

Sincerely,



David Suzuki



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
(519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

April 30, 2018

To Whom it may concern,

Re: Proposal to designate Western Basin Lake Erie as a National Marine Conservation Park

On behalf of our municipality, the Town of Kingsville please accept this letter in support of the active request for a feasibility study to be undertaken by Parks Canada to establish the Western Basin, which includes the collective Lake Erie shoreline communities Amherstburg, Colchester, Kingsville and Leamington) as a national marine conservation area (NMAC) Point Pelee to the eight Pelee Islands.

As a shoreline community on the north shore of Lake Erie, our municipality is interested in the potential that this designation could bring to our region in Canada's most southern habitat.

Sincerely,

A handwritten signature in black ink, appearing to read "Nelson Santos", written in a cursive style.

Mayor Nelson Santos



Taras Natyshak

MPP | député Essex



July 19, 2018

Re: Proposed Designation of the Western Basin of Lake Erie as a National Marine Conservation Park

To whom it may concern,

I am writing this letter to add my support for the proposal to have Parks Canada complete a feasibility study to designate the western basin of Lake Erie as national marine conservation area.

This area of Lake Erie is extremely important to the residents and municipalities in my riding of Essex. It provides recreational and economic opportunities to our region. The area's proximity to Point Pelee National Park makes this part of Lake Erie an obvious extension of the protection of remaining natural areas in Essex County.

This designation would hopefully lay out a path for the sustainable and responsible use of the western basin of Lake Erie while protecting the unique opportunities for recreational and commercial fishing which are vital to our region.

I respectfully request that careful consideration be given to this proposal and I am pleased to offer any assistance I can provide with this project.

Sincerely,

Taras Natyshak MPP Essex

Essex Office

316 Talbot St. North
Essex, Ontario N8M 2E1
Tel 519-776-6420
Fax 519-776-6980
TNatyshak-CO@ndp.on.ca

Queen's Park Office

Room 370, Main Legislative Building, Queen's Park
Toronto, Ontario M7A 1A5
Tel 416-325-0714
Fax 416-325-0980
TNatyshak-QP@ndp.on.ca





Dave Van Kesteren M.P.

Chatham-Kent—Leamington



May 22, 2018
Ottawa

Re: Pelee National Marine Conservation Area Proposal

To Whom It May Concern,

This is to lend my support to the Ad Hoc Committee's request that Parks Canada complete a feasibility study to designate "Pigeon Bay" of the Western Basin of Lake Erie, as a National Marine Conservation Area.

A preliminary study that was conducted in 1997 by The National Parks Directorate of Parks Canada identified the region as an "outstanding natural area with historic Canadian significance, and encourage public appreciation, awareness, understanding and enjoyment of the area" and an ideal candidate to be designated as a National Marine Conservation Area.

This designation would allow Lake Erie to be managed for sustainable use while protecting the area for future generations. The proposal also ensures that conservation and protection practices will be harmonized with fresh water commercial and recreation fishing, and boating while protecting the unique and important marine ecosystem.

I trust every consideration will be given to the Ad Hoc Committee's proposal to Parks Canada.

Sincerely,

Dave Van Kesteren, MP
Chatham-Kent—Leamington

House of Commons
Room 517, Wellington Building
Ottawa, Ontario
K1A 0A6
Tel.: (613) 992-9612
Fax: (613) 992-1852
dave.vankesteren@parl.gc.ca

Chatham
48 Centre Street
Chatham, Ontario
N7M 4W2
Tel.: (519) 358-7555
Fax: (519) 358-1428
dave.vankesteren@parl.gc.ca

Leamington
15 Princess Street
Leamington, Ontario
N8H 2X8
Tel.: (519) 326-9655
Fax: (519) 326-2042
dave.vankesteren@parl.gc.ca

July 30, 2018

To Whom it May Concern:

Re: Support of feasibility study to designate the Western Basin of Lake Erie a national Marine Conservation Area

Please accept this letter on behalf of the Municipality of Leamington in support of the Ad Hoc Committee's proposal to Parks Canada to conduct a feasibility study to designate the Western Basin of Lake Erie as a National Marine Conservation Area.

The municipality shares the opinion with the preliminary study conducted by Parks Canada in 1997 that the area is an "outstanding natural area with historic Canadian significance". The area, adjacent to Point Pelee National Park, is home to unique Carolinian flora and fauna, is an important migratory channel and birds, butterflies and a multitude of marine life in addition to being home to provincially significant wetlands. Protection and preservation of the area for future generations is a priority not to be overlooked.

I do hope that this letter assists you in your decision to move forward with an updated study as proposed by the Committee.

Sincerely,



John Paterson
Mayor



July 20, 2018

Honourable Catherine McKenna
Minister, Environment and Climate Change Canada
Building Fontaine, Room MIN-CAB
200 Sacré-Coeur Boulevard, 2nd Floor
Gatineau, QC K1A 0H3

Via email: ec.ministre-minister.ec@canada.ca

admin@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

Re: Western Lake Erie Basin National Marine Conservation Area Feasibility Study

Dear Minister McKenna,

I am writing on behalf of the Essex Region Conservation Authority Board of Directors who, in June, passed a motion in support of completing a feasibility study to designate the Western Basin of Lake Erie as a National Marine Conservation Area.

In 2012, the Federal Departments of Environment, and Fisheries and Oceans, along with the Ontario Department of Natural Resources and Forestry, the Nature Conservancy, Ducks Unlimited Canada, and the Essex Region Conservation Authority finalized a new and unique approach to managing conservation issues in the Detroit River and Western Basin of Lake Erie watersheds. Known as the Western Lake Erie Watersheds Priority Natural Area, the partnership agreement was designed as a Canadian complement to the US Fish and Wildlife Designation of the Detroit River as an [International] Wildlife Refuge.

In its preamble, the Agreement recognized that the Detroit River and Lake Erie watersheds in the Essex region lie fully within the Carolinian Zone, which supports a higher diversity of plant and animal species than any other region in Canada; the highest concentrations of globally rare species and communities in Ontario; one third of Canada's rare plant and animal species; and is internationally significant and continentally important for waterfowl. Yet, despite this significance, only approximately two and a half percent of the western Lake Erie watersheds are protected as conservation lands (including national and provincial parks, Conservation Authority lands, and municipally owned conservation lands). This is the lowest proportion of protected areas and conservation lands of any region in Ontario. It is not a surprise, then, that of all the Great Lakes, the Detroit River and western basin of Lake Erie is also exposed to the greatest stress due to urbanization, industrialization, and rural land use and is exhibiting signs of degradation including nutrient enrichment.

... 2

Through the Agreement, the Parties recognized this challenge, and committed to improving their collaboration to advance the overall objective of protecting and restoring natural heritage features, and recognizing those protected areas that are being managed to meet the objectives of the PNA. To date, ERCA's Conservation Areas and the City of Windsor natural parks have been added to the Land Registry associated with the PNA. We continue to work with Parks Canada to recognize Point Pelee National Park and the islands under Parks Canada's management, as well as Nature Conservancy of Canada protected areas and provincially managed lands. Together with efforts from the US Fish and Wildlife, there is a potential to recognize over 25,000 acres of lands managed to meet the shared goals of conservation and management of our important natural heritage.

These interests also reflect the 1997 report that identified this region as a candidate for a National Marine Conservation Area because of its outstanding natural heritage features, its historic Canadian significance and opportunities to encourage greater appreciation, understanding and enjoyment of the area – which is essential in advancing and inspiring further action in addressing issues in Lake Erie and the Detroit River.

Additionally, with support from Environment and Climate Change Canada and other partners, tremendous effort has gone into the Detroit River Area of Concern as well as addressing phosphorous related issues in the western basin, and we appreciate the commitment and leadership Canada, and especially your department, has shown in advancing the Lake Erie Action Plan. We are certainly pleased to work with your department, including the recently announced \$1.4 million towards these efforts.

We believe that the creation of a National Marine Conservation Area in the western basin of Lake Erie will further enhance collaboration and coordination of our resource management programs and projects and complement existing programs such as the Detroit River Remedial Action Plan, the Lake Erie Action Plan, the management of the Detroit River Canadian Heritage River and our international partnership related to the Detroit River International Wildlife Refuge and other resource management related initiatives that would benefit the Area of Interest.

The Essex Region Conservation Authority would be very pleased to work with your Department, Parks Canada and local efforts to further explore the feasibility of establishing an NMCA in the western basin. If you have any questions, or require any additional supporting information, please do not hesitate to contact me.

Sincerely,



Richard J.H. Wyma CSLA
General Manager/Secretary-Treasurer

cc. Essex Region Conservation Authority Member Municipalities
Pelee National Marine Conservation Area Ad Hoc Committee (c/o Ms.
Andrea Shaughnessy/Ms. Tamara Stomp/Ms. Jacqueline Lang)



Amherstburg / Essex / Kingsville / Lakeshore / LaSalle / Leamington / Pelee Island / Tecumseh / Windsor

National Marine Conservation Area - REFERENCES

PARKS CANADA PUBLICATIONS:

2011 - CANADA NATIONAL MARINE CONSERVATION AREAS ACT. (Current) June 27, **2011**.

1985 – MARINE PARKS AND CONSERVATION: CHALLENGE AND PROMISE; Vol.1.

The National and Provincial Parks Association of Canada. Lien, Jon & Robert Graham Editors. Pages 253.

1985 – MARINE PARKS AND CONSERVATION: CHALLENGE AND PROMISE; Vol.2.

The National and Provincial Parks Association of Canada. Lien, Jon & Robert Graham Editors. Pages 211.

1995 - SEA TO SEA TO SEA – CANADA’S NATIONAL MARINE CONSERVATION AREAS SYSTEM PLAN.

Parks Canada, Department of Heritage. Pages 106. (2 copies)

LAKE ERIE PUBLICATIONS:

2018 - CANADA-ONTARIO LAKE ERIE ACTION PLAN. Pages 81.

https://www.canada.ca/content/dam/eccc/documents/pdf/great-lakes-protection/dap/action_plan.pdf

2017 – RESCUING LAKE ERIE – AN ASSESSMENT OF PROGRESS. Pages 64

https://greatlakes.org/wp-content/uploads/2017/10/AGL_LakeErie_Report2017_FIN.pdf

2017 - GREAT LAKES WATER QUALITY. IJC Pages 181

2015 – VALUING THE CANADIAN COST OF ALGAL BLOOMS IN LAKE ERIE. Bass, Bill. Pages 25.

Great Lakes Issue Management & Reporting Section. Environment Canada

http://www.latornell.ca/wp-content/uploads/files/presentations/2016/Latornell_2016_W3G_Brad_Bass.pdf

2015 - ECONOMIC BENEFITS OF REDUCING HARMFUL ALGAL BLOOMS IN LAKE ERIE. Pages 87.

Veritas Economic Consulting & Environmental Consulting & Technology, Inc.

http://ijc.org/files/tiny_mce/uploaded/Publications/Economic-Benefits-Due-to-Reduction-in-HABs-October-2015.pdf

2015 - ALGAL BLOOMS: ESTIMATING COSTS TO THE LAKE ERIE BASIN ECONOMY. Pages 85.

Smith, Robert. Midsummer Analytics.

2014 - A BALANCED DIET FOR LAKE ERIE.

2010 - POINT PELEE: MANAGEMENT PLAN. June **2010**. Parks Canada.

2006 - CURRENT BIODIVERSITY OF SOUTHEAST LEAMINGTON; W.F. Baird Associates.

2006 - SUSTAINABLE MANAGEMENT STRATEGY FOR SOUTHEAST LEAMINGTON – PHASE 2; W.F. Baird Associates.

2008 - COLCHESTER TO SOUTHEAST SHOAL LITTORAL CELL STUDY – FINAL REPORT; W.F. Baird Associates.

1993 - LAKE ERIE AND LAKE ST. CLAIR HANDBOOK. Bolsenga, Stanley J. & Charles E. Herdendorf
Editors. Wayne State University Press, Detroit. Pages 467.

1995 - Erie QUEST SHIPWRECKS OF THE PELEE PASSAGE: SUBMERGED CULTURAL RESOURCES STUDY.
R. Alan Douglas & Associates, Historic Resource Management Consultants. Pages 554.
The Economic Planning Group of Canada, Tourism and Management Consultants.
- ERIE QUEST SHIPWRECKS OF THE PELEE PASSAGE: SUBMERGED CULTURAL RESOURCES – Appendices.

1999 – PLANNING FOR CONSERVATION OF THE ISLAND ARC IN THE WEST BASIN OF LAKE ERIE.
Bree Selena Iisaka. 1999. University of Waterloo. Pages 201.

1992 – MARINE, LAKE AND COSTAL HERITAGE. January 1992. Robert Graham, Editor.
University of Waterloo. Pages 234.

1993 - LAKE ERIE BIODIVERSITY AND ECOSYSTEM HEALTH.
Workshop Proceedings November 1993. University of Waterloo. Pages 130.

1994 - ROLE OF PARKS AND PROTECTED AREAS: TOWARDS A STRATEGY FOR LAKE ERIE.
Workshop Proceedings Oct.14, 1994. University of Waterloo. Pages 17.

1996 - ASSESSING LAKE ERIE PROTECTED AREAS.
Workshop Proceedings January 11, 1996. University of Waterloo. Pages 95.

1997 - IDENTIFICATION OF PRELIMINARY REPRESENTATIVE MARINE AREAS FOR THE LAKE ERIE MARINE REGION –
Final Report. June 30, 1997. Wilcox, Kerrie L. & Kenneth Van Osch,
Gordon Nelson. University of Waterloo. Pages 145 (2 copies) .

***NOTE: Highlighted titles are a series of workshops resulting in the 1997 “Final Report”.

THUNDER BAY PUBLICATIONS

1997 – PROPOSED THUNDER BAY NATIONAL MARINE SANTUARY - Draft Environmental Impact Statement/Draft Management Plan Vol. I. Pages 229 & Vol. II. Appendices. April 1997.
U.S. Dept. Of Commerce – National Oceanic and Atmospheric Administration.

1999 – THUNDER BAY NATIONAL MARINE SANCTUARY – Final Environmental Impact Statement/Management Plan.
U.S. Dept. Commerce – National Oceanic and Atmospheric Administration. May 1999.

2001 – RECOMMENDATIONS FOR A LAKE SUPERIOR NATIONAL MARINE CONSERVATION AREA.
Regional NMCA Committee. June 2001 . Pages 18.

1996 – A SUPERIOR LEGACY – BACKGROUND INFORMATION.
A proposal for a National Marine Conservation Area. Parks Canada. Pages 11.

1997 – NEWSLETTER – A National Marine Conservation Area Proposal for Lake Superior.
'Boundary Options'. Parks Canada. Pages 16.

2000 – NEWSLETTER – A National Marine Conservation Area Proposal for Lake Superior.
'Let's Talk'. Parks Canada. Pages 14. (3 copies).

BEN RYZEBOL, Director of Public Works
PUBLIC WORKS - TELEPHONE: (519) 941-1065
FAX: (519) 941-1802
email: bryzebol@amaranth.ca



SUSAN M. STONE, C.A.O./Clerk-Treasurer
TELEPHONE: (519) 941-1007
FAX: (519) 941-1802
email: suestone@amaranth-eastgary.ca

374028 6TH LINE, AMARANTH, ONTARIO
L9W 0M6

August 30, 2018

The Right Honourable Justin P.J. Trudeau
Prime Minister of Canada
House of Commons
Ottawa ON K1A 0A6

Dear Prime Minister Trudeau,

Re: NAFTA – Dairy Supply Management Program

At the regular meeting of Council held August 29, 2018, the following resolution was carried:

Moved by H. Foster – Seconded by C. Gerrits

Be it Resolved That:

WHEREAS it appears that Mexico and the U.S.A have come to an agreement on trade terms and now intense scrutiny is on Canada as our negotiators attempt to come to an agreement as well, and our Dairy Management system is once more front and centre in the news;

WHEREAS supply management means that our Canadian dairy farms produce enough milk for Canadians and Canada allows 10% import of tariff free dairy products and the U.S.A caps tariff free imports at about 2.75%, so the U.S.A also protects their dairy industry;

WHEREAS we want our dairy products to continue to be produced on Canadian farms, under the strictest animal welfare, milk quality and food safety standards in the world;

NOW THEREFORE the Township of Amaranth, as a predominantly farming community, urge the Federal Government to not allow a foreign party to interfere with our Dairy Management System and that it be removed from all North American Free Trade Agreement (NAFTA) negotiations;

BEN RYZEBOL, Director of Public Works
PUBLIC WORKS - TELEPHONE: (519) 941-1065
FAX: (519) 941-1802
email: bryzebol@amaranth.ca



SUSAN M. STONE, C.A.O./Clerk-Treasurer
TELEPHONE: (519) 941-1007
FAX: (519) 941-1802
email: suestone@amaranth-eastgary.ca

374028 6TH LINE, AMARANTH, ONTARIO
L9W 0M6

AND FURTHER THAT this resolution be sent to the Prime Minister, Dufferin-Caledon, MP and MPP, the Association of Municipalities of Ontario, Minister of International Affairs, Premier of Ontario, Ontario Ministry of Agriculture Food and Rural Affairs, Dufferin Federation of Agriculture, Ontario Federation Agriculture and all municipal councils within Ontario.

Should you require anything further please do not hesitate to contact this office.

Yours truly,

Susan M. Stone, A.M.C.T.
CAO/Clerk-Treasurer
Township of Amaranth

SMS/ch



CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY

MOVED BY Trevor Bougie RESOLUTION NO 255-18
 SECONDED BY Frank Prevost DATE September 4, 2018

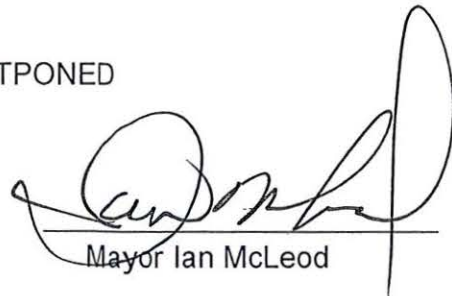
WHEREAS Paramedic Services in Ontario are not considered an Essential Service like Fire and Police services;

AND WHEREAS Paramedic Services across Ontario operate under The Ambulance Services Collective Bargaining Act, 2001, allowing a reduction in paramedic services to 75% (The Essential Services Act).

THEREFORE, BE IT RESOLVED THAT the Township of South Glengarry petition the Province of Ontario to list Paramedic Services as a full Essential Service;

AND FURTHERMORE, that this resolution be forwarded to Premier Doug Ford, local MPP Jim McDonnell, the Ministry of Labour, the Association of Municipalities Ontario and all Ontario municipalities.

CARRIED DEFEATED POSTPONED


 Mayor Ian McLeod

Recorded Vote:	Yes	No
Mayor McLeod	___	___
Deputy Mayor Prevost	___	___
Councillor McKenzie	___	___
Councillor Bougie	___	___
Councillor Warden	___	___

CERTIFIED A TRUE COPY

Kelli Campeau 2018-09-06
 Kelli Campeau, Clerk Date

MINUTES
AMHERSTBURG HERITAGE COMMITTEE MEETING
THURSDAY APRIL 5, 2018 AT 5:30 PM – TOWNHALL BOARDROOM

1.0 Call to Order: 5:30 p.m.

Absent with Notice Leo Meloche, Council Rep
 Shirley Curson-Prue

Present: Simon Chamely
 Jennie Lajoie
 Dante Pagliaroli
 Robert Honor
 Stephanie Pouget-Papak

 Angelo Avolio, Staff Rep
 Mark Galvin, Director of Planning Development and Legislative Services
 Rebecca Belanger, Planner
 John Miceli

Guest: Amico Properties Inc.- Cindy Prince

 Michelle Lavin-Faucher, Recording Secretary

2.0 Approval of the Agenda

J. Lajoie/D. Pagliaroli
That the agenda be approved as printed. Carried

3.0 Review of Minutes

3.1 Minutes of the February 8, 2018 meeting

J. Lajoie/D. Pagliaroli
That the minutes of February 8, 2018 Heritage Meeting be approved as printed. Carried

L. Meloche/ D/ Pagliaroli
That Item 5.1 be brought forward. Carried

5.0 Review of New Business:

5.1 Notice of Intent to demolish and design consultation for 305 Dalhousie Street – future proposal use

Cindy Prince of Amico was present to discuss the property at 305 Dalhousie Street. Ms. Prince thanked the Committee. She spoke regarding their ownership of the Boblo property and the property at 305 Dalhousie. She stated that the building at 305 Dalhousie has been left in its original state and that the residents deserve something more esthetically pleasing to be located there. She further stated that the property is proposed for development. She went on to explain that when developers invest in this area they keep in mind, and they are willing to do a heritage look and feel to the development that is proposed. Looking forward to the development and due to tight timelines, would like to move forward.

S. Chamely complimented Ms. Prince on the consideration of the new building being a heritage type construction. R. Honor mentioned that the present building at the time of construction was in keeping with the house across the street. The building is post 1931, before it was marine seaway from 1958, prior to that it was MacDonald's Heating. There is some ties to the fur trade on the property. If the committee does nothing then we wait for the 60 day appeal period to expire.

L. Meloche/D. Pagliaroli
That the committee agrees, the property as it stands has no significant architectural or cultural value;
And further, that the committee support the Notice of Intent to Demolish the building located at 305 Dalhousie Street, Carried

Ms. Prince thanked the committee for their time and excused herself from the meeting.

4.0 Review of New Correspondence:

4.1 Letter of March 26 – Ministry of Government and Consumer Services – Re Waiving of Tariff Fees on Property searches at the Land Registry Office

4.2 Heritage Registry Update for Properties of Interest Report and Council resolution

S. Chamely updated the committee on his recent attendance at a Regular Council Meeting where he spoke about the history of the Boblo properties and the significance of the buildings. He advised the committee that at this time, any addition to the heritage list and deletion to the registry, is in limbo until the review is complete. M. Reiner, may give an update at the next heritage meeting.

4.3 2018 Ontario Heritage Conference

Last year Simon and Shirley attended the conference. This year he is asking for 2 other members to attend. At this time it is open ended as to whom wants to attend.

D. Pagliaroli/ L. Meloche

That council allow the use the heritage committee budget to allow administration to attend the conference on behalf of the committee members. Carried

4.4 Reflections Newsletter – Spring 2018

L. Meloche/ R. Honor

That items 4.1 and 4.4 be received. Carried

5.0 Review of New Business

The committee was advised by Ms. Belanger, regarding the proposed Wendy's restaurant. Joe Mikhail attended the special meeting of the heritage committee to obtain feedback on the design of the new proposed Wendy's. The official plan policies require consultation, façade treatments, window placement etc. There was an attempt to follow-up by the owner. Ms. Belanger gave him feedback on what the committee would be looking at and provided comments to him. In a follow-up, he put in writing his understanding of our meeting agreed to add gabling to and heavy cornice detail, so instead of metal, it will be a traditional painted cornice. He traveled to Santera to look at pillar choices, appropriate brick etc., at this time, he wishes to move forward. The committee thanked Ms. Belanger for the update.

6.0 Review of follow-up of unfinished business

6.1 Follow-up from 7.2 item of February 8 Agenda – Correspondence regarding a Resolution of Council as a result for a resolution of the Heritage Committee to support the recommendations by the Federal House of Commons Standing Committee on Environment and Sustainable Development regarding the conservation of heritage properties.

No comment from the committee.

6.2 John G. Kolfage plaque presentation follow-up

Dante and Simon advised that they were present at the regular council meeting when the plaque was presented to the owners. They were pleased with the plaque.

6.3 Update from Council regarding the proposed renovation to Cenotaph and

At this time there are no updates. Dante stated that it has gone to the parks and recreation committee. No further information at this time. It is presumed that it will come back to council at some point in the future.

7.1 Next meeting

The next meeting is scheduled for June 7 at 5:30 p.m. at the Libro Center

8.0 Adjournment

L. Meloche/S. Pouget-Papak
That the meeting adjourn at 6:30 p.m. Carried



SIMON CHAMELY
CHAIRPERSON



MICHELLE LAVIN-FAUCHER
RECORDING SECRETARY

/ML-C

1.0 Call to Order: 5:30 p.m.

Absent with Notice Leo Meloche, Council Rep
Shirley Curson-Prue
Rebecca Belanger, Planner

Present: Simon Chamely
Jennie Lajoie
Dante Pagliaroli
Robert Honor
Stephanie Pouget-Papak

Angelo Avolio, Staff Rep
Michelle Lavin-Faucher, Recording Secretary
Mark Galvin, Director of Planning Development and Legislative
Services

Guest: Brad Bondy
John Miceli, CAO
Nicole Rubli, Manager of By-law Enforcement
Meg Reiner
Mr. Daniel Fox – owner of 443 Dalhousie

The Chairperson called the meeting to order.

2.0 Approval of the Agenda

*D. Pagliaroli/ J. Lajoie
That the agenda be approved as printed. Carried*

3.0 Review of Minutes

3.1 Minutes of the April 5, 2018 Meeting

*R. Honor/S. Pouget-Papak
That the minutes of April 5, 2018 Heritage Meeting be approved as printed. Carried*

4.0 Review of New Business

4.1 Sign Variance Request – Brad Bondy

Brad Bondy, was in attendance to speak to item 4.1. which is a request for a sign variance for property at 103 Sandwich Street S.

M. Galvin gave brief background as to why the committee was required to give input on the sign variance request. Due to pending Urban Design Guidelines, Council requested expertise from the Heritage Committee for the design and esthetics of the sign. The options would be to

give Council recommendation or alteration to the sign. J. Miceli, further advised the committee that the Urban Design Guidelines stipulate use of wood, brick or stone. B. Bondy showed two renderings of the proposed sign, one approved by Council and one that has been changed to be more of a heritage theme.

J. Miceli stated that heritage looking signs should have ground or above illumination. B. Bondy will be adapting the sign to be within restrictions. S. Chamely noted that the height of the sign has changed. He questioned if the wood will be painted. N. Rubli noted the exemption's granted in this case to the by-law were distance from sidewalk and off site signage. J. Lajoie inquired as to what the exemptions were specifically. R. Honor noted that the clearance from bottom is 5 ft.

N. Rubli will look more closely at the requirements. J. Miceli advised the committee that they should be giving recommendation as to what materials should be used for the sign. M. Galvin, we can work within the confines of the pylon or ground sign requirements under the By-law. We can come to some sort of resolution if the committee is satisfied with the materials. R. Honor, stated that when he looked at the 2nd rendering, the signage is similar to the feel of other signs within the town. It is large scale for the location. B. Bondy stated said that whatever is needed he will alter the sign. D. Pagliaroli is concerned also with the size of the sign. B. Bondy stated that he will also put some simplified landscaping under the sign to make more in conformance with the neighboring properties.

R. Honor painting of the wood would be appropriate. J. Lajoie requested that the sign be painted black.

Jennie/Robert

*That the Heritage Committee approve the sign presented to the Committee by Brad Bondy to be located at the property 103 Sandwich Street South, providing that it conforms to the Sign By-law;
And Further, that the Heritage Committee request that the wood on the sign be painted or stained dark grey or black, providing that it is in keeping with the Urban Design Guidelines with a Heritage Theme. Carried*

4.2 Evaluation of Heritage Resources for Listing on the Municipal Heritage Register

Meg Reiner was in attendance to speak to the evaluation report.

She gave the background about her report and the evaluation method to be used for both designated and listed properties of interest.

S. Chamely inquired if Council has been prepared if the owners don't want their property on the register. How is it going to be addressed through administration.

M Galvin, it is the norm through best practices, there will be a form letter sent out, the owner is informed, it is up to council if they want to add them or not.

J. Miceli Council has heard from the residents, we are trying to formalize the plaques and designation. We need to have an education process. Need to show our residents that this is a good thing, heritage look and feel. We need to utilize this as a tool and not a hindrance.

M. Galvin, the interest and the designation of a home need to be explained and need to market and explain to people properly.

Meg noted that the only restriction of being on a list is the fact that demolition is a hindrance. This will give the town a great database for the properties.

R. Honor, suggested that possibly notice ahead would be a better idea.

J. Miceli suggested to the committee that an ad in the RTT be placed.

S. Chamely inquired what is the timeline for the evaluations to take place. M. Reiner this is the Phase 2 of evaluations.

R. Honor/D. Pagliaroli

That the Committee approve the report by Meg Reiner, on the evaluation of heritage resources for listing on the municipal register. Carried

4.3 Review of Phase 2 property research by Doris Gaspar. Recommendations for listing on the Municipal Heritage Register

At this time M. Reiner has 55 properties that she recommends to be listed on the heritage register.

M. Reiner will send the evaluations of the properties to be sent to all the committee members.

M. Galvin suggests to table it to the committee and deal with at the next meeting of the heritage committee. Then it will be brought forth to council.

D. Pagliaroli/S. Pouget-Papak

That item 4.3 Phase 2 property evaluations be brought forward at the September 6 heritage meeting for the committee to review. Carried

4.4 Gateway Entrance sign proposal

J. Miceli spoke to this item. He gave background on the sign that council had approved. The concept is based on the Urban Design Guidelines. A pedestal sign with red brick, stone, decorative light, and digital display sign. He stated that we have a number of events that come to town. Council is always looking to promote them. This is the best avenue for the town to assist everyone in promoting events and getting rid of clutter along Sandwich Street. It will eliminate the need for portable signs on Sandwich Street. We can offer one of the north or south gateway electronic signs. This will need approval from the committee for use of materials. Need to be on either end of town. Location would be the tourist entrance, location needs to be finalized. He is looking at the column on the roadside

S. Chamely inquired as to what the depth, would be of the new sign. J. Miceli stated that it will be 2-3 feet wide.

D. Pagliaroli we should determine a way to incorporate the service club sign that is at the north end.

J. Lajoie/S. Pouget-Papak

That the Committee approve the concept and materials for a gateway entrance sign. C Carried

5.0 Review of New Correspondence

5.1 National Trust for Canada

The committee reviewed the correspondence from the National Trust.

5.2 CHO News – Spring 2018

The committee reviewed the correspondence of CHO News – Spring 2018

6.0 Review of Follow-up of Unfinished Business

6.1 Update on status of Bellevue

R. Honor gave an update about the Bellevue roof repairs. The work is being done by Robertson Restoration. Soffits, repointing of the chimneys etc. to ensure that the building is water tight. The Conservancy paid for this through fundraising and grants that they have applied for.

At this time a motion was passed to waive the rules of order to allow for another delegation at the meeting.

D. Pagliaroli/R. Honor

That we receive Mr. Dan Fox as a delegation at the meeting. Carried.

Mr. Dan Fox was in attendance, owner of 443 Dalhousie to seek permission to perform renovations to an existing porch. The committee advised that they would review the plans once brought forward and a permit will also be a requirement.


7.1 Next meeting

The next meeting is scheduled for September 6 at 5:30 p.m. at the Libro Center.

8.0 Adjournment

J. Lajoie/D. Pagliaroli

That the meeting adjourn at 6:55 p.m. Carried



SIMON CHAMELY
CHAIRPERSON



MICHELLE LAVIN-FAUCHER
RECORDING SECRETARY

/ML-C

Amherstburg Accessibility Advisory Committee

**July 18, 2018 at 4:30 p.m.
Town Hall – Board Room**

MINUTES

PRESENT

Bill Whittall, Chair
Ken Houston, Co-Chair
Andrew Bolley
Angela Kelly
Marie Allen
Councillor Rick Fryer

Staff Liaison – Kevin Fox

CALL TO ORDER

The Chair called the meeting to order at 4:30 p.m.

DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF

There were no disclosures of pecuniary interest noted.

ACCEPTANCE OF AGENDA

Moved by: Marie Allen
Seconded by: Andrew Bolley

That there are no required changes and the agenda BE ACCEPTED as presented.

The Chair put the Motion.

Motion Carried

MINUTES OF PREVIOUS MEETING

Moved by: Andrew Bolley
Seconded by: Marie Allen

That the minutes of the AAAC meeting held on March 21, 2018 BE ADOPTED as printed.

The Chair put the Motion.

Motion Carried

ORDER OF BUSINESS

1. Windsor-Essex County Compassion Care Community presentation – Christie Nelson, WECCC Communications Coordinator.

Ms. Nelson spoke about the role of WECCC in the community and the services available to its residents and answered committee questions.

Moved by: Angela Kelly
Seconded by: Marie Allen

That the Windsor-Essex County Compassion Care Community BE INVITED to the 2019 Amherstburg Senior's Expo.

The Chair put the Motion.

Motion Carried

2. Tactile Vision Graphics Inc. presentation – Rebecca and Emmanuel Blaevoet of Tactile Vision Graphics Inc.

The representatives provided information on the services that Tactile Vision Graphics Inc. provides to other municipalities for the provision of public materials in accessible formats and answered committee questions.

Moved by: Councillor Rick Fryer
Seconded by: Angela Kelly

That the presentation BE BROUGHT to Council for consideration of adopting a Brail version of the agenda brief.

The Chair put the Motion.

Motion Carried

3. Assisted Living Southwest Ontario (ALSO) presentation – Debra Groen, Program Manager.

Ms. Groen provided the committee with a presentation with regards to the Assisted Living Southwest Ontario programs available in the community and answered committee questions.

The Municipal Clerk, Paula Parker, stated that Bluehaven residents will be visited by an Elections Official.

4. Accessible Elections – Paula Parker, Municipal Clerk

The Clerk demonstrated the Ballot Marking Device that will be provided to residents and answered questions about procedures relating to accessibility in the 2018 Election.

Moved by: Marie Allen
Seconded by: Angela Kelly

That the next AAAC advertisement feature the Town of Amherstburg's Accessible Election 2018.

The Chair put the Motion.

Motion Carried

5. Site Plan – Superior Wood, 1500 Alma Street

Assistant Planner Sarah Sinasac distributed the site plan for committee members to view.

Moved by: Councillor Rick Fryer
Seconded by: Angela Kelly

That the location of the accessible parking spaces at the rear entrance BE MOVED to the front to coincide with the barrier free main entrance, as per the Committee's recommendations.

The Chair put the Motion.

Motion Carried

6. Site Plan – Wendy's Restaurant, 83 Sandwich Street South

Assistant Planner Sarah Sinasac distributed the site plan for committee members to view.

Moved by: Angela Kelly
Seconded by: Marie Allen

That concerns regarding door accessibility (automatic door opener) BE SENT to Rebecca Belanger and Sarah Sinasac.

The Chair put the Motion.

Motion Carried

UNFINISHED BUSINESS

No unfinished business was brought forward.

NEW BUSINESS

No new business was brought forward.

NEXT MEETING DATE

August 15, 2018 at 4:30 p.m. Town Hall, Board Room

ADJOURNMENT

Moved by: Marie Allen
Seconded by: Angela Kelly

That the meeting adjourn at 6:26 p.m.

The Chair put the Motion.

Motion Carried

Chair – Bill Whittall

Secretary – Kevin Fox

COMMITTEE OF COUNCIL

Regular Co-An Park Committee – Minutes

MEETING OF August 8, 2018

The regular meeting for the Co-An Park Committee was held Wednesday August 8, 2018 at 5:30

PM at the Co-An Park office at 11071 11th Concession Rd., McGregor, Ontario. The Vice-Chairman Jim Meloche to call the meeting to order and welcome members.

1. **Roll Call**

Richard Meloche, Deputy Mayor, Town of Essex

Chris Drew, Town of Amherstburg

Murray Sellars, Town of Amherstburg

Jim Meloche, Town of Essex, Vice Chairman

Leo Meloche, Councilor, Town of Amherstburg

Joanne Bissonnette, Recording Secretary and Treasurer

Regrets

Tina McAgy, Town of Essex, Chairman

Absent

Jonathan Little, Town of Essex

2. **Meeting Called to Order**

Jim Meloche, Vice-Chairman of the Co-An Park Committee called the meeting to order

3. **Declarations of Conflict of Interest**

No conflict of Interest was declared

4. **Adoption of Published Agenda**

a) August 8, 2018 Regular Co-An Park Committee Meeting Agenda

Moved by Chris Drew

Seconded by Murray Sellars

(CAP-2018-08-38) That the published agenda for August 8, 2018 Regular Co-An Park Committee

meeting be adopted as presented. Carried

5. Minutes

a) June 13, 2018 Co-An Park Committee Regular Meeting Minutes

Moved by Richard Meloche

Seconded by Leo Meloche

(CAP-2018-08-39) That the minutes of the Regular Meeting for the Co-An Park held June 13, 2018

be adopted as presented. Carried

6. Costing Report

i) Review Costing report at Aug 6, 2018

Moved by Leo Meloche

Seconded by Chris Drew

(CAP-2018-08-40) That the Costing report for August 6, 2018 be accepted with the capital expenditure line 5900 adjusted as discussed. Carried

ii) Review Capital Project list

Discussion took place and the following Capital projects will be set in motion before year end;

pavilion curtains, re-surfacing memorial pathway, additional red clay and fencing for the front

entrance.

Moved by Chris Drew

Seconded by Murray Sellars

(CAP-2018-08-41) That the Capital expenses discussed have quotes requested and projects be set

in motion before year end. Carried

7. Old Business

Co-An 40th Celebration (July 28) – discussion took place, committee noted event was a success raising approximately \$3,000 towards park improvements.

8. Correspondence

i) Thank you note received from Leo Meloche

9. New Business

i) Front fence quote – to take down and replace with new 4” fence, posts

Quote #1 – Windsor Fence - \$5800 plus taxes

Quote #2 – Simpson Fence - \$5400 plus taxes

Moved by Leo Meloche

Seconded by Murray Sellars

(CAP-2018-08-42) That Simpson Fence be contacted to proceed with fencing before year end.

Carried

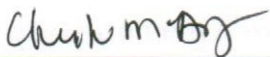
ii) ESGEM – 3 day annual show and baseball – discussion to be deferred to next meeting.

10. Adjournment

Moved by Richard Meloche

Seconded by Leo Meloche

(CAP-2018-08-43) That the meeting be adjourned at 6:00pm. Carried



Christine McAgy – Chairman



Joanne Bissonnette - Secretary Treasurer

CO-AN Park - Costing Report August 8, 2018

REVENUE	2018 Actual	Proposed 2018	Variance
Operating Line			
4030 Town of Amherstburg	\$ 17,500	17,500	-
4020 Town of Essex	\$ 17,500	17,500	-
	\$ -	-	-
2654 Town of Amherstburg - Capital	\$ -	5,696	5,696
2654 Town of Essex - Capital	\$ -	5,696	5,696
	\$ 35,000	46,392	11,392
		-	-
1060 RBC Balance @ Year End 12/31/17	\$ 11,007	1,642	11,007

User Fees & Services

4460 Equipment sold (Pulverizer)	\$ 300	-	(300)
4425 Banner Advertising	\$ -	-	-
Food Rights Sold	\$ -	925	925
4450 Donations (Pirates Bounty)	\$ 1,000	-	(1,000)
4040 User fees / Baseball	\$ 6,919	7,500	581
4205 Events -Family Reunions/Organizations	\$ 1,350	3,000	1,650
4200 Events - Jack n Jills	\$ 4,950	3,200	(1,750)
4430 Insurance - Town of Essex Rider	\$ 734	550	(184)
4201 Events - Heater	\$ -	-	-
4240 Rubber Base Revenue	\$ 350	850	500
4230 Set Up Fees	\$ 705	2,500	1,795
4040 User Fees / Soccer	\$ 1,980	2,250	270
4040 User Fees / Tennis	\$ -	-	-
4420 Appreciation Day/Komedy Korner	\$ 10,587	8,500	(2,087)
4210 Events - Baseball Tournaments	\$ 2,135	2,375	240
	\$ 31,010	31,650	640

Concession Stand

4220 Pop stand	\$ -	-	-
	\$ -	-	-

Total Revenue - Operating Funds	\$ 77,017	79,684	23,039
--	------------------	---------------	---------------

EXPENDITURES

Contracted Services

	2018 Actual	Proposed 2018 Budget	Variance
5720 Park Maintenance Wage	\$ 14,041	25,000	10,959
5784 Office Wage	\$ 12,650	13,600	950
	\$ 26,691	38,600	11,909

Concession Stand -Supplies & wages

5755 Pop Stand - repairs, maintenance	\$ 1,530	750	(780)
	\$ 1,530	750	(780)

Materials, Supplies & Services	Proposed		
	2018 Actual	2018 Budget	Variance
5615 Advertising	\$ 115	-	(115)
5620 Bank fees	\$ 105	155	50
5630 Baseball Diamonds - supplies	\$ 304	1,000	696
5625 Building Maintenance - supplies/repairs	\$ 1,282	1,700	418
5626 Building Maintenance - due to vandalism	\$ 215	-	(215)
5645 Co-An Appreciation Day/Komedy Korner	\$ 7,478	6,000	(1,478)
5730 Equipment Vehicle - Fuel & repair	\$ 1,466	1,200	(266)
	\$ -	-	-
5890 Waste Collection fees	\$ 775	1,175	400
5680 Grounds, parking lot, landscape	\$ -	500	500
5685 Insurance - Town of Essex Rider	\$ 705	575	(130)
5695 Janitorial supplies	\$ 966	1,500	534
5755 Pop Stand Repairs	\$ 367	-	(367)
5700 Office supplies	\$ 809	1,600	791
5781 Sanitation	\$ -	-	-
4200 Security deposits reimbursed	\$ 550	1,500	950
5630 Soccer field - supplies	\$ -	750	750
5790 Utilites	\$ 5,078	10,000	4,922
5900 Capital Asset Expenditures	\$ 11,391	0	(11,391)
	\$ 31,606	27,655	(3,951)

Total Operating Expenses	\$ 59,827	67,005	7,179
---------------------------------	------------------	---------------	--------------

Net Total - Revenue less Expenses \$ 17,190 12,679 15,861

Break Down of RBC Account

Capital held @RBC for Enclosure	
Fundraising/ held @ RBC	\$ 1,003
Rubber Base held @ RBC	\$ 2,930
Operating Funds balance - Held @ RBC Dec 31, 2017	\$ 13,257
Total held at RBC @ Aug 8, 2018	\$ 17,190

Investments & Other Income

Capital Grants

	2018 Revenue	2018 Capital Expenses	Variance 06-Aug-18
Town of Amherstburg - 2018 Reserve	15,000	3935	\$ 11,065
Town of Essex - 2018 Reserve	15,000	3935	\$ 11,065
Town of Amherstburg - 2017 Reserve	1,760	1760	\$ -
Town of Essex - 2017 Reserve	1,760	1760	\$ -
Total Reserve Funds	33,520	11390	\$ 22,130



**TOWN OF AMHERSTBURG
DRAINAGE BOARD
Wednesday, September 5, 2018
6:00 PM**

Council Chambers, 271 Sandwich Street South, Amherstburg

MINUTES

PRESENT

Ron Sutherland, Chair
Allan Major, Vice-Chair
Bob Bezaire
Brad Laramie
Richard Meloche, Councillor for the Town of Essex
Shane McVitty, Drainage Superintendent &
Engineering Coordinator
Nicole Humber, Recording Secretary

ABSENT

CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m.

DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF

There were none.

3. MINUTES OF PREVIOUS MEETING

Al Major moved, Bob Bezaire seconded:

That the minutes of the previous meeting BE ADOPTED:

1. Drainage Board Meeting Minutes – August 7, 2018

The Chair put the Motion.

Motion Carried

4. COURT OF REVISION

Open the Court of Revision

The Court of Revision was opened by The Chair.

The Chair appointed Brad Laramie and himself as Amherstburg representatives for the Shuell Creek Drain. Richard Meloche was in attendance to be the representative for the Town of Essex.

4.1 Appeals – Shuell Creek Drain

Halliday Pearson from Baird AE provided the Board with a brief overview of the project. She advised that a New Maintenance Schedule report for the Sucker Creek Drain is currently being prepared under instruction from the Town of Essex. Ms. Pearson noted that she had met with the engineer on that project, Gerard Rood, P.Eng from Rood Engineering Inc., and it was determined that some minor adjustments were necessary to align the new Sucker Creek Drain schedule to the new maintenance schedule for the Shuell Creek Drain. Ms. Pearson recommended that the revisions be adopted by the Drainage Board. It was noted that there were no appeals received by the Court of Revision.

The Chair invited the members of the Public to speak.

The Board heard from:

John Weinz – 6917 Concession 6 N

Mr. Weinz asked about the work that was planned to the drain. Ms. Pearson advised that only minor works to address isolated erosion problems were

presently planned, and that a new maintenance schedule was created so that when this work is completed, the lands within the watershed would be fairly assessed.

The Chair invited the members of the Board to speak.

There were none.

Richard Meloche moved; Brad Laramie seconded;

That:

1. The appeals submitted written or verbally to the Court of Revision for the New Maintenance Schedule for the Shuell Creek Drain **BE RECEIVED**; and,
2. The schedule of assessment as presented by Baird AE and revised for the Court of Revision **BE APPROVED** for the New Maintenance Schedule for the Shuell Creek Drain.

Motion Carried

Richard Meloche excused himself from the meeting. All members of the Drainage Board were now able to sit on the Court of Revision.

4.2 Appeals – Renaud Drain

Mike Gerrits from R. Dobbins Engineering Inc. provided the Board with an overview of the project. Mr. Gerrits noted that the schedule of assessment had been revised and was mailed out to all affected landowners in advance of the Court of Revision. The revision to the schedule was a result of the bridge owner requesting a wider top width of the proposed new access culvert. Mr. Gerrits indicated that a wider topwidth of 7.6 m was acceptable due to the narrow road shoulder and tight turning radius. He added that a wider top beyond the standard 6.0 m was reasonable and the cost of the same should therefore be shareable. This is reflected in the revised schedule of assessment. Mr. Gerrits also noted there were no appeals submitted for this project.

The Chair invited the members of the Public to speak.

There were none.

The Chair invited the members of the Board to speak.

There were none.

Bob Bezaire moved; Al Major seconded;

That:

1. The appeals submitted written or verbally to the Court of Revision for the culvert replacement on the Renaud Drain **BE RECEIVED**; and,
2. The schedule of assessment as presented by R. Dobbins Engineering Inc., and further revised for the Court of Revision **BE APPROVED** for the culvert replacement on the Renaud Drain.

5. **CLOSE COURT OF REVISION**

The chair closed the Court at 6:07 p.m.

6. **Whelan Drain – Engineering Appointment**

Shane McVitty informed the Board Members that this report recommends the appointment of an Engineer in response to a request from a landowner to replace an existing bridge on the Whelan Drain, under Section 78 of the Drainage Act. Mr. McVitty explained that the drain was recently cleaned out, and it was discovered that the subject culvert is in poor condition and needs replacing. The landowner has requested a larger top width and the existing engineering report does not provide the necessary tools to replace it under bylaw, therefore a new report is needed.

Bob Bezaire moved; Al Major seconded

That:

1. The report from the Drainage Superintendent and Engineering Coordinator dated August 21, 2018, regarding the Whelan Drain – Engineering Appointment **BE RECEIVED**;
2. The Drainage Board recommend that Council **ACCEPT** the request from Brian and Pamela Hutchins for the replacement of the access culvert over the Whelan Drain per Section 78 of the Drainage Act; and,
3. The Drainage Board recommend that the appointment of the firm of Dillon Consulting Ltd. for the repair and improvement to the Whelan Drain **BE APPROVED** by Council.

7. **5th Concession Road Drain – Engineering Appointment**

Shane McVitty informed the Board Members that this report recommends the appointment of an Engineer in response to a request from a landowner requesting a new access culvert, under Section 78 of the Drainage Act.

Bob Pillon moved; Bob Bezaire seconded;

That:

1. The report from the Drainage Superintendent and Engineering Coordinator dated August 21, 2018, regarding the 5th Concession Drain South – Engineering Appointment **BE RECEIVED**;
2. The Drainage Board recommend that Council **ACCEPT** the request from George and Ruth VandenBrink for the installation of a new access culvert over the 5th Concession Drain South per Section 78 of the Drainage Act; and,
3. The Drainage Board recommend that the appointment of the firm of Dillon Consulting Ltd. for the repair and improvement to the 5th Concession Drain South **BE APPROVED** by Council

8. NEXT MEETING DATE

Tuesday, October 2, 2018 @ 6:00 p.m.

9. ADJOURNMENT

The meeting adjourned at 6:10 p.m.

Chair – Ron Sutherland

Staff Liaison – Shane McVitty

DRAFT



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF ENGINEERING AND PUBLIC WORKS

MISSION STATEMENT:

Author's Name: Shane McVitty	Report Date: August 21, 2018
Author's Phone: 519 736-3664 ext. 2318	Date to Drainage Board: September 5, 2018
Author's E-mail: smcvitty@amherstburg.ca	Resolution #: N/A

To: Members of the Drainage Board

Subject: Whelan Drain – Engineering Appointment

1. **RECOMMENDATION:**

It is recommended that:

1. The report from the Drainage Superintendent and Engineering Coordinator dated August 21, 2018, regarding the Whelan Drain – Engineering Appointment **BE RECEIVED**;
2. The Drainage Board recommend that Council **ACCEPT** the request from Brian and Pamela Hutchins for the replacement of the access culvert over the Whelan Drain per Section 78 of the Drainage Act; and,
3. The Drainage Board recommend that the appointment of the firm of Dillon Consulting Ltd. for the repair and improvement to the Whelan Drain **BE APPROVED** by Council.

2. **BACKGROUND:**

On July 31st, 2018, Brian and Pamela Hutchins submitted a request for the repair and improvement of the Whelan Drain.

3. DISCUSSION:

The Whelan Municipal Drain was last improved under a report authored by C.G.R. Armstong, P. Eng. dated August 6, 1953. The 1953 Armstrong report provided for the improvement of the entire length of the drain. The assessment schedule for maintenance was later updated under an engineering report by N.J. Peralta, P.Eng., dated May 3, 1985.

Following recent maintenance activities on the Whelan Drain, which included brushing, bottom cleaning, and culvert flushing, it was discovered that the exiting culvert serving the farm lot owned by Brian and Pamela Hutchins was failing. The Drainage Superintendent and Engineering Coordinator attended the property and inspected the access culvert serving the property. The bottom of the culvert was observed to be rotting out and the headwalls were found to be in poor shape. Additionally, sink holes had developed in the gravel driveway portion. Following the inspection of the culvert and discussions with the owner, the Drainage Superintendent and Engineering Coordinator further provided the Hutchins' with the process of replacing the access culvert under the Drainage Act. Mr. Hutchins has also expressed an interest in having the driveway portion of the bridge widened to accommodate farm machinery.

A motion was passed at the January 15, 2018 Council Meeting to authorize administration to utilize a roster for drainage services under the Drainage Act. Among others, Dillon Consulting Ltd. was selected to be included as part of this roster and is thereby eligible to prepare a drainage report pursuant to Section 78 of the Drainage Act for repair and improvement to the Whelan Drain.

4. RISK ANALYSIS:

The Hutchins' bridge within the Whelan Drain has been identified as needing replacement and is in poor condition. This bridge provides access to the farm property presently owned by Brian and Pamela Hutchins. Replacement of this bridge has been requested by the Hutchins. Failing to appoint an engineer to evaluate this bridge and subsequently complete a report under the provisions of the Drainage Act in an expedient manner could place bridge users in jeopardy should the condition of the bridge continue to deteriorate. Also, the deterioration of culvert piping may permit gravel and earthen backfill to migrate into the drain. This can cause flow blockages, thereby decreasing the ability of the drain to efficiently convey water, resulting in an increased risk of water overtopping driveways and upstream flooding.

Under the Drainage Act, the municipality can be held responsible for damages due to flooding and bridge failures if the improvements are not completed.

5. FINANCIAL MATTERS:

The financial implications will be determined by the appointed engineer and will be provided in the schedule of assessment within the engineer's drainage report for the improvements to the Whelan Drain.

6. **CONSULTATIONS:**

N/A

7. **CONCLUSION:**

Administration is recommending that the appointment of the firm of Dillon Consulting Ltd. for the repair and improvement to the Whelan Drain be brought to the next Regular Council meeting for Council's consideration pursuant to the provisions of the Drainage Act.



Shane McVitty
**Drainage Superintendent and
Engineering Coordinator**

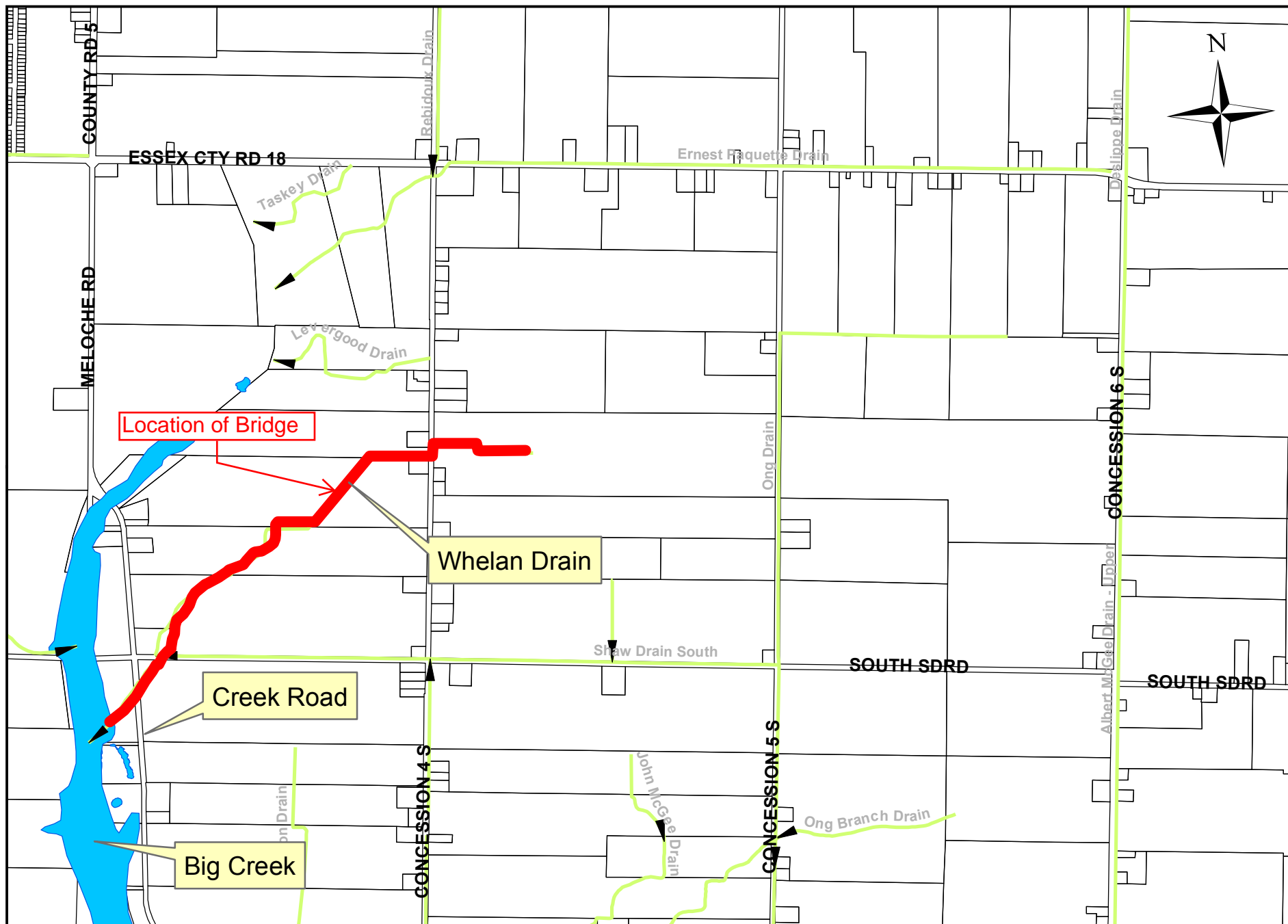
sm

Attachment(s):

- Request for Improvement submitted by Brian and Pamela Hutchins
- Map of Whelan Drain



Whelan Drain





The Corporation of The Town of Amherstburg

REPAIR/IMPROVEMENT of a MUNICIPAL DRAIN (Section 66, 76 and 78 Drainage Act)

FROM: _____

DRAIN: Whelan Drain

I/We are the owner of the following land(s): 4430 Row 4 South

Roll Number(s): _____

And I/We request the following work on the above drain:

- a) Subsequent Connections (Section 66(1))
- b) New Schedule of Assessment (Section 76)
- c) Improvements upon Examination and Report of Engineer (Section 78)
- d) New Access Bridge (Section 78)
 - Residential Bridge
 - Agricultural Bridge

I request that if necessary, an Engineer be appointed and that he will determine a time and place at which he will attend an on-site meeting and examine the drainage area with all assessed ratepayers to be invited.

In signing this form, the owner is advised that they may be charged for work performed by the appointed Engineer should the works not proceed as requested.

Dated this 31 day of JULY 2018

Signature of Owner _____

Signature of Owner _____

Telephone Number _____

Telephone Number _____



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF ENGINEERING AND PUBLIC WORKS

MISSION STATEMENT:

Author's Name: Shane McVitty	Report Date: August 21, 2018
Author's Phone: 519 736-3664 ext. 2318	Date to Drainage Board: September 5, 2018
Author's E-mail: smcvitty@amherstburg.ca	Resolution #: N/A

To: Members of the Drainage Board

Subject: 5th Concession Road Drain South – Engineering Appointment

1. **RECOMMENDATION:**

It is recommended that:

1. The report from the Drainage Superintendent and Engineering Coordinator dated August 21, 2018, regarding the 5th Concession Drain South – Engineering Appointment **BE RECEIVED**;
2. The Drainage Board recommend that Council **ACCEPT** the request from George and Ruth VandenBrink for the installation of a new access culvert over the 5th Concession Drain South per Section 78 of the Drainage Act; and,
3. The Drainage Board recommend that the appointment of the firm of Dillon Consulting Ltd. for the repair and improvement to the 5th Concession Drain South **BE APPROVED** by Council.

2. **BACKGROUND:**

On July 17th, 2018, George and Ruth VandenBrink submitted a request for the repair and improvement of the 5th Concession Drain South.

3. DISCUSSION:

The 5th Concession Road Drain South is a Municipal Drain that was last improved under a report authored by C.G.R. Armstrong, P. Eng. dated October 18, 1960. The 1960 Armstrong report provided for the improvement of the entire length of the drain. The assessment schedule for maintenance was later updated under an engineering report by N.J. Peralta, P.Eng., dated January 15, 1984.

As a result of a land adjustment to the property adjacent to the VanderBrink farm on Concession Road 5 South, access to the farm will no longer be available without crossing through a neighbouring property off of County Road 20. In order to provide the farm with a dedicated access without having to utilize their neighbour's lands, the VanderBrinks have requested that a new bridge be installed in the 5th Concession Road Drain South. Under the provisions of the Drainage Act, an engineering report is required for the installation of a new bridge within a Municipal Drain.

A motion was passed at the January 15, 2018 Council Meeting to authorize administration to utilize a roster for drainage services under the Drainage Act. Among others, Dillon Consulting Ltd. was selected to be included as part of this roster and is thereby eligible to prepare a drainage report pursuant to Section 78 of the Drainage Act for repair and improvement to the 5th Concession Drain South.

4. RISK ANALYSIS:

The VanderBrink farm currently does not have any access over the 5th Concession Road Drain South. Access is currently provided through private neighbouring lands off of County Road 20. This is not an ideal arrangement for either party. Although the installation of a new, engineered bridge presents very little risks to the functionality of the drain, denying access to private lands could put the Town at risk of litigation from the landowner.

5. FINANCIAL MATTERS:

The financial implications will be determined by the appointed engineer and will be provided in the schedule of assessment within the engineer's drainage report for the improvements to the 5th Concession Drain South.

6. CONSULTATIONS:

N/A

7. **CONCLUSION:**

Administration is recommending that the appointment of the firm of Dillon Consulting Ltd. for the repair and improvement to the 5th Concession Drain South be brought to the next Regular Council meeting for Council's consideration pursuant to the provisions of the Drainage Act.



Shane McVitty
**Drainage Superintendent and
Engineering Coordinator**

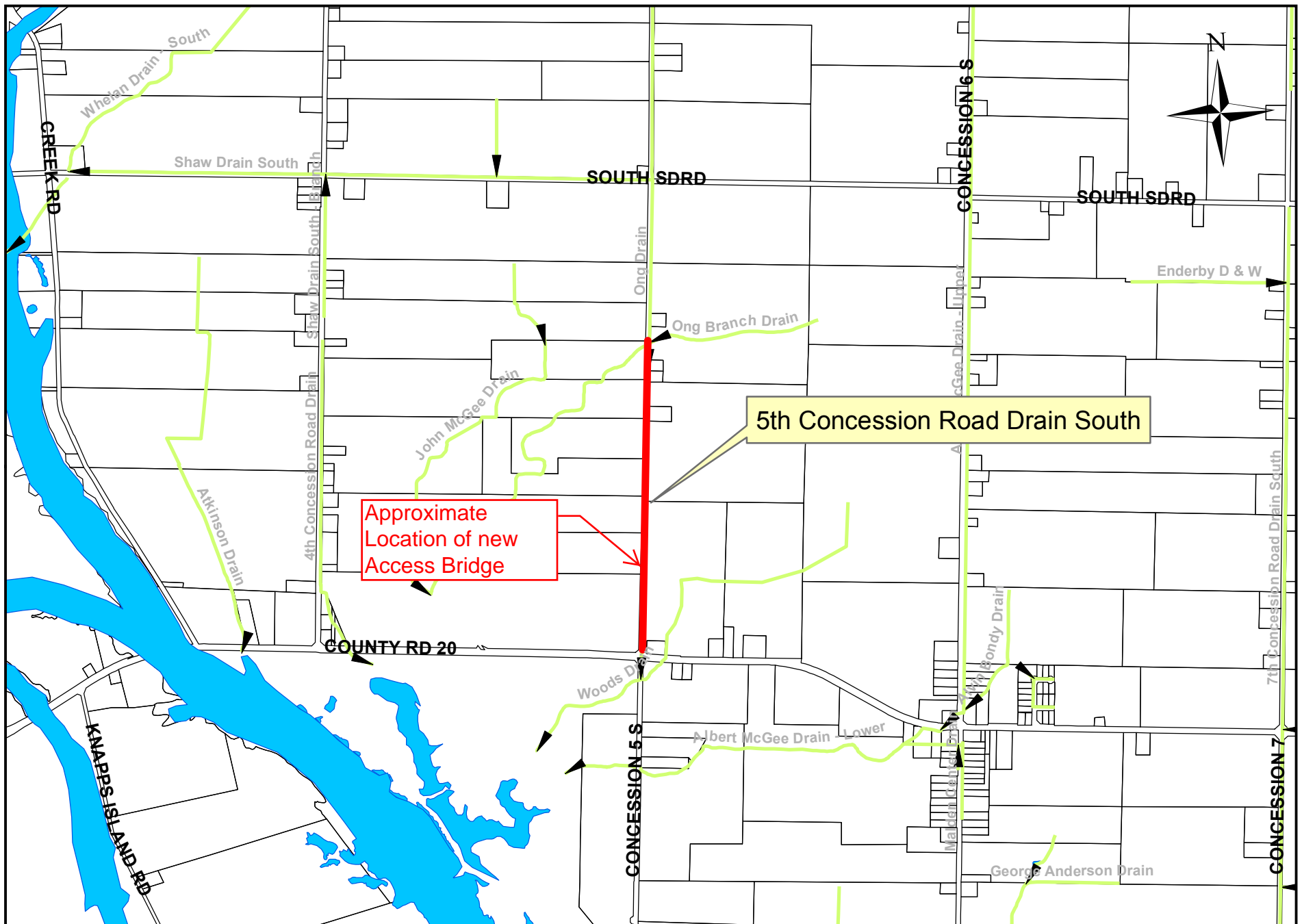
sm

Attachment(s):

- Request for Improvement submitted by George and Ruth VandenBrink
- Map of 5th Concession Drain South



5th Concession Road Drain South





The Corporation of The Town of Amherstburg

REPAIR/IMPROVEMENT of a MUNICIPAL DRAIN (Section 66, 76 and 78 Drainage Act)

FROM: [Redacted]

DRAIN: 5th concession drain South

I/We are the owner of the following land(s): 5041 County Rd 20

Roll Number(s): [Redacted]

And I/We request the following work on the above drain:

- a) Subsequent Connections (Section 66(1))
- b) New Schedule of Assessment (Section 76)
- c) Improvements upon Examination and Report of Engineer (Section 78)
- d) New Access Bridge (Section 78)
 - Residential Bridge
 - Agricultural Bridge

I request that if necessary, an Engineer be appointed and that he will determine a time and place at which he will attend an on-site meeting and examine the drainage area with all assessed ratepayers to be invited.

In signing this form, the owner is advised that they may be charged for work performed by the appointed Engineer should the works not proceed as requested.

Dated this 17th day of July, 2018

[Signature]
Signature of Owner

[Signature]
Signature of Owner

[Redacted]
Telephone Number

[Redacted]
Telephone Number

Website: www.amherstburg.ca
271 SANDWICH ST. SOUTH, AMHERSTBURG, ONTARIO N9V 2A5
Phone: (519) 736-0012 Fax: (519) 736-5403 TTY: (519)736-9860

Unfinished Business Lists - eScribe as at September 24, 2018

Agenda Item	Description
Request to Amend Zoning By-law to Allow Chickens in Residential Areas - William Brush	Resolution # 20170508-692 Meloche/Fryer That Administration BE DIRECTED to bring back a report on the feasibility of amendments to the Zoning By-law by the end of the summer.
Request for Parkette in Dedication of The Honourable Eugene Whelan - Roxanne Ouellette	Resolution # 20170523-719 Pouget/Lavigne That the delegation BE RECEIVED and Administration BE DIRECTED to bring back a report regarding the request from Roxanne Ouellette and further lobby the Federal Government to form a partnership to purchase the land with permission from the Whelan family.
Highway of Heros Canada 150 Tree Planting Initiative - Town of Shelburne Resolution	Resolution # 20170612-760 Pouget/Fryer Administration BE DIRECTED to plant a tree in honour of the Highway for Heroes.
Request to fish outside designated area in Kings Navy Yard Park - Melissa Cranston, Activity Director, Richmond Terrace	Resolution # 20170710-793 Fryer/Pouget That the delegation BE RECEIVED and the request for exemption to By-law 2004-89 4(b) for accessible space outside the designated fishing area at King's Navy Yard Park BE APPROVED for August 22, 2017 with a rain date of August 23, 2017; and, That Administration BE DIRECTED to designate 3 accessible spaces for fishing within King's Navy Yard Park until other accessible fishing locations are offered by the Town.

Unfinished Business Lists - eScribe as at September 24, 2018

Agenda Item	Description
NEW BUSINESS	Resolution # 20171010-919 Fryer/Pouget That Administration BE DIRECTED to bring a report back to Council with options to secure and preserve the Big Creek area north of Alma Street in collaboration with other willing agencies and boards.
NEW BUSINESS	Resolution # 20171010-920 Pouget/Fryer That Administration BE DIRECTED to bring back a report to Council to set forth requirements to charge any new homeowner or developer a fee for the Town to plant a tree of 3 in caliper in front of any new home on Town property that is not part of a subdivision agreement.
Preferred Autonomous Vehicles Test Corridor - Ontario Good Roads Association (OGRA)	Resolution # 20180528-188 Fryer/Pouget That the Town of Amherstburg participate in OGRA's Autonomous Vehicle Initiative and that this matter be referred to staff to develop a list of preferred routes with the municipality.
Print-to-Braille Accessibility for Municipalities - Emmanuel and Rebecca Blaevoet, Tactile Vision Graphics	Resolution # 20180813-264 Fryer/Meloche That Administration BE DIRECTED to bring back a report back with recommendations to include braille in the next agenda or future agendas.

Unfinished Business Lists - eScribe as at September 24, 2018

Agenda Item	Description
Development Charges Deferral Agreements	Resolution # 20180813-267 Fryer/Pouget That Administration BE DIRECTED to provide a report regarding the Development Charges Deferral Agreements after the 2018 Election.
NEW BUSINESS	Resolution # 20180910- Lavigne/Meloche That Administration BE DIRECTED to look at surrounding municipalities and their by-law regarding dogs and kennels and bring a report back for Council's consideration.
NEW BUSINESS	Resolution # 20180910- Lavigne/Meloche That Administration BE DIRECTED to look at surrounding municipalities regarding fill by-laws and bring back a report for Council's consideration.
Support for Youth Councils for Windsor-Essex Municipalities - Jacey Silvaggi, Youth Council Coalition of Canada	Resolution# 20180910- Fryer/Courtney That the delegation BE RECEIVED and administration BE DIRECTED to bring back a report on support of the YCC and that Amherstburg endorse the YCC grant application.

Parks, Facilities, Recreation and Culture - Open Council Motions

UFB Item	Assigned to	Assigned date	Due date	Councillors	MOTION	Dept Comments/Status
20160425-178	Rebecca Belanger & Annette Zahaluk	25-Apr-16		Fryer/Pouget	That Administration BE DIRECTED to provide clarification and information to residents regarding the number of trees ERCA is going to provide to residential homeowners for the 50 Million Trees program, and further to look into the possibility of adding present day green spaces.	Administration compiling information for report - Awaiting completion of the Parks Master Plan
20160509-212	Anne Rota	09-May-16		Pouget/Fryer	That the Town fund and erect a plaque in the honour of the late Senator Eugene Whelan and his wife, Mrs. Elizabeth Whelan for their role in entertaining the former Soviet Ambassador Aleksander Yakovlev and Mikhail Gorbachev while visiting our historic Town, marking the location of the "Walk that Changed the World" for consideration and voting at the May 9th, 2016, Regular Council Meeting.	Administration compiling information for report - Update report went to Council September 12, 2016.

Planning, Development and Legislative Services - Open Council Motions

UFB Item	Assigned to	Assigned date	Due date	Councillors	MOTION	Dept Comments/Status
ECDEV 2	Tony DeThomasis	10-Dec-14			That Council direct Administration to bring a report on the discrepancy between Marsh Drive and Marsh Court, and the process to change the street name.	Policy under development.
20160425-178	Rebecca Belanger & Annette Zahaluk	25-Apr-16		Fryer/Pouget	That Administration BE DIRECTED to provide clarification and information to residents regarding the number of trees ERCA is going to provide to residential homeowners for the 50 Million Trees program, and further to look into the possibly of adding present day green spaces.	In progress - Awaiting completion of the Parks Master Plan

THE CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2018-97

**By-law to Confirm the Proceedings of the Council
of the Corporation of the Town of Amherstburg**

WHEREAS pursuant to Section 5(1) of the Municipal Act, 2001, S.O. 2001, c. 25 as amended, the powers of a municipality shall be exercised by its Council;

WHEREAS pursuant to Section 5(3) of the Municipal Act, 2001, S.O. 2001, c.25 as amended, a municipal power, including a municipality's capacity rights, powers and privileges under Section 8 of the Municipal Act, 2001, S.O. 2001, c.25 as amended, shall be exercised by By-law unless the municipality is specifically authorized to do otherwise;

WHEREAS it is deemed expedient that a By-law be passed to authorize the execution of agreements and other documents and that the Proceedings of the Council of the Corporation of the Town of Amherstburg at its meeting be confirmed and adopted by By-law; and,

NOW THEREFORE the Council of the Corporation of the Town of Amherstburg hereby enacts as follows:

1. THAT the action(s) of the Council of the Corporation of the Town of Amherstburg in respect of all recommendations in reports and minutes of committees, all motions and resolutions and all actions passed and taken by the Council of the Corporation of the Town of Amherstburg, documents and transactions entered into during the September 17th and 24th, 2018, meetings of Council, are hereby adopted and confirmed, as if the same were expressly contained in this By-law;
2. THAT the Mayor and proper officials of the Corporation of the Town of Amherstburg are hereby authorized and directed to do all things necessary to give effect to the action(s) of the Council of the Corporation of the Town of Amherstburg during the said meetings referred to in paragraph 1 of this By-law;
3. THAT the Mayor and Clerk are hereby authorized and directed to execute all documents necessary to the action taken by this Council as described in Section 1 of this By-law and to affix the Corporate Seal of the Corporation of the Town of Amherstburg to all documents referred to in said paragraph 1.

Read a first, second and third time and finally passed this 24th day of September, 2018.

MAYOR – Aldo DiCarlo

CLERK – Paula Parker