



**TOWN OF AMHERSTBURG  
SPECIAL COUNCIL MEETING  
AGENDA  
ELECTRONIC PARTICIPATION**

**Monday, September 14, 2020**

**4:30 PM**

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

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**Pages**

- 1. CALL TO ORDER**
- 2. DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF**  
*(Public Council Meeting Agenda Items)*

### 3. SPECIAL PLANNING REPORTS

#### 3.1 Kingsbridge Subdivision Phase 10 Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Statutory Public Meeting

3

It is recommended that:

1. The Draft Plan of Subdivision, 37-T-20003, from 1078217 Ontario Limited, page 5 of the attachment to this report, **BE CONSIDERED** at this Statutory Public Meeting;
2. Pending Council consideration of written and oral comments received at this Statutory Public Meeting, Administration **BE DIRECTED** to advise the approval authority (County of Essex) that Council supports Draft Plan Approval for Phase 10 of Kingsbridge Subdivision;
3. Pending Council consideration of written and oral comments received at this Statutory Public Meeting, **By-law 2020-047** for the Zoning By-law Amendment **BE CONSIDERED** at a future Regular Council Meeting; and,
4. Pending Council consideration of written and oral comments received at this Statutory Public Meeting, **By-law 2020-048** for the Official Plan Amendment **BE CONSIDERED** at a future Regular Council Meeting.

### 4. ADJOURNMENT

That Council rise and adjourn at     p.m.



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: Kingsbridge Subdivision Phase 10 Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Statutory Public Meeting

1. RECOMMENDATION:

It is recommended that:

- 1. The Draft Plan of Subdivision, 37-T-20003, from 1078217 Ontario Limited, page 5 of the attachment to this report, BE CONSIDERED at this Statutory Public Meeting;
2. Pending Council consideration of written and oral comments received at this Statutory Public Meeting, Administration BE DIRECTED to advise the approval authority (County of Essex) that Council supports Draft Plan Approval for Phase 10 of Kingsbridge Subdivision;
3. Pending Council consideration of written and oral comments received at this Statutory Public Meeting, By-law 2020-047 for the Zoning By-law Amendment BE CONSIDERED at a future Regular Council Meeting; and,
4. Pending Council consideration of written and oral comments received at this Statutory Public Meeting, By-law 2020-048 for the Official Plan Amendment BE CONSIDERED at a future Regular Council Meeting.

2. BACKGROUND:

The Kingsbridge Subdivision is a multi-phase development in the Town of Amherstburg consisting of 167.8 hectares for residential development. Several phases of the development have undertaken subdivision agreements with the Town (or its predecessor municipalities) dating as far back as 1996.

Section 51 (and the associated regulation) of the Planning Act, provides the legislated process by which two or more parcels of land can be subdivided and ultimately serviced and offered for sale. The Ministry of Municipal Affairs has delegated the authority for draft plan of subdivision approvals to the upper tier, County of Essex. The subdivision approval process ensures that the land is suitable for the proposed use, in keeping with the designated use of the land by the upper and lower tier Official Plans, will be compatible with neighbouring uses, financially viable and can be appropriately serviced.

1078217 Ontario Limited (“the Applicant”) has filed an application with the County of Essex for approval of a Draft Plan of Subdivision for 184 single detached dwellings, 120 semi-detached dwellings and 111 multiple attached dwelling units in Kingsbridge Subdivision (County of Essex File No. 37-T-20003). 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 west of Knobb Hill Drive and south of Whelan Avenue. The lands are described as Part of Lots 11, 12, 13 and 14, Concession 1 (Anderdon). The lands are vacant and have a total area of 44.77 hectares (110.6 acres). The subject land is within the Primary Settlement Area designated in the County of Essex Official Plan and therefore the proposed development conforms to the approved upper tier plan.

### **Official Plan and Zoning re-designation**

In addition to the Draft Plan of Subdivision the applicant is also applying for a Zoning By-law Amendment and an Official Plan Amendment on an approximate 2.67 hectare portion of lands. The lands are located directly east of the park (Pat Thrasher Park) and directly south of conservation lands Block “C” on the attached Kingsbridge master plan.

On January 27, 2020 Council approved the conveyance of 2.67 hectares to the proponent in exchange for parkland dedication funds.

Excerpt from the related Council Resolution:

1. The conveyance of Parts 5 and 12 on the draft 12R plan (2.67 hectares) to 1078217 Ontario Limited in exchange for cash in lieu of parkland in the amount of \$66,170 **BE APPROVED** and the funds be deposited into the Parkland Dedication Reserve Fund;

The Zoning Amendment will re-designate the lands from the “Institutional Special Policy 3 (I-3) Zone” to “Residential Second Density (R2) Zone” and the Official Plan Amendment will re-designate the open space from Open Space to Low Density Residential. It is also worth mentioning that the remaining conservation lands will eventually be designated as environmental protected after completion of the requirements of the previous Ministry of Natural Resources and Forestry (MNRF) permits.

As part of the MNRF permit, the Developer’s original subdivision layout was reconfigured to accommodate for a naturalized corridor throughout the Kingsbridge Subdivision totaling more than 21 hectares. The Developer will be required to designate the lands as protected conservation lands and convey the lands to the Town in order for the Developer to meet

the MNRF requirements. Upon transfer the lands will be become an asset of the Town and be added to the Town's tangible capital asset (TCA) inventory. Furthermore the Developer is required to provide a storm water management pond with amenity trail totaling an area of 2.44 hectares.

The original subdivision included an 8.39 hectare dedicated portion of lands for parkland purposes. The proponent's original subdivision layout was reconfigured to include an approximate 3.7 hectare park, 21 hectares of conservation lands, and 2.4 hectares for storm water management pond with trail amenity space. As a result of the above noted changes a small portion of approximately 2.67 hectares will be re-designated as low density residential.

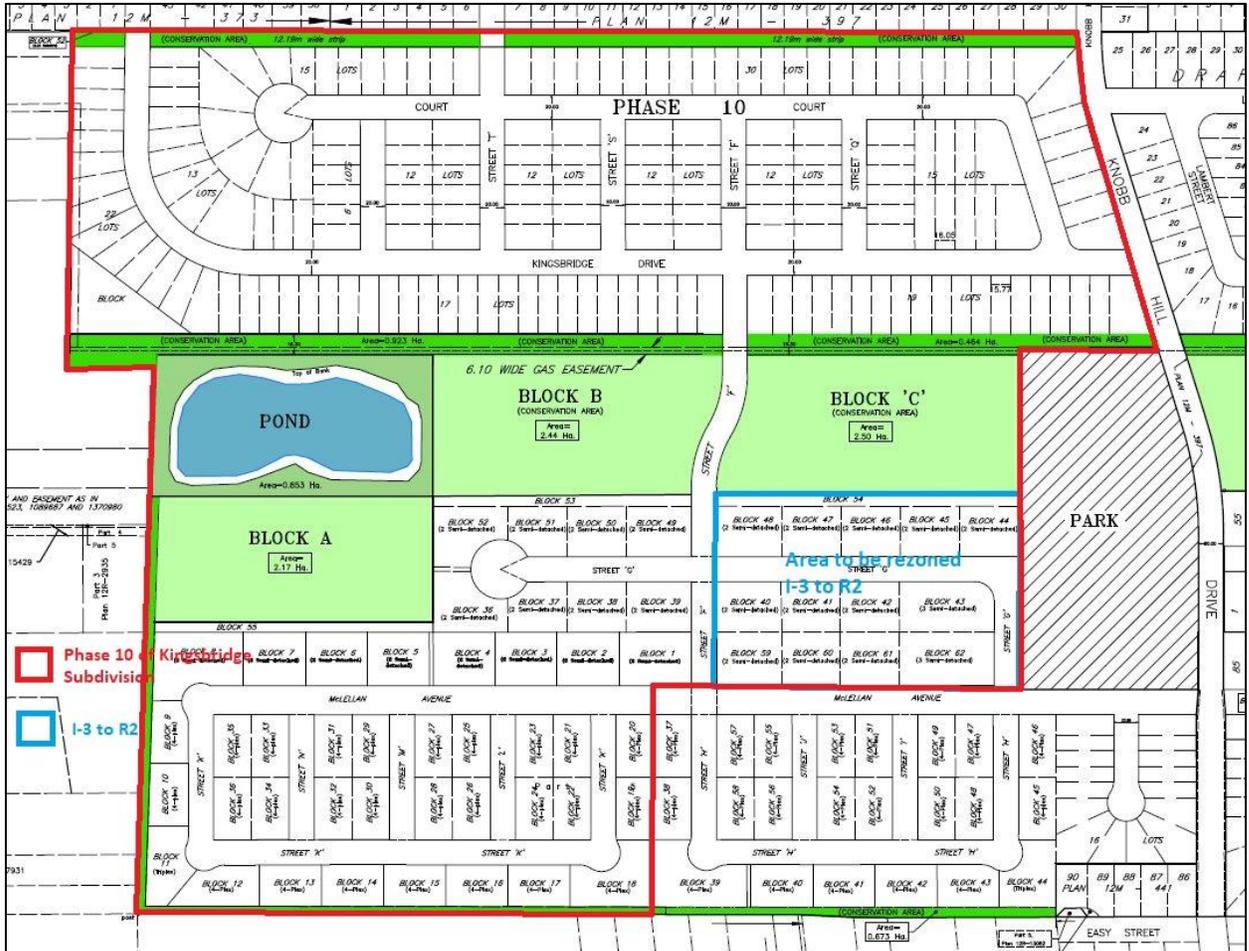


Figure 1: Phase 10 of Kingsbridge Subdivision

### 3. DISCUSSION:

The County of Essex, through correspondence provided to the Town on June 29, 2020, requested that the municipality hold the statutory Public Meeting to obtain comments on the application for Draft Plan of Subdivision for lands generally located west of Knobb Hill Drive and south of Whelan Avenue.

The proposed Plan of Subdivision provides for 184 single detached dwellings, 120 semi-detached dwellings and 111 multiple attached dwelling units. The proposed Draft Plan of Subdivision contemplates a maximum gross residential density of 9.27 units per hectare which is within the allowance of 19 units per hectare. The subject property is designated Low Density Residential in the Town's Official Plan and therefore the proposal conforms to 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.

As identified above, the proposed Official Plan Amendment and Zoning By-law Amendment will rezone and re-designate approximately 2.67 hectares of open space to allow for low density residential development. The applicant has been required by the MNR to transfer to the Town approximately 21 hectares (51.9 acres) of conservation land within the Kingsbridge Subdivision. The land that is being rezoned and re-designated is being provided back to the applicant for development due to the large transfer of conservation lands. The land that is proposed for the rezoning is not currently utilized as a public park. Pat Thrasher Park, located directly to the east of the lands proposed for rezoning and re-designation, will remain as public parkland and be further developed with park amenities.

Adjacent Land Uses

North	Kingsbridge Subdivision Phase 1 and 2
South	Low Density Residential located on Texas Road
East	Pat Thrasher Park and Kingsbridge Subdivision Phase 3, 8 and 9
West	Low Density Residential located on Front Road N

All of the proposed lots will front onto 20m wide public streets. The following names are proposed for the streets: Noble Court, Bonnett Road, Bartlett Road, Morin Road, Thompson Avenue, Harris Road, Horseshoe Bay Crescent, Elliot Point Road, Hacket Road, Water Road, and Callams Bay Crescent. The Developer was provided a list of names from the Town's Heritage Street Naming List approved by Council. 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. Stormwater management will be provided based on the existing SWM pond to the west, which has already been designed to accommodate these phases of Kingsbridge Subdivision.

The Plan of Subdivision is attached to this report. The Developer is providing a continuation of the size and style of single detached dwellings found in Kingsbridge Subdivision, specifically the lot frontages and sizes found on Whelan Street, Brown Crescent and McClellan Avenue and planned for Noble Court, Kingsbridge Drive, Bonnett Road, Barlett Road, Morin Road and Harris Road. The Developer is also proposing semi-detached dwellings and multiple attached dwellings as a part of Phase 10. The semi-detached and multiple attached dwellings are proposed on Horseshoe Bay Crescent, Elliot Point Road, McClellan Avenue, Hacket Road, Water Road and Callams Bay Crescent.

The County is presently seeking the Town's endorsement of the proposed Draft Plan of Subdivision. The County of Essex is the approval authority and has directed the municipality to hold the statutory public meeting for the subdivision 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. Due to the current success of the economy of housing starts in Essex County, and in keeping with the recent phases of Kingsbridge Subdivision and other residential developments in Amherstburg it is unlikely that an extension to draft plan approval would be required.

In February of 2018 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).

The lands are presently zoned 'holding Residential Type 1A (h-R1A) Zone', 'holding Residential Second Density/holding Residential Multiple First Density (h-R2/h-RM1)' and 'Special Provision Institutional (I-3) Zone'. The proposed Zoning By-law Amendment will rezone the 'Special Provision Institutional (I-3) Zone' to 'Residential Second Density (R2) Zone'. The h-R1A Zone allows for single detached dwellings, the h-R2 Zone allows for single detached dwellings and semi-detached dwellings and the h-RM1 Zone allows for multi-unit dwellings including triplexes, rowhouses and fourplexes.

The figure below shows the current Zoning of Phase 10 of Kingsbridge Subdivision.



**Figure 2:** Current (2020) Zoning of Phase 10 of Kingsbridge Subdivision

## **Planning Analysis**

### **Provincial Policy Statement 2020**

The proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment appear to be in conformity with the Provincial Policy Statement 2020 (PPS). The subject land is within a Settlement Area as defined within the PPS.

Section 1.1.3.1 of the PPS states:

Settlement areas shall be the focus of growth and development.

Section 1.1.3.2 of the PPS states:

Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;
- e) support active transportation;
- f) are transit-supportive, where transit is planned, exists or may be developed; and
- g) are freight-supportive.

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Section 1.1.1 of the PPS states:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

The subject lands are located within the Town's Primary Settlement area and the majority of the lands are designated Low Density Residential in the Town's Official Plan. The subject lands are an appropriate area for development due to their location within an existing built-up area of Town and their close proximity to existing services and infrastructure. The proposed subdivision will provide infill development that is consistent with the Low Density Residential designation and compatible with the surrounding neighbourhood.

### **County of Essex Official Plan**

The proposed Zoning By-law Amendment is consistent with the County of Essex Official

Plan. The County Official Plan identifies the subject lands as within the Primary Settlement Area. For uses within the Settlement Area, local Official Plans are required to put in place site specific land use policies. The County OP Section 3.4.2.1 states:

- a) Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality.
- b) Primary Settlement Areas shall have full municipal sewage services and municipal water services and stormwater management services, a range of land uses and densities, a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs groups, and be designed to be walkable communities with public transit options (or long-term plans for same).
- c) Local municipal Official Plans shall establish appropriate land uses in accordance with the policies of this Plan.

The proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment is for subject lands that will have full municipal services, subject to confirmation of storm and sanitary sewer servicing, and will provide a mixture of housing types in the area. The location of the subject site is in close proximity to existing subdivisions.

### **Town of Amherstburg Official Plan**

The Official Plan promotes the intensification of housing within the Settlement Area. The Goals for the various Residential areas throughout the Town include (Section 4.2.2):

- (1) To ensure that new development occurs in a manner in keeping with the capacity of the services available and the financial capability of the municipality;
- (2) To encourage the development of a greater variety of housing types;
- (3) To provide the opportunity for the provision of affordable housing in accordance with the Provincial Policy Statement and County of Essex Housing Study;
- (4) To encourage the provision of an adequate supply of draft approved and/or registered lots and blocks on new plans of subdivision and/or registered lots which have been created in accordance with the policies of this Plan;
- (5) To provide the opportunity to increase the housing supply through residential intensification in appropriate and selected Residential designations. Residential intensification may include infilling, accessory apartments, conversions and redevelopment;
- (6) To encourage an adequate supply of new building lots to meet the anticipated demand for additional housing units over the next 25 year planning period as the capacity of the Town's services permit.

The proposed development meets many of the Town's residential goals as identified above and provides for additional housing within a built-up area with similar housing types. The subject lands are designated 'Low Density Residential' in the Town of Amherstburg Official Plan. The proposed development provides an 'opportunity to increase the housing supply through residential intensification' by providing 415 dwelling units within a vacant parcel of land that is currently surrounded by residential uses. The proposed density of the development is in compliance with the Low Density Residential designation which states:

In a desire to promote more efficient use of the land, the maximum density for single detached developments shall be 15 units per hectare and the maximum

density for semidetached development and conversions shall be 22 units per hectare. The overall maximum density shall not exceed 19 units per gross hectare.

The proposed density is 9.27 units per hectare, and therefore will be compatible with the lower density development surrounding the proposed phase of the subdivision. The Low Density Residential Policies restrict developments to 'single detached, semi-detached, duplex, or converted dwelling units, home occupation uses and public uses'. The proposed development will be consistent with the current Official Plan designation by retaining a low density use of the land with the development of single detached, semi-detached and multiple attached dwellings. It is worth mentioning that the Plan of Subdivision will provide a flexibility in housing opportunities for single detached, semi-detached and townhomes. The area that is proposed for the rezoning and redesignation will be rezoned to the Residential Second Density (R2) Zone which will limit the development in that area to single detached and semi-detached dwellings.

### **Public Comments**

The notice has been circulated for public comments and initial public comments have outlined potential traffic concerns. On November 12, 2019 a report was brought to Council outlining how the Developer (1072817 Ontario Ltd.) hired the consulting firm of BairdAE to update the Traffic Impact Study (TIS) for the development. The TIS was updated based on the homes currently built, future build out projections as well as updated traffic counts that were completed. The study completed a review of the main intersections associated with the subdivision and determined that all intersections, including the intersections of County Road 20 / Kingsbridge Drive and County Road 20 / Texas Road, will operate within acceptable levels of service until 2033, well beyond the projected development buildout. Subsequent to the submission by BairdAE the Town contracted Dillon Consulting to complete a comprehensive peer review of the study to confirm the findings and recommendations.

Administration has contacted the County of Essex to request comments on the potential for an additional entrance into Kingsbridge. The County has indicated that they would not be supportive of a 3rd entrance due to the fact that the TIS indicates that the existing network is sufficient to handle the generated traffic.

### **Traffic Impact Study Excerpt:**

#### **6.0 Conclusion and Recommendation**

Utilizing the morning and evening traffic data, the operating conditions were evaluated for 2018, 2020, 2023, 2028 and 2033 traffic condition. The findings from these evaluations are summarized below.

- The proposed development is approximately 167 hectares (ha) in area and consist of houses, park, stormwater management facility and infrastructure. The total of 1373 dwellings will be constructed in 10 phases within development. The single- family homes making up 76% of proposed dwelling, townhouses making up 14% and 10% percent are duplexes and triplexes.
- The development phases 1, 2, 3, 4 and 6 are already built and they generate 487 inbound traffic and 454 outbound traffic which is included in the existing traffic counts.

- The future phases 5, 7a, 7b and 8 will be completed by 2020 (i.e. addition of 623 units; 435 inbound traffic and 505 outbound traffic). The remaining phases 9 and 10 (i.e. addition of 263 units; 214 inbound and 246 outbound traffic) will be constructed by 2023
- Under existing condition, the study area intersections operate at acceptable level of service during morning and evening peak.
- Two percent (2%) growth rate is considered in the analysis as it represents best case scenario.
- Under the 2020 and 2023 future total conditions, the intersections are expected to operate at acceptable level of service during peak hours.
- Under full built-out 2028 and 2033 future conditions, the study area intersections are expected to operate with sufficient capacity during the peak hours.

Based on our assessment, under the current intersection configuration the intersections are projected to operate at acceptable level of service. No, improvements are required.

#### **4. RISK ANALYSIS:**

The appropriate draft conditions will be incorporated by Town and County Administration to manage the development during and post construction. A subdivision agreement will be registered against the land including provisions contained in the draft conditions. Final approval will not be granted by the County of Essex until letters of clearance are provided by the Town of Amherstburg, Essex Region Conservation Authority (ERCA) and Greater Essex County District School Board (GECDSB).

#### **5. FINANCIAL MATTERS:**

The costs associated with the applications and planning processes are the responsibility of the Developer.

The fees associated with this future development will include development charges for single detached and semi-detached dwellings at the applicable rate; at the time of writing Development Charge rates were \$16,242/unit and \$10,508/unit respectively. Future property taxes depending on the value of the houses and can vary based on the type of dwelling unit.

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.

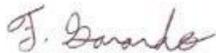
#### **6. CONSULTATIONS:**

The Manager of Engineering has been consulted through-out the application process including the pre-consultation meeting.

The Planner from the Greater Essex County District School Board submitted comments in response to the County's circulation of the application for draft plan approval. The comments have been attached for Council's reference. The comments provide the typical request for draft plan conditions and the inclusion of provisions into the final executed Subdivision Agreement. These provisions would include matters such as sending the approved sidewalk plan and subdivision phasing to their office, notice on title regarding attending the closest school and opportunity for a final clearance by the School Board.

**7. CONCLUSION:**

It is recommended that Council receive public comments regarding this phase of Kingsbridge Subdivision and that any comments received at this public meeting be sent to the County of Essex as required in regard to draft plan of subdivision 37-T-20003. An additional report summarizing the public comments for the plan of subdivision, Official Plan and Zoning amendment along with a response by Administration will be prepared for the next Council Meeting.



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Frank Garardo  
**Manager of Planning Services**

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**DEPARTMENTS/OTHERS CONSULTED:**

**Name: Essex Region Conservation Authority**

**Phone #: 519 776-5209**

**Name: Town of Amherstburg Engineering and Public Works Department**

**Phone #: 519 736-3664 ext. 2313**

**Name: Town of Amherstburg Building Services**

**Phone #: 519 736-5408 ext. 2136**

**Name: Town of Amherstburg Fire Department**

**Phone #: 519 736-0012 ext. 2231**

**Name: Union Gas**

**Email: [ONTUGLandsINQ@uniongas.com](mailto:ONTUGLandsINQ@uniongas.com)**

**Name: Ontario Power Generation**

**Email: [Executivevp.lawanddevelopment@opg.com](mailto: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**

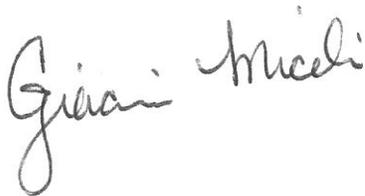
## Report Approval Details

Document Title:	Kingsbridge Subdivision Phase 10 Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment.docx
Attachments:	- Report to Council-Sept 14-Kingsbridge OPA, ZBA DPS Public meeting ATTACHMENTS.pdf
Final Approval Date:	Sep 8, 2020

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



Cheryl Horrobin



John Miceli



Paula Parker

CORPORATION OF THE TOWN OF AMHERSTBURG  
**NOTICE OF STATUTORY PUBLIC MEETING**  
**AMENDED NOTICE**

**TAKE NOTICE** that the Council of the Corporation of the Town of Amherstburg will hold a public meeting on **Monday, September 14, 2020 commencing at 4:30 p.m.** in the Town of Amherstburg Council Chambers, 271 Sandwich Street South, Amherstburg, Ontario. The purpose of this meeting is to consider a proposed Official Plan Amendment under Section 17 and 21 of the Planning Act, a proposed amendment to the Town of Amherstburg Zoning By-law 1999-52, under Section 34 of the Planning Act and a Draft Plan of Subdivision under Section 51 of the Planning Act.

The County of Essex (the Approval Authority) has received Application No. 37-T-20003 for approval of a Plan of Subdivision on Part of Lots 11, 12, 13 and 14, Concession 1 (Anderdon) from 1078217 Ontario Limited, generally located west of Lambert Street and south of Whelan Avenue. The lands are vacant and have a total area of 44.77 hectares (110.6 acres).

**THE PROPOSED DRAFT PLAN OF SUBDIVISION**

The applicants are proposing the creation of 184 single detached dwellings, 120 semi-detached dwelling units and 111 multiple attached dwelling units in Kingsbridge Subdivision. See Map on back of page for details. The lands are designated Low Density Residential and Open Space in the Town's Official Plan. The Low Density Residential designation allows for residential development. An Official Plan Amendment has been applied for concurrently to redesignate the Open Space land to Low Density Residential. The County of Essex on June 29, 2020 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.

**THE PROPOSED AMENDMENT TO THE OFFICIAL PLAN**

The purpose of this amendment change the designation approximately 2.4 hectares (5.93 acres) of the subject land from Open Space to Low Density Residential. The amendment will facilitate the development of the residential subdivision. There will not be a reduction in naturalized land in the Kingsbridge Subdivision as the applicant is required by the Ministry of Natural Resources and Forestry to transfer approximately 21 hectares (51.9 acres) of conservation land to the Town of Amherstburg. An upcoming Official Plan Amendment will designate the 21 hectares of land for conservation purposes.

**THE PROPOSED AMENDMENT TO THE ZONING BY-LAW No. 1999-52** would change the zoning of 2.4 hectares (5.93 acres) of the subject land noted above from the "**Institutional Special Policy 3 (I-3) Zone**" to "**Residential Second Density (R2) Zone**" to facilitate the development of a residential subdivision.

**THE PURPOSE OF THE PUBLIC MEETING** is to allow Council to receive comments from the public regarding the proposed Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment.

**COVID-19 Emergency: During the COVID-19 Declaration of Emergency (declared by the Province of Ontario and the Town of Amherstburg under the provisions of Section 7.0.1 and Section 4(1) of the *Emergency Management and Civil Protection Act*, R.S.O. 1990, c.E.9, respectively) Town of Amherstburg Council is holding electronic meetings, and in-person meeting attendance is restricted. Any person, who wishes to make representation is required to do so in writing.**

**ANY PERSON** may make written representation in support of or in opposition to the proposed Zoning By-law Amendment by email to the Planner, Frank Garardo at fgarardo@amherstburg.ca or in person by appointment for drop-off in the vestibule of the Libro Centre located at 3295 Meloche Road. Comments must be submitted by 4:00 p.m. on **Friday, September 11, 2020** before the hearing and will be read aloud prior to the application being heard by Council.

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting or make written submissions to the Town of Amherstburg before the by-law is passed; the person or public body is not entitled to appeal the decision of the Town of Amherstburg to the Local Planning Appeal Tribunal.

**ADDITIONAL INFORMATION** relating to the proposed Official Plan Amendment and Zoning By-law Amendment (File # OPA 13 and ZBA/06/20) and the Draft Plan of Subdivision, including a

copy of the draft Official Plan and Zoning By-law policies 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](http://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.

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 Rebecca Belanger, Manager of Planning Services, County of Essex, 360 Fairview Avenue West, Essex, ON N8M 1Y6, indicating the County of Essex File Number 37-T-20003.

**DATED** at the Town of Amherstburg this 28<sup>th</sup> day of August, 2020.

Frank Garardo, MCIP, RPP  
 Manager of Planning Services  
 Town of Amherstburg  
 Website: [www.amherstburg.ca](http://www.amherstburg.ca)

Libro Centre, 3295 Meloche Road  
 Amherstburg, Ontario N9V 2Y8  
 Telephone: (519) 736-5408  
 Fax No. (519) 736-9859



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.



**VIA EMAIL ONLY**

June 29, 2020

Town of Amherstburg  
Attention: Ms. Paula Parker  
271 Sandwich Street South  
Amherstburg, ON N9V 2A5

**Subject: Public Notice of an Application and  
Request to Hold a Public Meeting  
Location: Part of Lots 11, 12, 13 and 14, Concession 1 (Anderdon)  
Applicant: 1078217 Ontario Limited  
County of Essex File No.: 37-T-20003**

Dear Ms. Parker:

Pursuant to Subsection 51(20) of the Planning Act the County of Essex requests the Town of Amherstburg to give notice and hold a public meeting concerning the attached proposed draft plan of subdivision, County of Essex File No. 37-T-20003.

It is also requested that you give Public Notice of the Application in accordance with Subsection 51(20) of the Planning Act and Subsection 4 of Ontario Regulation 544/06. As noted in Subsection 51(20) the approval authority for plans of subdivision is required to give notice of the receipt of an application at least 14 days prior to making a decision. The regulation provides that the approval authority may require the local municipality to provide public notice of the receipt of an application on its behalf.

Notice of the public meeting shall be given to the public and identified agencies in accordance with Subsection 4 of Ontario Regulation 544/06. The notice of a public meeting shall:

- (i) indicate the date, time and location of the public meeting;
- (ii) include a description of the proposed plan of subdivision;
- (iii) include a key map showing the location of the land proposed to be subdivided;
- (iv) indicate where and when additional information regarding the proposed plan of subdivision will be available to the public for inspection;

(v) include the following statement:

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Essex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the County of Essex to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, 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.

(vi) include the following statement:

If you wish to be notified of the decision of the County of Essex in respect of this proposed plan of subdivision, you must make a written request to the County of Essex 360 Fairview Avenue West, Essex, ON, N8M 1Y6, indicating the County of Essex file number;

(vii) indicate, if known, if the land proposed to be subdivided is the subject of an application under the Act for approval of a proposed official plan or plan amendment or for a zoning by-law amendment or a Minister's zoning order amendment or a minor variance, and the file number of the application(s);

(viii) indicate to whom written submissions in respect of the proposed plan of subdivision are to be made.

The public meeting shall be held no sooner than 14 days after the requirements for the giving of notice of the public meeting have been met.

Within 15 days of the public meeting, the municipality or planning board must submit the information in Subsection 6 of Ontario Regulation 544/06 to the Manager, Planning Services, County of Essex.

Thank you for your assistance in this matter.

Yours truly,



**REBECCA BELANGER, MCIP, RPP**  
Manager, Planning Services

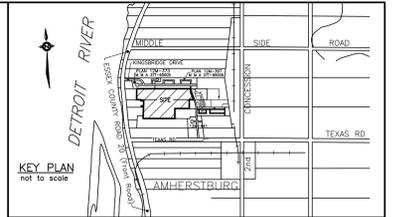
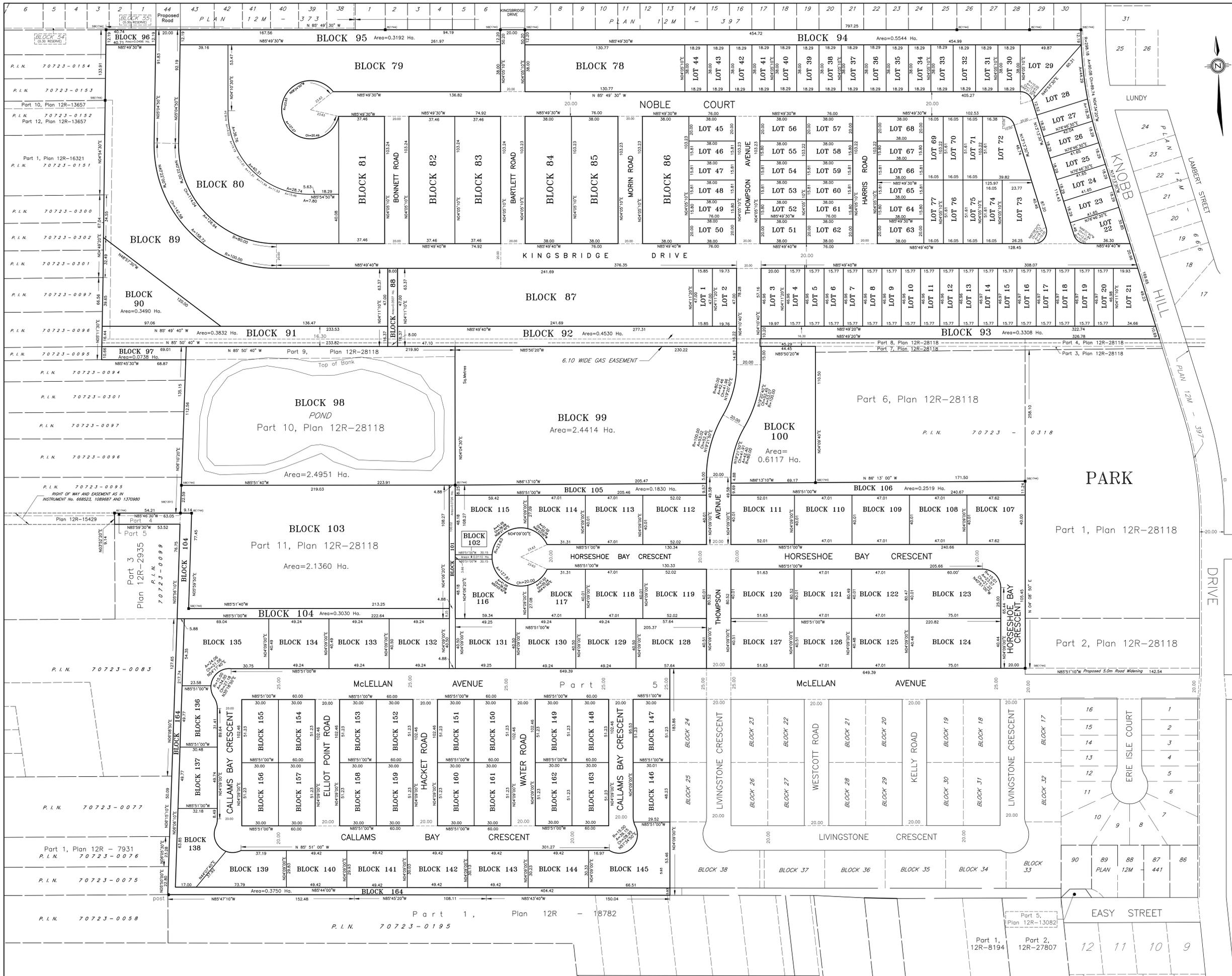
c./ Frank Garardo

Mike Dunn

519-776-6441 ext. 1325  
TTY 1-877-624-4832

360 Fairview Ave. W.  
Suite # 302 Essex, ON N8M 1Y6

countyofessex.ca



**DRAFT PLAN OF SUBDIVISION**  
 OF  
**PART OF LOTS 11, 12, 13 and 14,**  
**CONCESSION 1**  
 GEOGRAPHIC TOWNSHIP OF ANDERSON  
 NOW IN THE  
**TOWN OF AMHERSTBURG**  
**COUNTY OF ESSEX, ONTARIO**  
 © VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZARE INC.  
 SCALE = 1:1000

**"METRIC"** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**LEGEND AND NOTES**  
 BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.  
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999458.  
 ALL MONUMENTS SHOWN THUS "S" ARE IRON BARS (B) UNLESS OTHERWISE NOTED.  
 (A) AS SHOWN ON PLAN (C) AS SHOWN ON PLAN (G) AS SHOWN ON PLAN  
 (D) DENOTES 25mm x 25mm x 1.22m STANDARD IRON BAR (H) PIPED MUNICIPAL (I) CLAY LOAM  
 (E) DENOTES 16mm x 16mm x 0.61m IRON BAR (J) DENOTES DEED (K) DENOTES DEED  
 (F) DENOTES 19mm diameter x 0.61m ROUND IRON BAR (L) DENOTES DEED  
 (G) DENOTES CUT-CORNER (M) DENOTES MEASURED (N) DENOTES DEED  
 (H) DENOTES 5mm x 50mm STEEL PIN (O) DENOTES SURVEY MONUMENT FOUND  
 (I) DENOTES WITNESS (P) DENOTES PERPENDICULAR DENOTES SET  
 (J) DENOTES OBSERVED REFERENCE POINT (K) DENOTES DEED  
 (L) DENOTES SET PROPORTIONALLY (M) DENOTES ORIGIN UNKNOWN  
 (N) DENOTES PLAN 12R-397 (O) DENOTES PLAN 12R-397  
 (P) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZARE INC., O.L.S.

**ADDITIONAL INFORMATION**  
 REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, (R.S.O. 1990)  
 (A) AS SHOWN ON PLAN (B) AS SHOWN ON PLAN (C) AS SHOWN ON PLAN  
 (D) AS SHOWN ON PLAN (E) AS SHOWN ON PLAN (F) AS SHOWN ON PLAN  
 (G) AS SHOWN ON PLAN (H) AS SHOWN ON PLAN (I) AS SHOWN ON PLAN  
 (J) AS SHOWN ON PLAN (K) AS SHOWN ON PLAN (L) AS SHOWN ON PLAN  
 (M) AS SHOWN ON PLAN (N) AS SHOWN ON PLAN (O) AS SHOWN ON PLAN  
 (P) AS SHOWN ON PLAN (Q) AS SHOWN ON PLAN (R) AS SHOWN ON PLAN  
 (S) AS SHOWN ON PLAN (T) AS SHOWN ON PLAN (U) AS SHOWN ON PLAN  
 (V) AS SHOWN ON PLAN (W) AS SHOWN ON PLAN (X) AS SHOWN ON PLAN  
 (Y) AS SHOWN ON PLAN (Z) AS SHOWN ON PLAN

**SUMMARY**

TOTAL NUMBER OF LOTS	77
TOTAL NUMBER OF RESIDENTIAL BLOCKS	68
NUMBER OF SINGLE RESIDENTIAL BLOCKS	11 (107 UNITS)
NUMBER OF DUPLEX RESIDENTIAL BLOCKS	29 (120 UNITS)
NUMBER OF TRIPLEX RESIDENTIAL BLOCKS	1 (3 UNITS)
NUMBER OF QUAD RESIDENTIAL BLOCKS	27 (108 UNITS)
TOTAL NUMBER OF NON-RESIDENTIAL BLOCKS	19

**INTEGRATION DATA**

POINT ID	NORTHING	EASTING
DRP-A	N466785.74	E328542.27
DRP-B	N466765.88	E328516.60

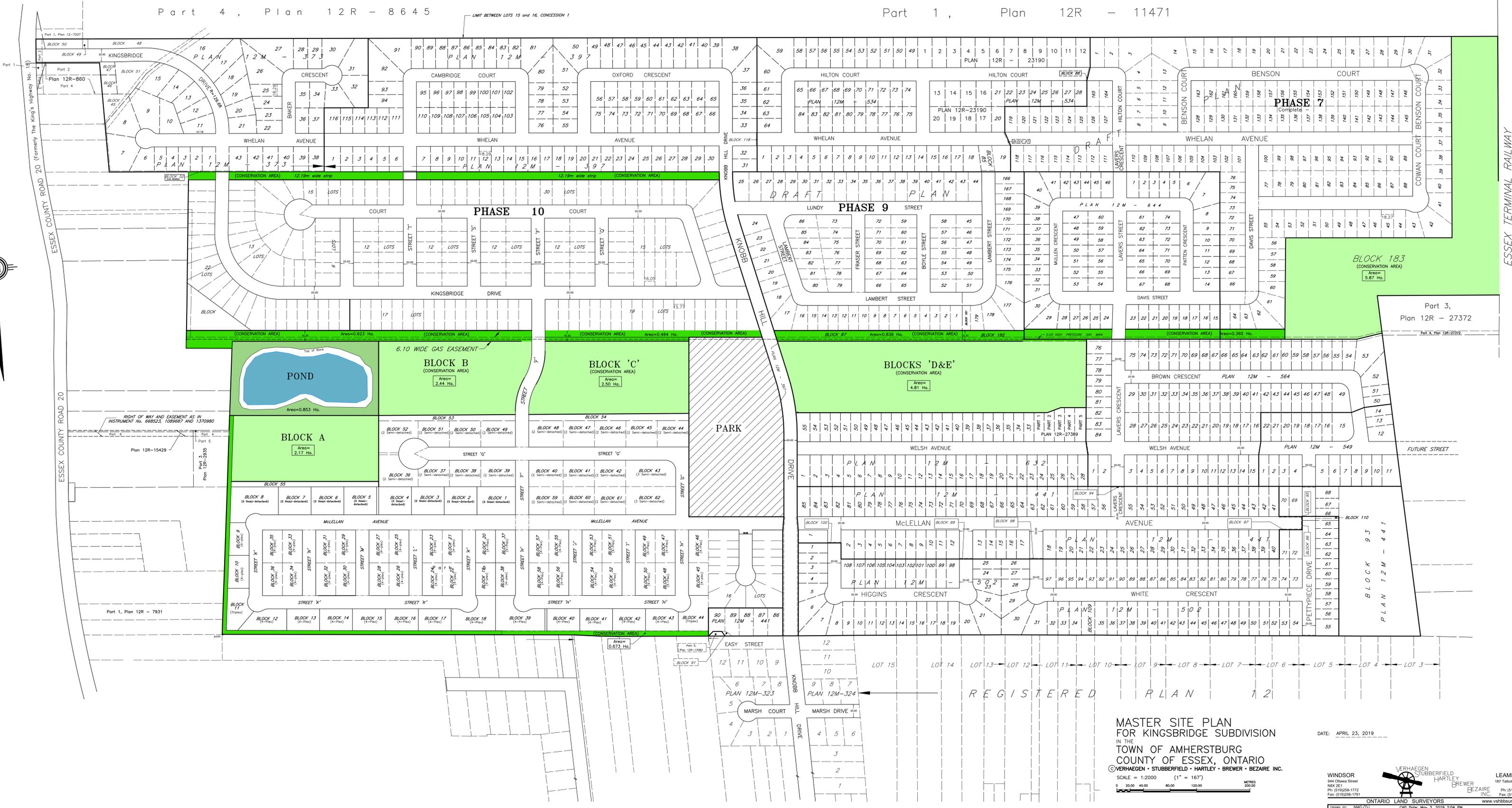
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**OWNER'S CERTIFICATE**  
 I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.  
 1078217 ONTARIO LIMITED  
 DATE: APRIL 7, 2020  
 MICHAEL DUNN  
 I HAVE THE AUTHORITY TO BIND THE CORPORATION"

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.  
 DATE: MAY 13, 2020  
 ANDREW S. MANTHA  
 ONTARIO LAND SURVEYOR  
 FOR VERHAEGEN • STUBBERFIELD • HARTLEY  
 BREWER • BEZARE INC.

**VERHAEGEN** SURVEYING  
 LAND SURVEYORS  
 A DIVISION OF J.D. BARNES LTD.  
 944 OTTAWA STREET, WINDSOR, ON, N3X 2E1  
 T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: A.J.M. CHECKED BY: A.S.M. REFERENCE NO: 20-47-540-00  
 FILE: 20-47-540-00.dwg E-AND-1-13 CAD Date: May 15, 2020 8:24 AM CAD File: 20-47-540-00B.dwg



REGISTERED PLAN 12

MASTER SITE PLAN FOR KINGSBRIDGE SUBDIVISION IN THE TOWN OF AMHERSTBURG COUNTY OF ESSEX, ONTARIO

DATE: APRIL 23, 2019

SCALE = 1:2000 (1" = 167')

WINDSOR 944 Ontario Street NEX 2E1 Ph: (519)258-1772 Fax: (519)258-1791

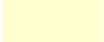
VERHAEGEN STUBBERFIELD HARTLEY BREWER & BEZAIRE INC. 187 Talbot Street East NEX 118 Ph: (519)322-2276 Fax: (519)322-2875

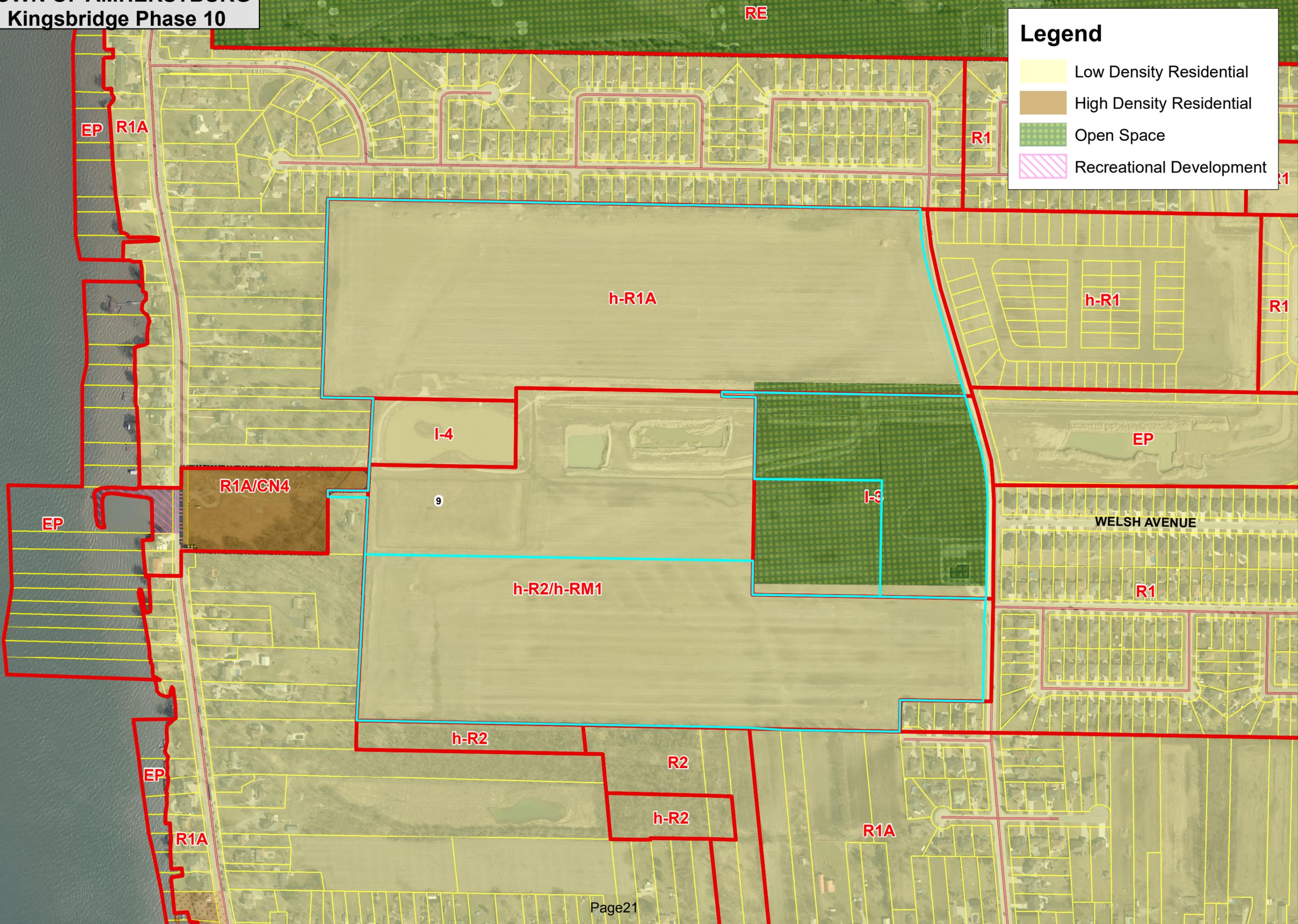
ONTARIO LAND SURVEYORS www.vshbbsurveys.com





**Legend**

-  Low Density Residential
-  High Density Residential
-  Open Space
-  Recreational Development





**Legend**

-  Low Density Residential
-  Open Space

**h-R1A**

**I-4**

**EP**

**I-3**

2.67 ha land  
 subject to  
 OPA and ZBA

**h-R2/h-RM1**

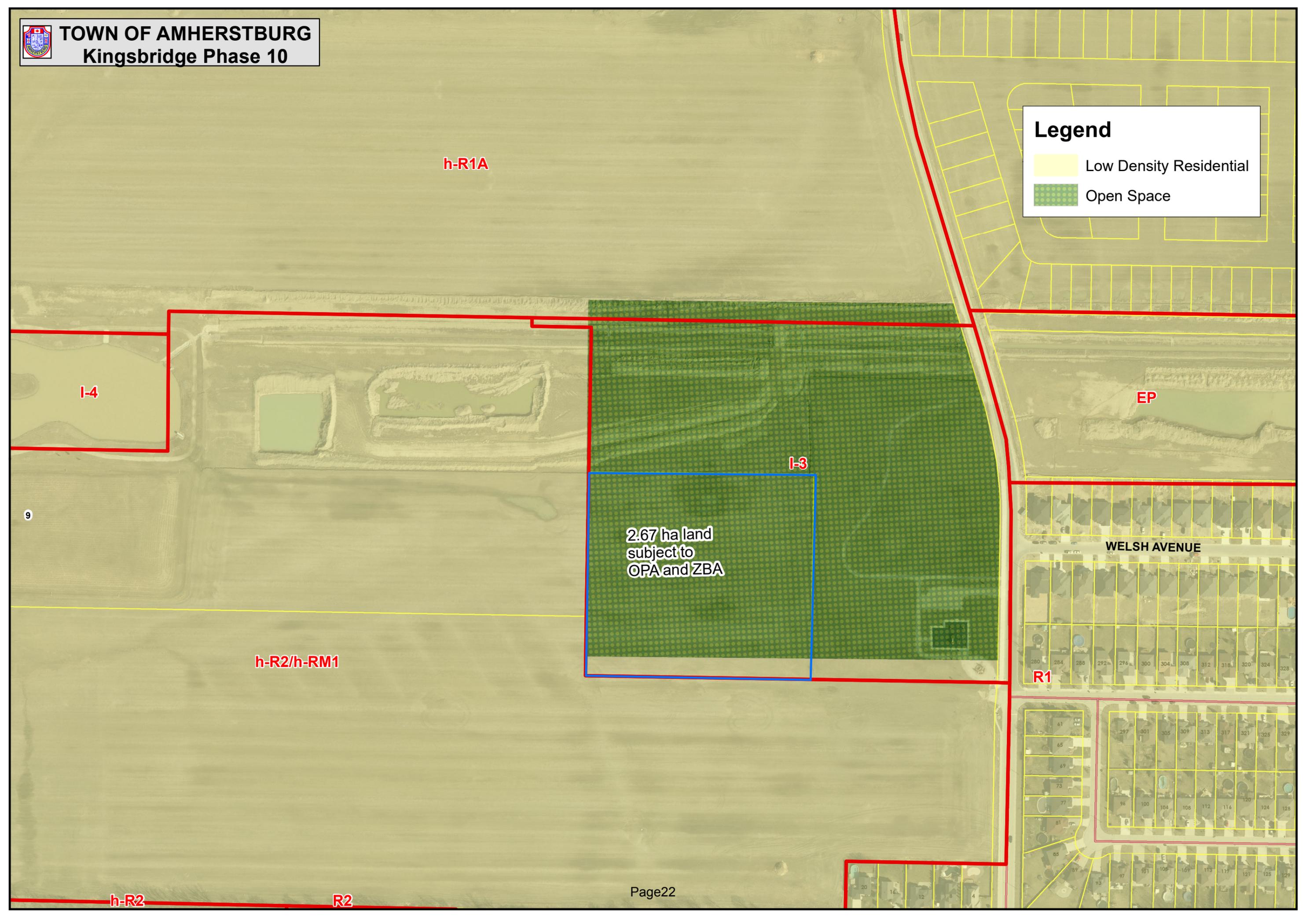
**WELSH AVENUE**

**R1**

**h-R2**

**R2**

9



**CORPORATION OF THE TOWN OF AMHERSTBURG  
BY-LAW NO. 2020-047**

**By-law to amend Zoning By-law No. 1999-52  
Kingsbridge Phase 10 Open Space Land**

---

**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 19 of By-law 1999-52, as amended, is hereby amended by changing the zone symbol on those lands shown as "Zone Change from I-3 to R2" on Schedule "A" attached hereto and forming part of this By-law from "Special Provision Institutional (I-3) Zone" to "Residential Second Density (R2) Zone".
2. THIS By-law shall take effect from the date of passage by Council and shall come into force in accordance with Sections 34 of the Planning Act, R.S.O. 1990, c.P. 13.

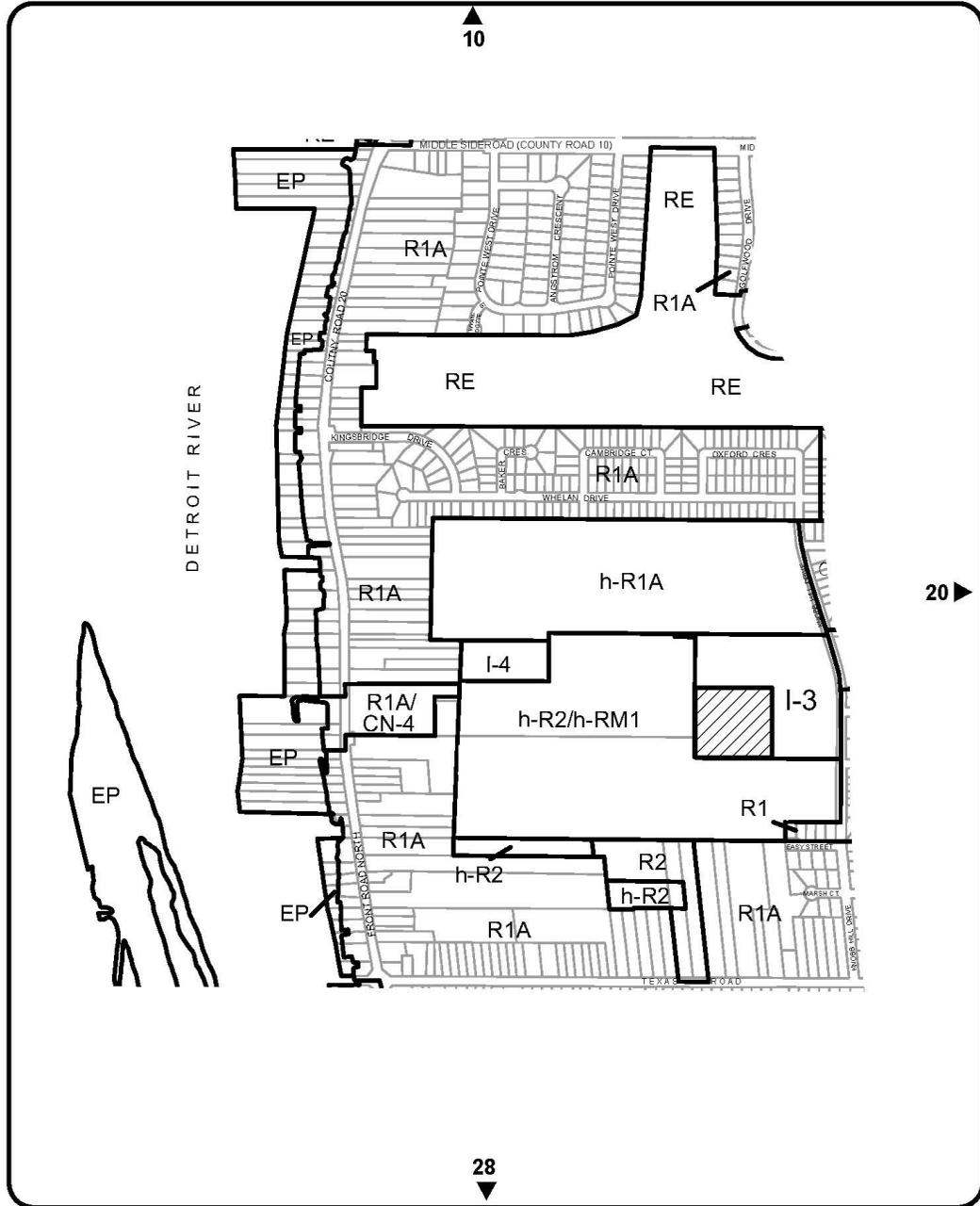
Read a first, second and third time and finally passed this 14<sup>th</sup> day of September, 2020.

\_\_\_\_\_  
MAYOR- ALDO DICARLO

\_\_\_\_\_  
CLERK- PAULA PARKER

**TOWN OF AMHERSTBURG**

**SCHEDULE "A" TO BY-LAW No. 2020-047  
A BY-LAW TO AMEND BY-LAW No. 1999-52**



**SCHEDULE 'A'**  
**MAP 19**  
ZONING BY-LAW NO. 1999-52

I-3 to R2 

MAYOR- ALDO DICARLO

CLERK- PAULA PARKER

AMENDMENT NO. 13  
TO THE OFFICIAL PLAN  
FOR THE  
TOWN OF AMHERSTBURG

DRAFT

Prepared by:

Planning Services Division, Town of Amherstburg

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- 3. BASIS.....1

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- 1. DETAILS OF THE AMENDMENT.....4
- 2. IMPLEMENTATION AND INTERPRETATION.....4

DRAFT

AMENDMENT NO. 13 TO THE OFFICIAL PLAN OF AMHERSTBURG

I, Paula Parker, Clerk of the Town of Amherstburg, certify that this is a/the original/duplication original/certified copy of Amendment No. 13 to the Official Plan of the Town of Amherstburg.

---

CLERK – Paula Parker

DRAFT

**CORPORATION OF THE TOWN OF AMHERSTBURG  
BY-LAW NO. 2020-048**

**By-law to adopt amendment No. 13 to the  
Official Plan for the Town of Amherstburg**

---

The Council of the Corporation of the Town of Amherstburg in accordance with the provisions of Section 17 and 21 of the Planning Act. R.S.O., 1990, as amended, hereby enacts as follows:

1. THAT Amendment No. 13 to the Official Plan for the Town of Amherstburg consisting of the attached text is hereby adopted.

THIS By-law shall come into full force and effect upon the final passage thereof.

Read a first, second and third time and finally passed this 14<sup>th</sup> day of September, 2020.

---

MAYOR- ALDO DICARLO

---

CLERK- PAULA PARKER

THE CONSTITUTIONAL STATEMENT

PART "A" – THE PREAMBLE does not constitute part of this Amendment.

PART "B" – THE AMENDMENT, consisting of the following text, constitutes Amendment No. 13 to the Official Plan for the Town of Amherstburg.

DRAFT

AMENDMENT NO. 13  
TO THE OFFICIAL PLAN  
FOR THE TOWN OF AMHERSTBURG

PART “A” – THE PREAMBLE

1. PURPOSE

The purpose of this Amendment is to amend the designation of the subject lands from “Open Space” to “Low Density Residential” to facilitate the development of a residential subdivision. As well, the Schedules in the Official Plan will be updated to include the subject lands as “Low Density Residential”.

The Town has initiated the Official Plan Amendment on behalf of 1078217 Ontario Limited for Phase 10 of the Kingsbridge Subdivision.

2. BACKGROUND

As shown on the attached Schedule “A”, the subject lands include approximately 2.67 hectares (6.6 acres) of: Part Lots 12 and 13, Concession 1 Anderdon; Parts 2, 3, 10 and 11 on registered plan 12R-22789, municipally known as 70 Knobb Hill Drive.

Concurrent to the processing of the Official Plan Amendment a Zoning By-law Amendment will be considered.

The Town of Amherstburg Official Plan was approved through Ontario Municipal Board minutes of settlement dated February 3, 2010.

3. BASIS

The subject land is approximately 2.67 hectares (6.6 acres) in size with no current frontage on an existing roadway. The parcel is currently vacant. The subject land is currently accessed from Knobb Hill Drive.

To the immediate north of the site is vacant land to be developed as part of Phase 10 of Kingsbridge Subdivision. To the south of the site is vacant land to be developed as part of Phase 10 of the Kingsbridge Subdivision. To the east of the site is the Pat Thrasher Park which will remain in the Town of Amherstburg’s ownership. To the west of the site is a stormwater management pond and vacant land to be developed as part of Phase 10 of the Kingsbridge Subdivision.

The Provincial Policy Statement (2014) came into force and effect on May 1, 2020. The 2020 Provincial Policy Statement (PPS 2014) provides policies to permit the proposed development. Section 1.1.3 identifies that settlement areas shall be the focus of growth and development. The PPS 2014 also addresses the efficient use of infrastructure and services (1.6.1, 1.6.3 and 1.6.6.2)

and the promotion of land use patterns that minimize the length of vehicle trips and support public transit and active transportation (1.6.7.4).

The PPS 2020 also calls for appropriate development standards. Appropriate development standards are expressed in the Official Plan and Zoning By-law. The proposal maintains the intent of the Official Plan policies related to determining the appropriateness of a change in land use and will be implemented by a Zoning By-law Amendment. The proposal is consistent with the policies of the PPS 2020.

The County of Essex Official Plan contains policies which apply to the proposed development. The County of Essex Official Plan designates this site as being within the "Settlement Area". The Settlement Area policies state that future growth and development is to be encouraged to locate within these areas and that all types of land uses are permitted within Settlement Areas subject to site specific land use policies in local Official Plans. The County Official Plan also encourages local Official Plans to provide opportunities for re-development, intensification and revitalization in areas that have sufficient existing or planned infrastructure. The amendment proposes a land use which is in conformity with the location requirements, the principles and the relevant goals and policies for Settlement Areas as contained in the County Plan.

The amendment proposes a land use which is in conformity with the Location of Development policies and the site suitability criteria established in the Town's Official Plan traffic, utilization of existing services/ utilities and soil/ drainage conditions of the site can support the proposed development. The proposed development will comply with the Low Density Residential policies in the Town of Amherstburg Official Plan (Section 4.3.1).

The developers of the subject site have applied to the County of Essex for Draft Plan of Subdivision Approval (File No. 37-T-20003) and will be required to enter into a Subdivision Agreement with the Town of Amherstburg prior to the issuance of any building permits.

The statutory public meeting is scheduled to take place on September 14, 2020. The notice of public meeting was advertised in the Rivertown Times on August 12, 2020. The notice has also been circulated to the neighbouring residents and agencies as required.

The proposed amendment is consistent with the provisions of the PPS 2020, conforms to the County Official Plan and the proposed land uses are consistent with the Low Density Residential policies in the Town of Amherstburg's Official Plan.

## PART "B" – THE AMENDMENT

All of this part of the document, entitled, "Part 'B' – The Amendment" consisting of the following text and map schedule constitutes Amendment No. 13 to the Official Plan for the Town of Amherstburg.

### 1. DETAILS OF THE AMENDMENT

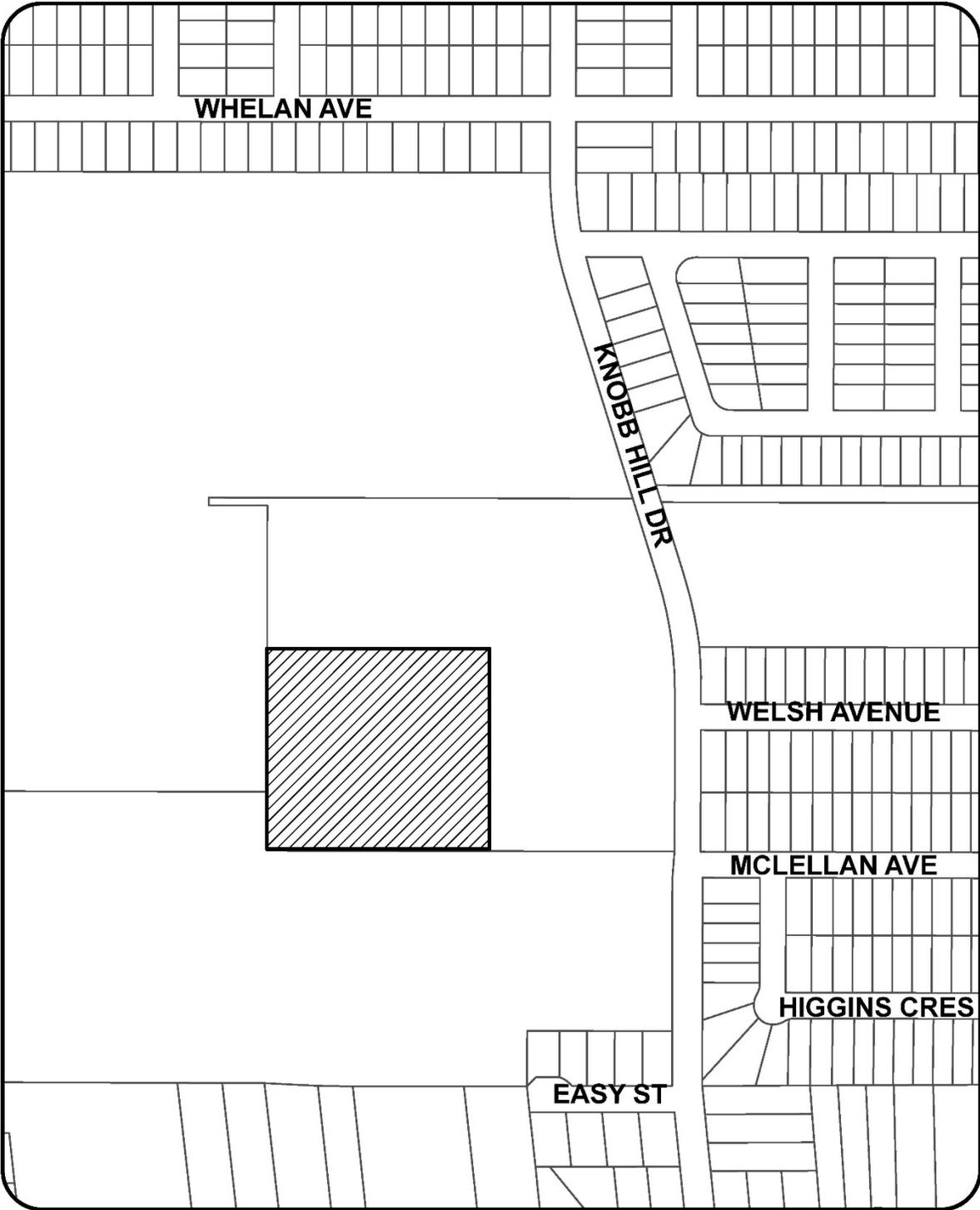
The Official Plan of the Town of Amherstburg is amended as follows:

- 1.1 That Schedules "A", "B" and "B-2" in the Town of Amherstburg Official Plan be amended by identifying the lands show as the subject lands on Schedule "A" attached to and forming this amendment, as "Low Density Residential".

### 2. IMPLEMENTATION AND INTERPRETATION

This document will be implemented by the Town of Amherstburg by enacting an appropriate amendment to the Zoning By-law of the Town of Amherstburg.

OPA No. 13  
Schedule "A"



**TOWN OF AMHERSTBURG**  
**OFFICIAL PLAN**  
PROPOSED OFFICIAL PLAN AMENDMENT

 Open Space to  
Low Density Residential



**FORM 1  
PLANNING ACT  
APPLICATION FOR ZONING BY-LAW AMENDMENT  
TOWN OF AMHERSTBURG**

- 1. Name of approval authority Town of Amherstburg
- 2. Date application received by municipality June 25, 2020
- 3. Date application deemed complete by municipality Aug 4, 2020
- 4. Name of registered owner 1078217 ONTARIO LIMITED  
 Telephone number [REDACTED]  
 Address [REDACTED]  
 Email [REDACTED]  
 Name of registered owner's solicitor or authorized agent (if any) JEFFREY BAKER  
 Telephone number [REDACTED]  
 Address [REDACTED]  
 Email [REDACTED]

Please specify to whom all communications should be sent:

- registered owner
- solicitor
- agent

- 5. Name and address of any mortgages, charges or other encumbrances in respect of the subject land:  
N/A

- 6. Location and description of subject land:  
 Concession No. 1 Lot(s) No. 12 & 13  
 Registered Plan No. \_\_\_\_\_ Lot(s) No. \_\_\_\_\_  
 Reference Plan No. 12R-28118 Part(s) No. 5 & 12  
 Street Address \_\_\_\_\_ Assessment Roll No. \_\_\_\_\_

- 7. Size of subject parcel:  
 Frontage 155.57M Depth 171.53M Area 2.67Ha

- 8. Access to subject parcel:  
 Municipal Road       County Road       Provincial Highway  
 Private Road       Water

If access to the subject land is by water only, state the parking and docking facilities used or to be used and the approximate distance between these facilities and the nearest public road

- 9. (a) Current Official Plan Land Use designation of subject land RESIDENTIAL  
 (b) Explanation of how application conforms to the Official Plan ORDERLY EXTENSION OF THE KINGSBRIDGE SUBDIVISION DEVELOPMENT

(c) Does the application implement an alteration to the boundary of an area of settlement or implement a new area of settlement?

Yes  No

If yes, provide details of the official plan or official plan amendment that deals with this matter:

\_\_\_\_\_  
\_\_\_\_\_

10. Current Zoning of subject land INSTITUTIONAL (I)

11. Nature and extent of rezoning requested CHANGE TO R2 ZONING

12. Reasons why rezoning is requested PART OF THE OVERALL DEVELOPMENT MASTER PLAN AS RESIDENTIAL

13. Current use of subject land PARKLAND

14. Length of time current use of subject land has continued 10+ YEARS

15. Is the subject land within an area where the municipality has pre-determined:

(a) minimum and maximum density requirements

Yes  No

(b) minimum and maximum height requirements

Yes  No

If yes, state the requirements \_\_\_\_\_

\_\_\_\_\_

16. Number and type of buildings or structures **existing** on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area:

THIS SEGMENT REPRESENTS PART OF A LARGER COLLECTION OF PARCELS WHICH ARE PART OF A PLAN OF SUBDIVISION APPLICATION AT THE COUNTY OF ESSEX (FILE 37-T-20003).

17. Date of construction of existing buildings and structures on the subject land:

N/A

\_\_\_\_\_

18. Date subject land acquired by current registered owner FEB., 2020

19. Proposed use of subject land RESIDENTIAL

20. Number and type of buildings or structures **proposed** to be built on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area:

THIS PARCEL IS PART OF A LARGER COLLECTION OF PARCELS WHICH A PART OF A PLAN OF SUBDIVISION APPLICATION AT THE COUNTY OF ESSEX (FILE 37-T-20003)

\_\_\_\_\_

21. Type of water supply:

- municipally owned and operated piped water supply
- well
- Other (specify) \_\_\_\_\_

22. Type of sanitary sewage disposal:

- municipally owned and operated sanitary sewers
- septic system
- Other (specify) \_\_\_\_\_

If the requested amendment permits development on a privately owned and operated individual or communal septic system and more than 4,500 litres of effluent will be produced per day as a result of the development being completed the applicant is required to submit a:

- (i) servicing options report, and
- (ii) a hydrogeological report

23. Type of storm drainage:

- sewers
- ditches
- swales
- Other (specify) \_\_\_\_\_

24. If known, indicate whether the subject land is the subject of an application under the Planning Act for:

- consent to sever
- approval of a plan of subdivision

If known, indicate the file number and status of the foregoing application:

\_\_\_\_\_

25. If known, indicate if the subject land has ever been the subject of an application for rezoning under Section 34 of the Planning Act:

UNKNOWN

\_\_\_\_\_

If known, indicate whether the subject land has ever been the subject of a Minister's Zoning Order and, if known, the Ontario Regulation number of that order.

UNKNOWN

\_\_\_\_\_

26. Does the requested amendment remove the subject land from an area of employment in the official plan?

- Yes
- No

If yes, state the current official plan policies, if any, dealing with the removal of land from an area of employment.

\_\_\_\_\_

\_\_\_\_\_

27. Is the subject land within an area where zoning with conditions may apply?

- Yes
- No

If yes, how does this application conform to the official plan policies relating to zoning with conditions?

\_\_\_\_\_

\_\_\_\_\_

28. Is the requested amendment consistent with policy statements issued under subsection 3(1) of the Planning Act (i.e. 2005 Provincial Policy Statement)?

Yes       No

Comments \_\_\_\_\_  
\_\_\_\_\_

29. Is the subject land within an area of land designated under any provincial plan or plans?

Yes       No

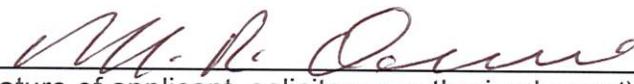
If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans?  
\_\_\_\_\_

30. Is the land associated with any natural environment area or adjacent to or abutting lands that are designated as a Wetland or Natural Environment?

Yes       No

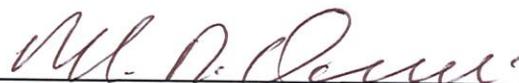
If yes, an Environmental Impact Assessment is required, for approval by the Town and Essex Region Conservation Authority, to be completed in accordance with the County of Essex Guidelines for Environmental Impact Assessments or when Council considers it appropriate, additional requirements may be made to the Guidelines in accordance with more detailed locally adopted terms of reference for an Environmental Impact Assessment.

Dated at the TOWN of LAKESHORE this 25th day of JUNE, 2020.

  
\_\_\_\_\_  
(signature of applicant, solicitor or authorized agent)

I, MICHAEL R. DUNN of the TOWN OF LAKESHORE  
in the County/District/Regional Municipality of ESSEX solemnly declare that all the statements contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the TOWN of LAKESHORE in the COUNTY  
of ESSEX this 25th day of JUNE, 2020.

  
\_\_\_\_\_  
Applicant, Solicitor or Authorized Agent  
MICHAEL R. DUNN, PRESIDENT

  
\_\_\_\_\_  
A Commissioner, etc.

**THOMAS HAROLD ROBSON, a Commissioner,  
etc., Province of Ontario, for 378567 Ontario  
Limited and its subsidiaries and affiliates.  
Expires June 9, 2020.**

**NOTES:**

Each copy of the application must be accompanied by a sketch, drawn to scale, showing:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines;
- c) the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples of features include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks/tile fields;
- d) the current uses on land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- f) if access to the subject land is by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land.

**NOTE:** A deposit fee of \$2,000.00 must accompany your completed application.

**APPLICATION FOR SUBDIVISION/CONDOMINIUM AGREEMENT  
TOWN OF AMHERSTBURG**

1. Name of approval authority Corporation of the Town of Amherstburg

2. Date application received by municipality 1 July 20, 2020

3. Date application deemed complete by municipality Aug 4, 2020

4. Name of registered owner 1078217 Ontario Limited / 1027579 Ontario Limited

Telephone number [REDACTED]

Address [REDACTED]

Name of registered owner's solicitor or authorized agent (if any) Jeffrey Baker

Telephone number [REDACTED]

Address [REDACTED]

Please specify to whom all communications should be sent:

registered owner       solicitor       agent

5. Location and description of subject land:

Concession No. 1      Lot(s) No. Pt Lots 11, 12, 13 & 14

Registered Plan No. \_\_\_\_\_      Lot(s) No. \_\_\_\_\_

Reference Plan No. \_\_\_\_\_      Part(s) No. \_\_\_\_\_

Street Address Kingsbridge Drive      Assessment Roll No. \_\_\_\_\_

6. Size of subject land:

Frontage irregular      Depth irregular      Area 44.77 Ha

7. Are there any easements or restrictive covenants affecting the subject land?

yes       no

If yes, please provide a description of each easement or covenant and its effect

There is an easement for a high pressure gas main which transects the  
property.

8. Has the parcel ever been the subject of an application for approval of a plan of subdivision under Section 51 or for a consent under Section 53 of the Act, as amended, or its predecessors?

yes       no

If yes, please indicate the file number and the decision:

\_\_\_\_\_

9. Current Official Plan Land Use designation of subject land Residential

10. Please provide the following information pertaining to the draft plan of subdivision:

	No. of units or dwellings	No. of lots or blocks	Area in hectares	Units per hectare	Parking spaces
<b>Residential</b>					
detached	184	77 lots/11 blocks	13.87 Ha		13.269
semi-detached	120	29 blocks	6.09 Ha		19.69
multiple attached	111	28 blocks	4.14 Ha		26.80
apartment					
seasonal					
mobile home					
other residential					
<b>Sub-total</b>	415				
<b>Non-residential</b>					
commercial					
industrial					
institutional		18 blocks	9.25 Ha		
roads					
other use		1 block	2.5 Ha		
<b>Sub-total</b>					
<b>TOTAL</b>	415	77 lots / 87 blocks	44.77 Ha		

11. If one of the proposed uses referred to in item 9 above is identified as other residential, institutional or other use, please describe the use below:

other residential \_\_\_\_\_  
 institutional Open Space / Conservation Lands  
 other use Stormwater Management Pond

12. Access to subject parcel:

- Municipal Road       County Road       Provincial Highway  
 Private                       Water

If access to the subject land is by water only, state the parking and docking facilities used or to be used and the approximate distance between these facilities and the nearest public road.

13. Type of water supply:

- municipally owned and operated piped water supply  
 well  
 Other (specify) \_\_\_\_\_

14. Type of sanitary sewage disposal:

- municipally owned and operated sanitary sewers  
 septic system  
 Other (specify) \_\_\_\_\_

15. Type of storm drainage:

- sewers  
 ditches  
 swales  
 Other (specify) \_\_\_\_\_

16. Please indicate whether the property is the subject of any other application for one of the following:

- official plan or official plan amendment approval
- zoning by-law amendment
- Minister's zoning order amendment
- minor variance
- consent
- site plan

If known, indicate the file number and status of the foregoing application(s):  
Unknown

Plan of Condominium Approval

17. Has a site plan for the proposed condominium been approved and a site plan agreement been entered into?

- yes
- no

18. Has a building permit for the proposed condominium been issued?

- yes
- no

19. Is the proposed condominium:

under construction?  yes  no

completed?  yes  no

20. If the proposed condominium has been completed what was the date of completion?

Date \_\_\_\_\_

21. Is the proposed condominium a conversion of a building containing residential rental units?

- yes
- no

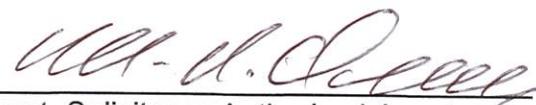
Number of units to be converted \_\_\_\_\_

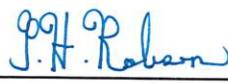
Dated at the Town of Lakeshore this 20th day of July, 2020.

  
(signature of applicant, solicitor or authorized agent)

I, Michael R. Dunn of the Town of Lakeshore in the County/District/Regional Municipality of Essex solemnly declare that all the statements contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the TOWN of LAKESHORE in the COUNTY of ESSEX this 20th day of JULY, 2020.

  
Applicant, Solicitor or Authorized Agent

  
A Commissioner, etc.

**THOMAS HAROLD ROBSON, a Commissioner, etc., Province of Ontario, for 378567 Ontario Limited and its subsidiaries and affiliates. Expires June 9, 2020.**



**TRAFFIC IMPACT STUDY  
KINGSBRIDGE RESIDENTIAL  
DEVELOPMENT**

**AMHERSTBURG, ONTARIO**

PROJECT NO. 18-030

DATED: JULY 31, 2019



27 Princess St., Unit 102  
Leamington, ON N8H 2X8  
519.326.6161 TF 1.844.842.9188  
[bairdAE.ca](http://bairdAE.ca)

## 6.0 CONCLUSION AND RECOMMENDATION

Utilizing the morning and evening traffic data, the operating conditions were evaluated for 2018, 2020, 2023, 2028 and 2033 traffic condition. The findings from these evaluations are summarized below.

- The proposed development is approximately 167 hectares (ha) in area and consist of houses, park, stormwater management facility and infrastructure. The total of 1373 dwellings will be constructed in 10 phases within development. The single-family homes making up 76% of proposed dwelling, townhouses making up 14% and 10% percent are duplexes and triplexes.
- The development phases 1, 2, 3, 4 and 6 are already built and they generate 487 inbound traffic and 454 outbound traffic which is included in the existing traffic counts.
- The future phases 5, 7a, 7b and 8 will be completed by 2020 (i.e. addition of 623 units; 435 inbound traffic and 505 outbound traffic). The remaining phases 9 and 10 (i.e. addition of 263 units; 214 inbound and 246 outbound traffic) will be constructed by 2023
- Under existing condition, the study area intersections operate at acceptable level of service during morning and evening peak.
- Two percent (2%) growth rate is considered in the analysis as it represents best case scenario.
- Under the 2020 and 2023 future total conditions, the intersections are expected to operate at acceptable level of service during peak hours.
- Under full built-out 2028 and 2033 future conditions, the study area intersections are expected to operate with sufficient capacity during the peak hours.

Based on our assessment, under the current intersection configuration the intersections are projected to operate at acceptable level of service. No, improvements are required.



1325 California Avenue  
Windsor, ON N9B 3Y6  
CHAIRPERSON: Fulvio Valentinis  
DIRECTOR OF EDUCATION: Terry Lyons  
Telephone: (519) 253-2481 FAX: (519) 253-8397

July 3, 2020

Ms. Rebecca Belanger  
Manager, Planning Services  
County of Essex  
360 Fairview Avenue West, Suite 302  
Essex ON N8M 1Y6

VIA EMAIL: [rbelanger@countyofessex.on.ca](mailto:rbelanger@countyofessex.on.ca)

Dear Ms. Belanger:

**Re: Request for Comments  
Proposed Draft Plan of Subdivision  
Town of Amherstburg – 1078217 Ontario Limited  
Kingsbridge Subdivision Phase 10  
File No.: 37-T-20003**

The Windsor-Essex Catholic District School Board has been requested to provide any comments and/or concerns, including any recommended conditions of draft approval, for the above-mentioned Proposed Application for a Standard Condominium.

The Developer and Municipality should note that families purchasing property within the proposed development may not be able to be accommodated in the Catholic school nearest to their place of residence and may require busing to a school with available capacity.

The Developer and Municipality should note that sidewalks or recreation pathways shall be provided to facilitate bus stops, student safety and walkers to the satisfaction of the Municipality and the Windsor-Essex Catholic District School Board.

This requirement must be included within the subdivision agreement.

Sincerely,

**Terry Lyons**  
Director of Education

**From:** [circulations@wsp.com](mailto:circulations@wsp.com)  
**To:** [Rebecca Belanger](#)  
**Subject:** Draft Plan of Subdivision (37-T-20003), West of Knobb Hill Dr. and South of Kingsbridge Dr., Amherstburg  
**Date:** July 8, 2020 8:10:59 AM

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**2020-07-08**

**Rebecca Belanger**

**Amherstburg**

, ,

Attention: Rebecca Belanger

Re: Draft Plan of Subdivision (37-T-20003), West of Knobb Hill Dr. and South of Kingsbridge Dr., Amherstburg; Your File No. 37-T-20003

Our File No. 87251

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk  
Manager - Municipal Relations

Network Provisioning

T: 905-540-7254 / M: 289-527-3953

Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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-LAEmHhHzdJzBITWfa4Hgs7pbKl



planning@erca.org

P.519.776.5209

F.519.776.8688

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

August 14, 2020

Rebecca Belanger  
Manager, Planning Services  
County of Essex  
360 Fairview Avenue West, Suite 302  
Essex, Ontario N8M 1Y6

Dear Ms. Belanger:

RE: Request for Comments for Draft Plan of Subdivision (37-T-20003) Kingsbridge Subdivision Phase 10; Applicant: 1027579 ONTARIO LIMITED

Our office has reviewed this proposal based on the mandate of the Essex Region Conservation Authority and the following comments are provided. This draft plan of subdivision is associated with the development of 77 lots, 68 residential blocks (11 single for 107 units, 29 duplex for 120 units, 1 triplex for 3 units, and 27 quads for 108 units), along with 19 non-residential blocks (including a stormwater management block). The total area of the site is 44.7680 hectares as presented on the draft plan dated April 7, 2020. A stormwater management report accompanied the application and ERCA is in the process of reviewing this submission (dated January 15, 2020 titled "Kingsbridge Residential Community Revised Stormwater Management Report, as prepared by Stantec Consulting Limited).

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

The following comments reflect our role as representing the provincial interest in natural hazards as outlined 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*.

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 regulated area of the White Drain - Outlet Portion. The property owner will be required to obtain a Permit and/or Clearance from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

ERCA recommends the following condition of approval:

That the subdivision agreement between the Owner and the Municipality include a condition, to the satisfaction of the Municipality, that any permit or clearance be obtained from ERCA prior to construction or site alteration proceeding.



Ms. Belanger  
August 14, 2020

**WATERSHED BASED RESOURCE MANAGEMENT AGENCY**

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

ERCA has received and is in the process of finalizing a review of the Stormwater Management Plan for the draft plan of subdivision. This report satisfies our concerns for stormwater management of the subject lands. Provided the Municipality ensures that the applicant complies with the finalized recommendations of the report and implements the recommendations therein, it is the position of ERCA that the stormwater management for this subdivision is acceptable. There may be additional changes or modifications to the report requested by the Municipality and ERCA that are yet to be incorporated to the January 2020 version. ERCA recommends the following condition of approval:

That the subdivision agreement between the Owner and Municipality contain provisions to to satisfaction of the Municipality and County, that stipulate that the Owner will undertake to finalize and implement the recommendations contained in the Stormwater Management Report.

The current subdivision has not been accompanied by an Environmental Impact Assessment or confirmation that Endangered Species Act concerns have been addressed. However, ERCA acknowledges that the issues have been resolved through prior approvals on prior subdivision phases. ERCA recommends the following condition of approval:

That the subdivision agreement between the Owner and the Municipality contain a provision to the satisfaction of the Municipality and the County, that prior to site alteration of any kind, and final approval by the County of Essex, the Owner shall confirm that any site alteration will be completed in accordance with approvals received under the Endangered Species Act.

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

Sincerely,



Michael Nelson, BSc, MSc (Planning)  
*Watershed Planner*  
/mn

CC: Frank Garardo, Town of Amherstburg



Ms. Belanger  
August 14, 2020



**From:** [LandUsePlanning@HydroOne.com](mailto:LandUsePlanning@HydroOne.com)  
**To:** [Rebecca Belanger](mailto:Rebecca.Belanger)  
**Subject:** Essex - Whelan Dr and Knobb Hill Dr - 37-T-20003  
**Date:** June 29, 2020 10:49:42 AM  
**Attachments:** [image001.jpg](#)

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Hello,

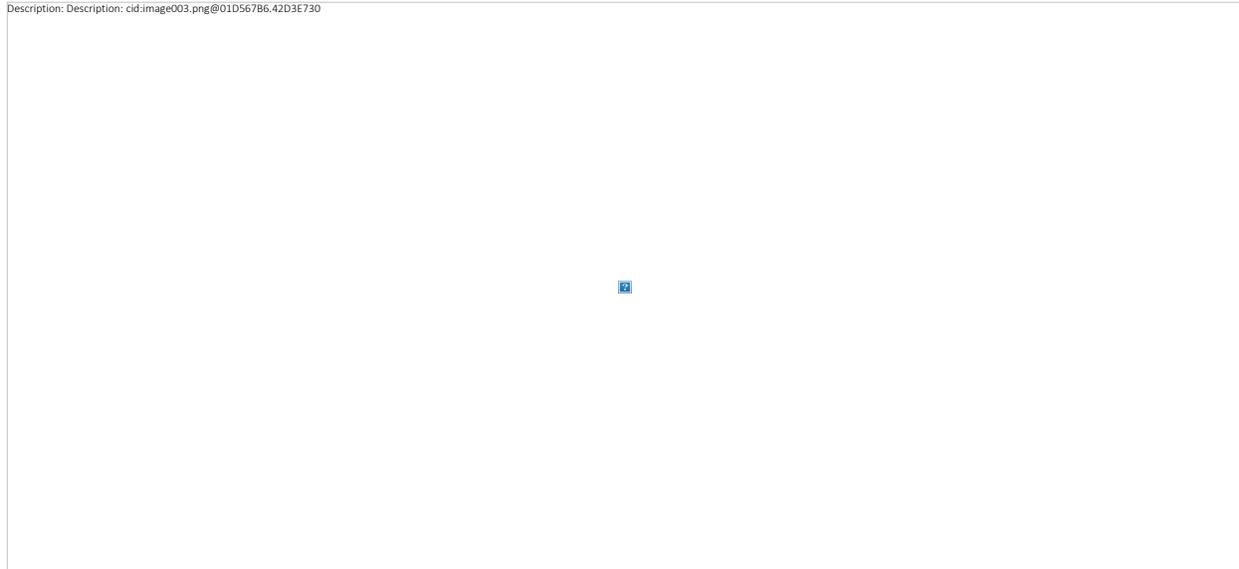
We are in receipt of your Plan of Subdivision application, 37-T-20003 dated June 29, 2020. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@hydroone.com](mailto:subdivision@hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:  
<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map

Description: Description: cid:image003.png@01D567B6.42D3E730



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

**Dennis De Rango**

Specialized Services Team Lead, Real Estate Department  
Hydro One Networks Inc.  
Tel: (905)946-6237

Email: [Dennis.DeRango@HydroOne.com](mailto:Dennis.DeRango@HydroOne.com)

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**From:** [Giuliana Hinchliffe](#)  
**To:** [Rebecca Belanger](#)  
**Subject:** RE: Request for Comments for Kingsbridge Subdivision Phase 10 File #37-T-20003  
**Date:** June 29, 2020 7:48:35 PM

---

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Hi Rebecca,

Please include the standard clauses for the Greater Essex County DSB including:

1. That the subdivision agreement between the Owner and the Municipality contain provisions, to the satisfaction of the Greater Essex County District School Board, and the Municipality, requiring a sidewalk be provided along the internal streets within the proposed plan pursuant to standard municipal requirements to facilitate pedestrian movement, bus routing and stops, and safety of school children.
2. That the subdivision agreement between the Owner and the Municipality contain provisions, to the satisfaction of the Greater Essex County District School and the Municipality, requiring notice in every agreement of purchase and sale advising purchasers of units to be aware that students may not be able to attend the closest neighbourhood school and could be bused to a distant school with available capacity.
3. That prior to final approval by the County of Essex, the County is advised in writing by the Greater Essex County District School Board how Conditions 1 and 2 above have been satisfied.

Can you please confirm receipt? Thanks so much.

Giuliana Hinchliffe  
Manager of Facility Services  
Greater Essex County District School Board

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**From:** [ONTUGLLandsINQ](#)  
**To:** [Rebecca Belanger](#)  
**Subject:** RE: Request for Comments Proposed Draft Plan of Subdivision Kingsbridge Subdivision Phase 10- File No. 37-T-20003  
**Date:** August 5, 2020 8:31:03 AM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[image003.png](#)

---

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

It is Enbridge Gas Inc.'s (operating as Union Gas) 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 Enbridge.

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

**Kelly Buchanan**

Analyst Land Services

—  
**ENBRIDGE GAS INC.**

TEL: 519-436-4673 | FAX: 519-436-5353

50 Keil Dr N, Chatham ON N7M 5M1

[enbridge.com](#)

**Safety. Integrity. Respect.**

---

**From:** Rebecca Belanger <[RBelanger@countyofessex.ca](mailto:RBelanger@countyofessex.ca)>  
**Sent:** Tuesday, August 4, 2020 11:39 AM  
**To:** Jessica Hughes <[Jessica.Hughes@enbridge.com](mailto:Jessica.Hughes@enbridge.com)>; [ONTUGLLandsINQ](#) <[ONTUGLLandsINQ@enbridge.com](mailto:ONTUGLLandsINQ@enbridge.com)>  
**Subject:** [External] FW: Request for Comments Proposed Draft Plan of Subdivision Kingsbridge Subdivision Phase 10- File No. 37-T-20003

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Rebecca Belanger  
Manager, Planning Services

**From:** [Frank Garardo](#)  
**To:** [Sarah French](#)  
**Subject:** FW: Question re: Kingsbridge subdivision  
**Date:** September 1, 2020 9:48:52 AM

---

Frank Garardo  
Manager, 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

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-----Original Message-----

From: Heidi [REDACTED]  
Sent: August 28, 2020 3:26 PM  
To: Frank Garardo <[fgarardo@amherstburg.ca](mailto:fgarardo@amherstburg.ca)>  
Subject: Re: Question re: Kingsbridge subdivision

<p style="border:1px; border-style:solid; border-color: #FFCACA; background-color: #FFCACA; padding: 1em;">  
<span style=font-size:10.0pt;color:black><b>[EXTERNAL EMAIL]</b> DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.</span></p>

No other questions except the one in my previous email regarding the fact that there are only two exits from the subdivision which could possibly cause a problem in case of an emergency evacuation.

Thank you.

Heidi

Sent from my iPad

> On Aug 28, 2020, at 2:56 PM, Frank Garardo <[fgarardo@amherstburg.ca](mailto:fgarardo@amherstburg.ca)> wrote:  
>  
> Good afternoon,  
>  
> Please let me know if you would like to submit any more comments.  
> Your comments will be forwarded to Councils attention for the public meeting.  
>  
> Regards,  
>  
>  
>  
> Frank Garardo  
> Manager, 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  
>

> NOTICE: Due to COVID-19, effective March 17, 2020 all Town facilities are closed to the public until further notice. The Town continues to monitor this rapidly changing public health situation in conjunction with the Windsor Essex County Health Unit and will provide updates as they become available. For further information about the pandemic, its impact on Town services and to receive emails on updates, subscribe to our webpage ([https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.amherstburg.ca%2fen%2ftown-hall%2fcovid19.aspx&c=E.I.EtiW-FrLiJBu0wlgt2BAYmm\\_jsgbFeQTD73LSXDhBjSThUBD9pGdmFAhAIAg\\_HF0IjTa6-LV5cwW\\_S4IEYZGq0\\_x4q2LPaeljyDWkZ1tgMNMg\\_VobngZ&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.amherstburg.ca%2fen%2ftown-hall%2fcovid19.aspx&c=E.I.EtiW-FrLiJBu0wlgt2BAYmm_jsgbFeQTD73LSXDhBjSThUBD9pGdmFAhAIAg_HF0IjTa6-LV5cwW_S4IEYZGq0_x4q2LPaeljyDWkZ1tgMNMg_VobngZ&typo=1)) or check out our Facebook (<https://www.facebook.com/AmherstburgTownHall/>) and Twitter ([https://twitter.com/Aburg\\_TownHall](https://twitter.com/Aburg_TownHall)) accounts for up to date information.

>

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> -----Original Message-----

> From: Heidi [REDACTED]

> Sent: August 14, 2020 6:06 PM

> To: Frank Garardo <[fgarardo@amherstburg.ca](mailto:fgarardo@amherstburg.ca)>

> Subject: Question re: Kingsbridge subdivision

>

> <p style="border: 1px; border-style: solid; border-color: #FFCACA; background-color: #FFCACA; padding: 1em;"> <span style="font-size: 10.0pt; color: black"><b>[EXTERNAL EMAIL]</b> DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.</span></p>

>

>

> It is wonderful to see development coming to Amherstburg. I saw the notice on page 14 of the River Town Times of August 12, 2020 inviting comments regarding the Kingsbridge subdivision.

>

> The last time I was in that area, I noted that there were only two exits from it - one at Texas Road and the other at Front Road North. Maybe I missed one?

>

> I have a question regarding the planning of this subdivision. Will there be any more exits created so, in the case of an emergency evacuation (i.e. Fermi issue), residents could leave easily and in a timely manner.

>

> Heidi Gagnier

>

> Sent from my iPad

**From:** [Frank Garardo](#)  
**To:** [Sarah French](#)  
**Subject:** FW: Kingsbridge Subdivision Public Meeting  
**Date:** September 1, 2020 9:48:24 AM

---

**Frank Garardo**

*Manager, 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



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---

**From:** Frank Garardo  
**Sent:** August 31, 2020 11:30 AM  
**To:** David Ludberg [REDACTED]  
**Subject:** RE: Kingsbridge Subdivision Public Meeting

Good Morning,

Thank you for the comments.

The comments will be brought to the public meeting and Councils attention.

1. What is the nature of the narrow "Conservation Area" strips running East-West? The southern strip is apparently the existing primary drainage ditch. Is the northern strip similarly intended for drainage, or is it of some other purpose? Is it a horticulturally designed area or is it simply "scrub land?"
  - Public works has identified there are no utilities in this conservation easement. It was cleaned up and trees were trimmed last year. Fences will be installed and It will now remain naturalized with an access pathway on the south side.
2. Similarly, what is the nature of Blocks A, B, and C? Are these lands open to public use or are they private or restricted areas?
  - Blocks A, B, C are intended for conservation purposes. The lands will have to be maintained and planted in accordance with the MNRF permit. The lands will come into municipal

ownership but are not accessible for public use due to the restrictions of the MNRF permit.

3. What are the plans and timeline for expansion of Pat Thrasher Park to the dimensions indicated on the map? What amenities, if any, are intended for this part? Many years ago, I believe there were elaborate plans for tennis courts, playing fields, etc. in this park. Is this still the intent?

Funds have been allocated to Pat Thrasher park for updates on amenities. The Parks and Recreation Committee will evaluate future opportunity's for development of the park.

4. Residents of Whelan Drive and adjoining streets are concerned about speeding and the ignoring of Stop signs along Whelan. As the proposed plan seems to indicate that Street T will connect with Cambridge at Whelan, what plans are in place to mitigate increased traffic volumes and traffic violations along Whelan? Personally, I strongly oppose the installation of speed bumps and would prefer increased traffic enforcement to promote compliance.

- There is no plan for additional stop signs in that area other than that Whelan / Cambridge and Whelan / Kingsbridge will be 4 way stops. Administration is not recommending speed bumps and agree that enforcement is the best way to combat traffic violations.

5. Why was this Notice, dated August 5, not received by affected residents until more than three weeks later, after the deadline for comment submission?

- An amended notice has been sent and comments are being accepted until September 11, 2020.

**From:** David Ludberg [REDACTED]  
**Sent:** August 27, 2020 2:55 PM  
**To:** Frank Garardo <[fgarardo@amherstburg.ca](mailto:fgarardo@amherstburg.ca)>  
**Subject:** Kingsbridge Subdivision Public Meeting

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon, Mr. Garardo.

Yesterday (August 26) I received via Canada Post the Notice of Statutory Public Meeting related to proposed changes to the Kingsbridge subdivision. The notice, dated August 5, stated that comments must be submitted to you by August 21. As I didn't receive the notice until yesterday, I trust that you will accept my comments itemized below.

I would like Council and/or Administration to address the following items and questions:

1. What is the nature of the narrow "Conservation Area" strips running East-West? The

southern strip is apparently the existing primary drainage ditch. Is the northern strip similarly intended for drainage, or is it of some other purpose? Is it a horticulturally designed area or is it simply "scrub land?"

2. Similarly, what is the nature of Blocks A, B, and C? Are these lands open to public use or are they private or restricted areas?
3. What are the plans and timeline for expansion of Pat Thrasher Park to the dimensions indicated on the map? What amenities, if any, are intended for this part? Many years ago, I believe there were elaborate plans for tennis courts, playing fields, etc. in this park. Is this still the intent?
4. Residents of Whelan Drive and adjoining streets are concerned about speeding and the ignoring of Stop signs along Whelan. As the proposed plan seems to indicate that Street T will connect with Cambridge at Whelan, what plans are in place to mitigate increased traffic volumes and traffic violations along Whelan? Personally, I strongly oppose the installation of speed bumps and would prefer increased traffic enforcement to promote compliance.
5. Why was this Notice, dated August 5, not received by affected residents until more than three weeks later, after the deadline for comment submission?

Please notify me of Council's and/or Administration's response to my questions, as well as notifying me of Council's decision on passage of the proposed by-law.

Thank you.

David Ludberg

**Aldo DiCarlo**

Mayor

Town of Amherstburg

271 Sandwich St. South, Amherstburg, ON, N9V 2A5

Tel: 519-736-0012 Fax: 519-736-5403 TTY: 519-736-9860

**NOTICE:** Due to COVID-19, effective March 17, 2020 all Town facilities are closed to the public until further notice. The Town continues to monitor this rapidly changing public health situation in conjunction with the Windsor Essex County Health Unit and will provide updates as they become available. For further information about the pandemic, its impact on Town services and to receive emails on updates, subscribe to our [webpage](#) or check out our [Facebook](#) and [Twitter](#) accounts for up to date information.



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**From:** Phil Bryan [REDACTED]

**Sent:** Friday, August 28, 2020 1:48 PM

**To:** Frank Garardo <[fgarardo@amherstburg.ca](mailto:fgarardo@amherstburg.ca)>

**Cc:** [REDACTED] Donald McArthur <[dmcArthur@amherstburg.ca](mailto:dmcArthur@amherstburg.ca)>; Aldo DiCarlo <[adicarlo@amherstburg.ca](mailto:adicarlo@amherstburg.ca)>

**Subject:** Notice of Statutory Public Meeting - Kingsbridge Phase 10

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

RE: Written response to Notice of Statutory Public Meeting – Kingsbridge Phase 10 Development

Frank,

Received this notice August 26, 2020 which was postmarked August 20, 2020. This letter is late per the Notice request of feedback for August 21, 2020. I hope it will be considered that it was not mailed in a timely manner.

There is one major concern that needs to be addressed.

- Traffic Flow – there remains only two access points for this sub-division.

Over the last 5 years the traffic volume has significantly increased. Access for County Road 20 is the Kingsbridge roadway. Not only is this roadway inadequate from a design perspective (narrow, parking allowed, curved, poor visibility, mailbox access, poor surface condition, etc, etc) but the volume of traffic and the speed of traffic on Kingsbridge and Whelan has become very concerning. Pedestrian traffic is at risk when large volumes of vehicles are heading to and from the exit points at high speed. The proposed Phase 10 will add another 415 dwellings each of which may have 1 or 2 automobiles increasing the number of automobiles using these two exits by 500-1,000. Furthermore, the noise level associated with this high level of traffic is also concerning. You hopefully get the picture.

Please have the developer put another access point from the Phase 10 development to County Road 20 to allow reduced traffic volumes on the other access points.

If you would like to discuss this verbally, please call my direct number at [REDACTED]

Thank you for your time and attention.

John Bryan, P.Eng.

[REDACTED]  
[REDACTED]

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**From:** [Frank Garardo](#)  
**To:** [Sarah French](#)  
**Subject:** FW: notice of statutory public meeting - Kingsbridge Phase 10  
**Date:** September 1, 2020 9:48:35 AM

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**Frank Garardo**

*Manager, 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



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**From:** Frank Garardo  
**Sent:** August 31, 2020 10:16 AM  
**To:** Rose Anguiano Hurst <[rose@westofwindsor.com](mailto:rose@westofwindsor.com)>  
**Subject:** RE: notice of statutory public meeting - Kingsbridge Phase 10

Good morning,

The notice can be found at the following link:

<https://www.amherstburg.ca/en/town-hall/resources/Planning-Department/Notice-of-Public-Meeting-OPA-and-ZBA--amended.pdf>

Let me know if you have any specific questions or would like any clarification on the maps.

Regards,

**From:** Rose Anguiano Hurst [REDACTED]  
**Sent:** August 28, 2020 5:20 PM  
**To:** Frank Garardo <[fgarardo@amherstburg.ca](mailto:fgarardo@amherstburg.ca)>  
**Subject:** notice of statutory public meeting - Kingsbridge Phase 10

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Frank,

RE: Kingsbridge Phase 10

I cannot understand the map sent in the notice of the statutory public meeting.

Is this available on the town's website, I could not locate it.

I look forward to a reply.

Sincerely, Rose

**Rose Anguiano Hurst** | WEST Executive Director



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**“accommodation available upon request”**

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<https://www.westofwindsor.com/wp-content/uploads/2020/06/WEST-Anti-Black-Racism-Statement.pdf>

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