



**TOWN OF AMHERSTBURG
SPECIAL COUNCIL MEETING
AGENDA**

Monday, March 19, 2018

5:00 PM

Council Chambers

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

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

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

Pages

- 1. CALL TO ORDER**
- 2. DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF**

3. SPECIAL PLANNING REPORTS

3.1 Proposed Draft Plan of Subdivision and Zoning By-law Amendment for Kingsbridge Subdivision

3

It is recommended that:

1. The report from the Manager of Planning Services dated February 26, 2018 regarding a Proposed Draft Plan of Subdivision and Zoning By-law Amendment for Kingsbridge Subdivision File No. 37-T-18001 **BE RECEIVED**;
2. The Draft Plan of Subdivision, File No. 37-T-18001, from 1078217 Ontario Limited, as shown on the attached Schedule A, during this statutory Public Meeting **BE CONSIDERED**;
3. Pending Council consideration of written and oral comments received at this Public Meeting, that administration **BE DIRECTED** to advise the approval authority (County of Essex) that Council supports Draft Plan Approval for this phase of Kingsbridge Subdivision; and,
4. Pending Council consideration of written and oral comments received at this Public Meeting, Zoning By-law 2018-23 **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.

Author's Name: Rebecca Belanger	Report Date: February 26, 2018
Author's Phone: 519 736-5408 ext. 2124	Date to Council: March 19, 2018
Author's E-mail: rbelanger@amherstburg.ca	Resolution #: N/A

To: Mayor and Members of Town Council

Subject: Proposed Draft Plan of Subdivision and Zoning By-law Amendment for Kingsbridge Subdivision File No. 37-T-18001

1. RECOMMENDATION:

It is recommended that:

1. The report from the Manager of Planning Services dated February 26, 2018 regarding a Proposed Draft Plan of Subdivision and Zoning By-law Amendment for Kingsbridge Subdivision File No. 37-T-18001 **BE RECEIVED**;
2. The Draft Plan of Subdivision, File No. 37-T-18001, from 1078217 Ontario Limited, as shown on the attached Schedule A, during this statutory Public Meeting **BE CONSIDERED**;
3. Pending Council consideration of written and oral comments received at this Public Meeting, that administration **BE DIRECTED** to advise the approval authority (County of Essex) that Council supports Draft Plan Approval for this phase of Kingsbridge Subdivision; and,
4. Pending Council consideration of written and oral comments received at this Public Meeting, Zoning By-law 2018-23 **BE CONSIDERED** at a future regular Council meeting.

2. BACKGROUND:

1078217 Ontario Limited ("the Applicant") has filed an application with the County of Essex for approval of a Draft Plan of Subdivision for 74 lots which would support 74 single dwelling units in Kingsbridge Subdivision (County of Essex File No. 37-T-18001).

The County of Essex, as the approval authority, has circulated the proposed plan of subdivision and requested that the municipality hold a public meeting based on Section 51(21) of the Planning Act to obtain public comments.

The subject lands are located to the north of Brown Crescent as an extension of Lavers Crescent and are described as Concession 1, Part of Lot 13. The land area associated with the proposed plan of subdivision is 7.464 hectares.

The developer is seeking a Zoning By-law Amendment concurrently with the Draft Plan of Subdivision from the “Agricultural (A) Zone” to “Residential First Density (R1) Zone”. The proposed Amendment to the Zoning By-law is in conformity with the policies in the Official Plan. The lands are designated Low Density Residential in the Town’s Official Plan.

3. DISCUSSION:

The County of Essex, through correspondence provided to the Town on February 7, 2018, requested that the municipality hold the statutory Public Meeting to obtain comments on the application for Draft Plan of Subdivision which is the Extension of Lavers Crescent of Kingsbridge Subdivision.

The proposed Plan of Subdivision provides for 74 single detached dwellings. The proposed Draft Plan of Subdivision contemplates a maximum gross residential density of 9.914 units per hectare which is within the allowance of 22 units per hectare. The subject property is designated Low Density Residential in the Town’s Official Plan and therefore the proposal conforms with the land use policies in the Town’s Official Plan. The application is consistent with the Provincial Policy Statement and the County of Essex Official Plan.

Adjacent Land Uses

North	Vacant Future Residential Development
South	Single Detached Residential Uses
East	Vacant Future Residential Development
West	Vacant Future Residential Development

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

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

The Plan of Subdivision is attached as Schedule A to this report. The developer is providing a continuation of the size and style of single detached dwellings found in Kingsbridge Subdivision. The development will conform to the standards in the Town’s Development Manual and other policies. A pre-application meeting was held on January

11, 2018 with the applicant, Manager of Planning from the County, Administration from the Town and ERCA to discuss complete application submission requirements and to confirm any outstanding matters.

In January of this year the developer obtained the Letter of Clearance from the Ontario Ministry of Natural Resources and Forestry. The site servicing drawings have been reviewed by the Public Works department and the developer should be in a position to begin servicing the subject lands shortly after obtaining draft plan approval and any requirement permits and clearances from other departments/agencies as required. Town Administration has been working closely with the County and ERCA to finalize the stormwater design for this phase of the development.

Through additional engineering analysis commissioned by the developer, there has been a confirmation that sanitary capacity is available for this phase of the development.

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

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

4. RISK ANALYSIS:

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

5. FINANCIAL MATTERS:

The cost associated with the applications and planning processes are the responsibility of the developer. The revenue associated with this future development will include 74 lots x \$12,743 in development charges at a total of \$942,982. Future property taxes are estimated at a total of \$304,140 in 2018 dollars (based on \$4,110 per property assessed at \$250,000 x 74 properties) annually for this phase in the development. The Town's portion of the total taxes would equate to approximately \$183,150 annually.

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

6. CONSULTATIONS:

The proposed Zoning By-law Amendment was published and circulated to the required agencies, property owners and municipal departments in accordance with the requirements of the Planning Act, R.S.O. 1990, c.P. 13 and associated regulations.

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

1. That the developer undertakes an engineering analysis to identify stormwater quality and quantity measures as necessary to control any increases in flows in downstream watercourses, up to and including the 1:100 year design storm, to the satisfaction of the Municipality and the Essex Region Conservation Authority.
2. That the developer installs stormwater management measures identified above, as part of the development of the site, to the satisfaction of the Municipality and the Essex Region Conservation Authority.
3. That the developer obtains the necessary permit or clearance from the Essex Region Conservation Authority prior to undertaking site alterations and/or construction activities.

The Essex Region Conservation Authority is aware that the owners have already submitted an Application for Permit to this office along with the required fees and are in the process of reviewing the application along with other associated reviews of the application for draft plan of subdivision.

An Environmental Impact Assessment is not required for this application for zoning by-law amendment because the location of the subject property is physically separated from the natural heritage feature by existing development or infrastructure. **Therefore, this application is consistent with the natural heritage policies of the PPS 2014.**

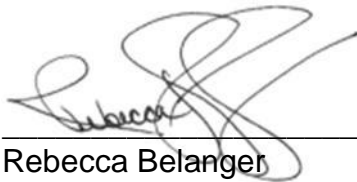
Union Gas Limited ("Union") provided correspondence stating a request that as a condition of final approval the owner/developer provide to Union Gas the necessary easements and/or agreements required by Union for the provision of gas services for this project in a form satisfactory to Union.

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

7. CONCLUSION:

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

It is further recommended, that Council approve a motion of support for this next 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-18001.



Rebecca Belanger
Manager of Planning Services

jm

DEPARTMENTS/OTHERS CONSULTED:

Name: Bill King, Manager of Planning Services, County of Essex
Phone#: 519 776-6441 ext. 1329

Name: Office of Engineering and Public Works
Phone #: 519 736-3664 ext. 313

Name: Building Services
Phone #: 519 736-5408 ext. 4136

Name: Fire Services
Phone #: 519 736-6500

Name: Union Gas
Email: ONTUGLandsINQ@uniongas.com

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

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

Report Approval Details

Document Title:	Proposed Draft Plan of Subdivision and Zoning By-law Amendment for Kingsbridge Subdivision File No. 37-T-18001.docx
Attachments:	- Report to Council- Mar. 19- Public Meeting- Plan of Subdivision and ZBA for Kingsbridge Subdivision Lavers Ext- ATTACHMENTS.pdf
Final Approval Date:	Mar 8, 2018

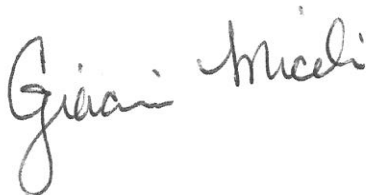
This report and all of its attachments were approved and signed as outlined below:



Mark Galvin - Mar 6, 2018 - 2:10 PM



Cheryl Horrobin - Mar 6, 2018 - 4:09 PM



John Miceli - Mar 8, 2018 - 11:13 AM



Paula Parker - Mar 8, 2018 - 11:20 AM



Town of Amherstburg
Kingsbridge Subdivision Lavers Ext.





Office of the Manager, Planning Services

William J. King, AMCT, MCIP, RPP
Manager, Planning Services

February 7, 2018

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 13 and 14, Concession 1 (Anderson)
Applicant: 1078217Ontario Limited
County of Essex File No.: 37-T-18001**

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-18001.

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;

Request to Hold Public Meeting

Page 2 of 2

February 7, 2018

(v) include the following statement:

If a person or public body that files an appeal of a decision of the County of Essex as the approval authority in respect of the proposed plan of subdivision, does not make oral submissions at the public meeting, if one is held, or make written submissions to the County of Essex before the proposed draft plan of subdivision is approved or refused, the Ontario Municipal Board may dismiss the appeal;

(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,



WILLIAM J. KING, AMCT, MCIP, RPP
Manager, Planning Services

Enclosure

c.c. Rebecca Belanger
Mike Dunn

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

TAKE NOTICE that the Council of the Corporation of the Town of Amherstburg will hold a public meeting **Monday, March 19th, 2018 at 5:00 p.m.** in the Town of Amherstburg Council Chambers, 271 Sandwich Street South to consider a proposed Plan of Subdivision pursuant to Section 51(20) of the Planning Act, R.S.O. 1990.

The County of Essex (the Approval Authority) has received Application No. 37-T-18001 for approval of a Plan of Subdivision on Part of Lot 13, Concession 1 (Anderdon) from 1078217 Ontario Limited, generally located north of Brown Crescent as an extension of Lavers Crescent. The property has a width of 295.27 metres and a depth of 253.72 metres with a total area of 7.464 hectares.

The applicant is proposing the creation of 74 single detached dwellings in Kingsbridge Subdivision. See Map on back of page for details. The lands are designated Low Density Residential which allows for residential development in the Town's Official Plan. The County of Essex on February 7, 2018 requested as per Section 51(20) of the Planning Act, that the Town of Amherstburg give notice and hold a public meeting to advise the public that the application for draft Plan of Subdivision is being processed. This proposed land to be subdivided is also subject of an application for a Zoning By-law Amendment, File No. ZBA/1/18.

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

IF A PERSON OR PUBLIC BODY does not make oral submissions at the public meeting or make written submissions at the public meeting or make written submissions to the County of Essex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

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

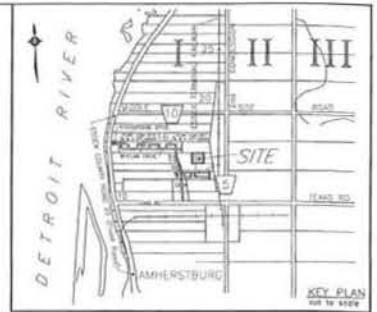
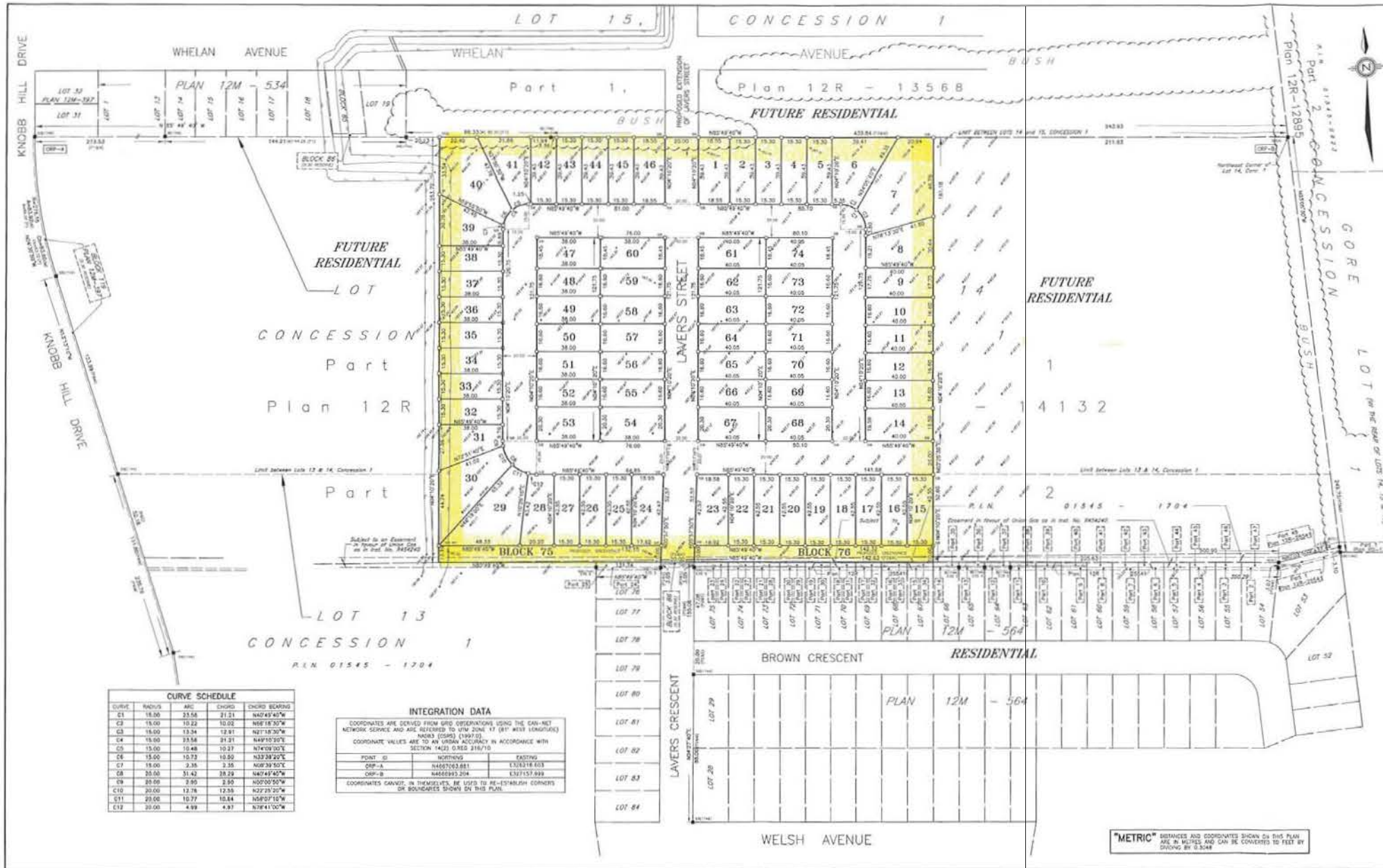
ADDITIONAL INFORMATION relating to the proposed Plan of Subdivision is available for inspection at the Town of Amherstburg Municipal Offices at 3295 Meloche Road, during normal office hours, 8:30 a.m. to 4:30 p.m.

If you wish to be notified of the decision of the County of Essex in respect of the proposed Plan of Subdivision, you must make a written request to Mr. Bill King, Manager of Planning Services, County of Essex, 360 Fairview Avenue West, Essex, ON N8M 1Y6, indicating the County of Essex File Number 37-T-18001.

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

Dated at the Town of Amherstburg this 23rd day of February 2018.

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



DRAFT PLAN OF SUBDIVISION
 OF
PART OF LOTS 13 & 14,
CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF ANDERSON
 NOW IN THE
TOWN OF AMHERSTBURG
 COUNTY OF ESSEX, ONTARIO
 VERHAEGEN • STUBBERFELD • HARTLEY • BREWER • BEZARE INC.

SCALE = 1:1000
 1" = 100' METRIC
 1" = 30.48' METRIC

LEGEND AND NOTES
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ADDITIONAL INFORMATION
 REQUIRED UNDER SECTION 51(1) OF THE PLANNING ACT, (R.S.O. 1990):
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 (83) AS SHOWN ON PLAN (84) AS SHOWN ON PLAN

SUMMARY
 TOTAL NUMBER OF LOTS 24 TOTAL NUMBER OF BLOCKS 2
 TOTAL AREA OF SITE 2.464 Hectares
 DENSITY 8.814 Lots per Hectare

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.
 1078217 ONTARIO LIMITED

DATE: _____
 MICHAEL DUNN
 I HAVE THE AUTHORITY TO SIGN 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: DECEMBER 15, 2017
 ANDREW S. MANTHA
 VERHAEGEN • STUBBERFELD • HARTLEY • BREWER • BEZARE INC.

WINDSOR
 800 Stone Drive
 N4A 2E1
 P: 519-251-1112
 F: 519-251-1113
 WWW.VSINC.COM

LEAMINGTON
 107 Two Street East
 N0B 1L8
 P: 519-332-2218
 F: 519-332-2219
 WWW.VSINC.COM

ONTARIO LAND SURVEYORS
 450 Dundas Street West, 7th Floor
 Toronto, Ontario M5G 1C5
 T: 416-593-9200
 F: 416-593-9201
 WWW.OLSONS.COM

PLAN 12M - 564

CURVE SCHEDULE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	15.00	23.54	21.21	N47°45'45"W
C2	15.00	10.22	10.02	N56°18'30"W
C3	15.00	13.34	12.91	N21°18'30"W
C4	15.00	23.54	21.21	N47°15'20"E
C5	15.00	19.48	19.37	N74°03'00"E
C6	15.00	10.73	10.50	N33°28'22"E
C7	15.00	9.35	9.35	N68°39'50"E
C8	20.00	31.42	30.29	N47°47'40"W
C9	20.00	3.95	3.92	N20°05'50"W
C10	20.00	12.76	12.55	N27°23'20"W
C11	20.00	10.77	10.84	N58°07'15"W
C12	20.00	4.99	4.97	N78°41'00"W

INTEGRATION DATA
 COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERENCED TO UTM ZONE 17 (81° WEST LONGITUDE).
 COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OREG. 216/10.

POINT ID	NORTHING	EASTING
CRP-A	N480703.681	E32718.603
CRP-B	N480895.204	E327157.849

COORDINATES GIVEN IN ITALICS ARE USED TO ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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



regs@erca.org
P.519.776.5209
F.519.776.8688

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

March 5, 2018

Mr. William J. King, Manager of Planning Services
Corporation of the County of Essex
360 Fairview Avenue West, Suite 302
Essex, Ontario N8M 1Y6

Dear Mr. King:

RE: Request for Comments for Draft Plan of Subdivision 37-T-18001 Lavers Extension of Kingsbridge Subd'n, Phase 8A; Kingsbridge Subdivision - Phase 8A - Lavers Extension
ARN 372942000018050; PIN: 015451107
Applicant: 1078217 Ont. Ltd., Michael Dunn

We have reviewed this proposal based on the mandate of the Essex Region Conservation Authority and provide the following comments for the Draft Plan of Subdivision application 37-T-18001. The purpose of this application is for residential development of 74 residential lots and 2 blocks.

We have had prior discussions with the applicant, the applicant's consultants, Town of Amherstburg and County of Essex staff on this recent phase of the subdivision. In particular, we have approved the February 23, 2017 Stantec Revised Stormwater Management Report for the Southwest Pond in the Kingsbridge Residential Community. This phase of the subdivision is located within the geographic scope of the larger study.

NATURAL HAZARD POLICIES OF THE PPS, 2014

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

WATER RESOURCES MANAGEMENT

We have provided comments outlining our concerns for stormwater management of this project as part of the larger Kingsbridge Residential Subdivision. Our involvement in the review and approval of the February 23, 2017 Report satisfied our concerns for stormwater management of the lands within the study area. As this phase of the subdivision is established, it is our recommendation that the municipality ensures that the release rate for this development is controlled to the capacity available in the existing storm sewers/drains. In addition, that stormwater quality and stormwater quantity are addressed up to and including the 1:100 year storm event and be in accordance with the guidance



Mr. King
February 28, 2018

provided by the Stormwater Management Planning and Guidance Manual, prepared by the Ministry of the Environment (MOE, March 2003), any other Municipal requirements (e.g., Development Standards Manual), and the design criteria established in the February 23, 2017 Stantec Stormwater Management Report.

We further recommend that the stormwater management analysis be completed to the satisfaction of the Municipality. We do not require further consultation on this file with respect to stormwater management.

NATURAL HERITAGE POLICIES OF THE PPS 2014

It is our recommendation to the Municipality that an Environmental Impact Assessment is not required because the location of the subject property is physically separated from the natural heritage feature by existing development or infrastructure. We do not recommend any conditions of draft plan approval related to natural heritage or natural heritage system policies.

FINAL RECOMMENDATION

It is our recommendation that the stormwater management for this draft plan of subdivision be consistent with the February 23, 2017 Stantec Report.

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

Sincerely,



Mike Nelson
Watershed Planner
/mn

C: Rebecca Belanger, Manager of Planning Services, Town of Amherstburg



Janine Mastronardi

From: ONTUGLLandsINQ <ONTUGLLandsINQ@uniongas.com>
Sent: Tuesday, February 27, 2018 8:22 AM
To: Janine Mastronardi
Subject: RE: [External] Notice of Public Meeting- Draft Plan of Subdivision and ZBA- Kingsbridge Subdivision- Lavers Ext

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

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

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

Kelly Buchanan

Analyst Lands Services
Lands Department

Union Gas Limited | An Enbridge Company

TEL: 519-436-4600 ext 5002760 | FAX: 519-436-5353 | kbuchanan@uniongas.com
50 Keil Dr N, Chatham, ON N7M 5M1

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

From: Janine Mastronardi [<mailto:jmastronardi@amherstburg.ca>]
Sent: February-23-18 10:13 AM
To: Giovanni (John) Miceli; Angelo Avolio; Michelle Lavin-Faucher; Antonietta Giofu; Todd Hewitt; Paula Parker; Antonio Marra; Denise Kimmerly (denise_kimmerly@wecdsb.on.ca); planning@erca.org; ONTUGLLandsINQ; 'Executivevp.lawanddevelopment@opg.com'; bruno.desando@canadapost.ca; Ron Meloche
Subject: [External] Notice of Public Meeting- Draft Plan of Subdivision and ZBA- Kingsbridge Subdivision- Lavers Ext

Good morning,

As per Planning Act regulations please find attached the circulation of a Notice of Public Meeting and application for proposed Zoning By-law Amendment and a Notice of Public Meeting and application for a proposed plan of subdivision in the Town of Amherstburg, for your information and comments.

Please provide the Town with any comments by March 2nd, 2018.

Thank you,
Janine

Janine Mastronardi

Planning Office Clerk
Town of Amherstburg - Libro Centre
3295 Meloche Rd., Amherstburg, Ontario, N9V 2Y8
Tel: 519-736-5408 ext 2134 Fax: 519-736-9859 TTY: 519-736-9860

February 14, 2018

WILLIAM J. KING
MANAGER, PLANNING SERVICES
COUNTY OF ESSEX
360 FAIRVIEW AVENUE WEST
ESSEX ON N8M 1Y6

Reference: **37-T-18001**

Dear William,

Thank you for contacting Canada Post regarding plans for a new subdivision in the Town of Amherstburg. Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).
2. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix A for any additional requirements for this developer.

Regards,

Bruno DeSando
CANADA POST CORPORATION
Delivery Planning
955 Highbury Avenue
LONDON ON N5Y 1A3
tel: 519-494-1596
fax: 519-457-5412
e-mail: bruno.desando@canadapost.ca

Appendix A

Additional Developer Requirements:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
 - A Community Mailbox concrete base pad per Canada Post specifications.

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

TAKE NOTICE that the Council of the Corporation of the Town of Amherstburg will hold a public meeting on **Monday, March 19, 2018 commencing at 5:00 p.m.** in the Town of Amherstburg Council Chambers, 271 Sandwich Street South, Amherstburg, Ontario, to consider a proposed amendment to the Town of Amherstburg Zoning By-law 1999-52 under Section 34 of the Planning Act, RSO 1990 cP.13.

THE SUBJECT LANDS affected by the proposed amendment are located to the north of Brown Crescent as an extension of Lavers Crescent, and are described as Concession 1, Part of Lot 13. The property has a width of 295.27 m and a depth of 253.72 m with a total area of 7.464 hectares (see key map below).

THE PURPOSE OF THE AMENDMENT TO ZONING BY-LAW No. 1999-52 is to change the zoning of the subject lands noted above from the “**Agricultural (A) Zone**” to “**Residential First Density (R1) Zone**” to permit the development of 74 single detached dwelling units in Kingsbridge Subdivision. The proposed Amendment to the Zoning By-law is in conformity with the policies in the Official Plan. The lands are designated Low Density Residential in the Town’s Official Plan.

The draft plan of subdivision application which is County of Essex file No. 37-T-18001, will be considered at the same public meeting.

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

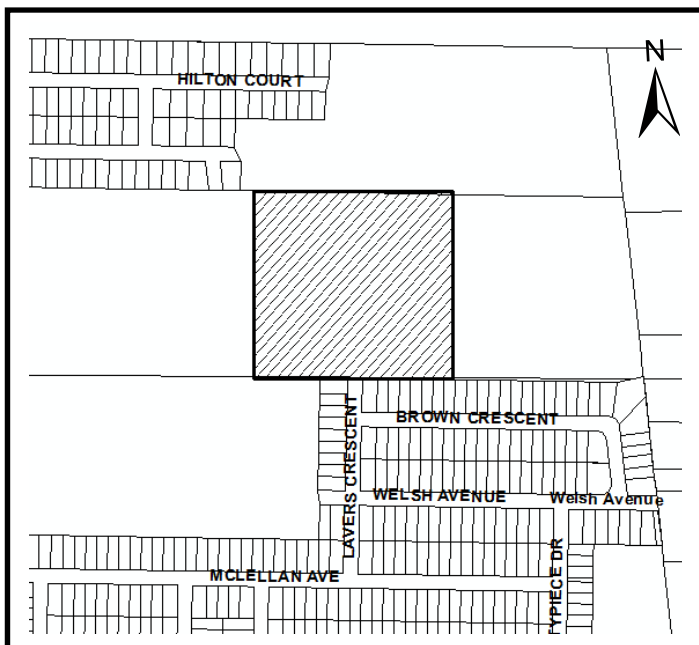
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Town of Amherstburg before the by-law is passed, the person or public body is not entitled to appeal the decision of the Town of Amherstburg to the Ontario Municipal Board.

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 may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there is reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment (File No. ZBA/1/18) is available for inspection at the Town of Amherstburg Planning Offices at the Libro Centre, 3295 Meloche Road, during normal office hours, 8:30 a.m. to 4:30 p.m. or at the Town website www.amherstburg.ca. If you wish to be notified of the passage of the proposed by-law you must make a written request to the Town at the address below.

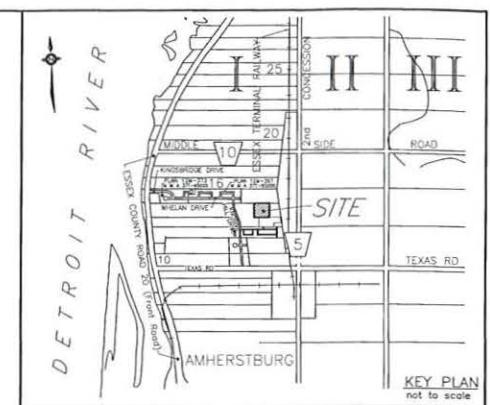
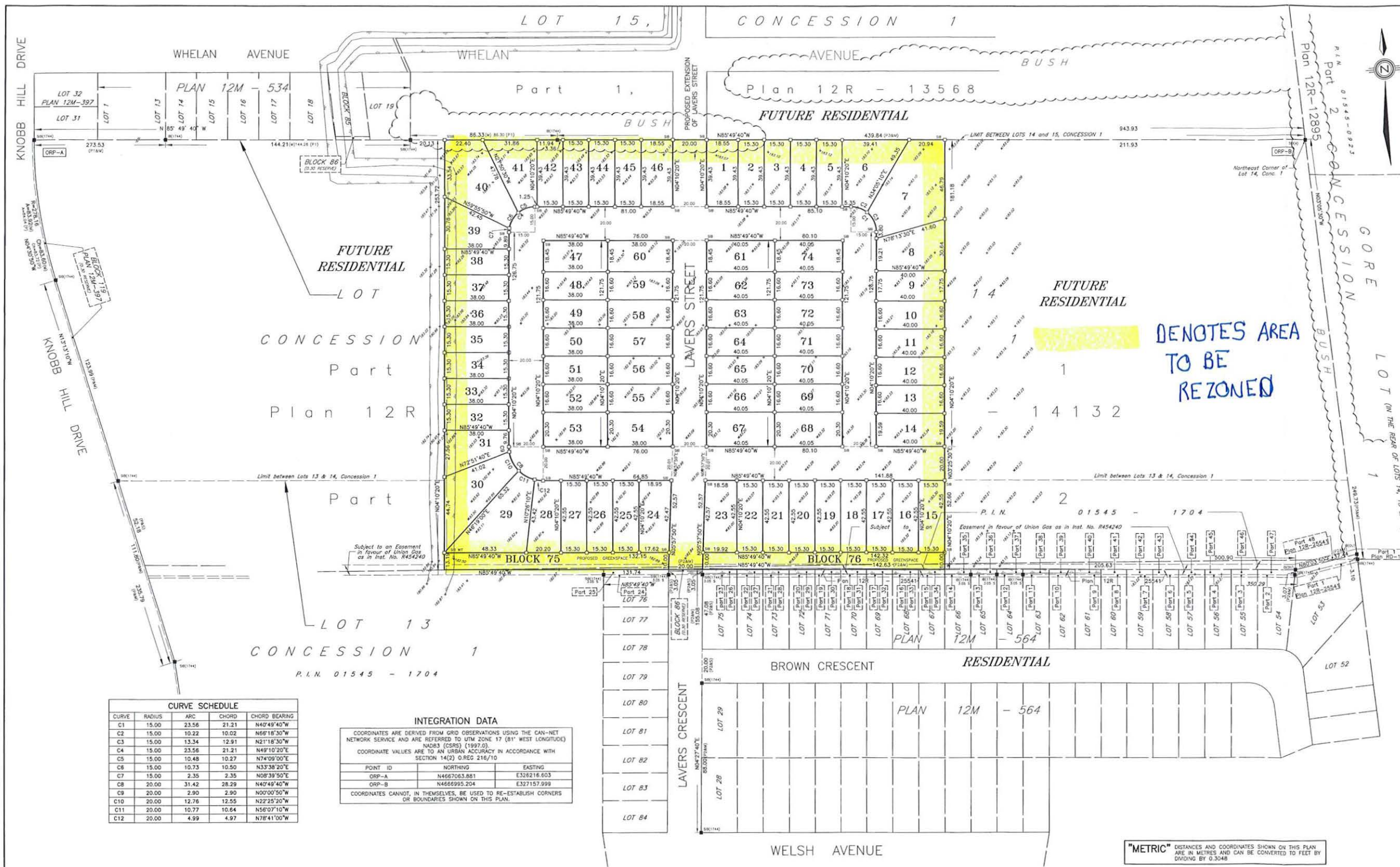
DATED at the Town of Amherstburg this 23rd day of February, 2018.

KEY MAP



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

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



DRAFT PLAN OF SUBDIVISION
 OF
 PART OF LOTS 13 & 14,
 CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF ANDERDON
 NOW IN THE
 TOWN OF AMHERSTBURG
 COUNTY OF ESSEX, ONTARIO
 © VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE = 1:1000
 0 10.00 20.00 40.00 60.00 80.00 100.00 METRES

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 0.99994655.
 ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (B) UNLESS OTHERWISE NOTED.
 18 DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
 19 DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
 20 DENOTES 16mm X 16mm X 0.61m IRON BAR
 21 DENOTES 19mm diameter X 0.61m ROUND IRON BAR
 22 DENOTES CUT-CROSS
 23 DENOTES 5mm X 50mm STEEL PIN
 24 DENOTES SURVEY MONUMENT FOUND
 25 DENOTES SURVEY MONUMENT SET AND MARKED 1744
 26 DENOTES WITNESS 27 DENOTES PERPENDICULAR
 28 DENOTES SET 29 DENOTES MEASURED
 30 DENOTES OBSERVED REFERENCE POINT
 31 DENOTES SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
 (1/7) DENOTES SET PROPORTIONALLY (1/8) DENOTES ORIGIN UNKNOWN
 (1/9) DENOTES PLAN 12M-397 (1/10) DENOTES PLAN 12M-534
 (1/11) DENOTES PLAN 12M-564 (1/12) DENOTES PLAN 12R-14132
 (1/13) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
 (1/14) DENOTES C.G.R. ARMSTRONG, O.L.S.

ADDITIONAL INFORMATION
 REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, (R.S.O. 1990)
 (A) AS SHOWN ON PLAN (F) AS SHOWN ON PLAN
 (B) AS SHOWN ON PLAN (G) AS SHOWN ON PLAN
 (C) AS SHOWN ON PLAN (H) PIPED MUNICIPAL
 (D) SINGLE FAMILY RESIDENTIAL (I) CLAY LOAM
 (E) NORTH - RESIDENTIAL (J) AS SHOWN ON PLAN
 (F) WEST - RESIDENTIAL (K) ALL SERVICES TO BE PROVIDED
 (G) EAST - RESIDENTIAL (L) AS SHOWN ON PLAN
 (H) SOUTH - EXISTING RESIDENTIAL

SUMMARY
 TOTAL NUMBER OF LOTS 74 TOTAL NUMBER OF BLOCKS 2
 TOTAL AREA OF SITE 7.464 Hectares
 DENSITY 9.914 Lots per Hectares

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.
 1078217 ONTARIO LIMITED
 DATE: _____
 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: DECEMBER 15, 2017
 ANDREW S. MANTHA
 ONTARIO LAND SURVEYOR
 for VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

WINDSOR 844 Osborn Street NEX 2E1 Ph: (519) 258-1772 Fax: (519) 258-1791
LEAMINGTON 187 Taber Street East N8H 1L8 Ph: (519) 322-2375 Fax: (519) 322-2075
ONTARIO LAND SURVEYORS www.olsa.org
 DRAWN BY: D.J. CAD Date: December 15, 2017 8:41 AM
 CHECKED BY: ASM CAD File: 42178400.dwg
 WORK ORDER: 4-27784 FILE NO.: E-AND-1-13 PLAN FILE NO.: J-724A

CURVE SCHEDULE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	15.00	23.56	21.21	N40°49'40"W
C2	15.00	10.22	10.02	N66°18'30"W
C3	15.00	13.34	12.91	N21°18'30"W
C4	15.00	23.56	21.21	N49°10'20"E
C5	15.00	10.48	10.27	N74°09'00"E
C6	15.00	10.73	10.50	N33°38'20"E
C7	15.00	2.35	2.35	N08°39'50"E
C8	20.00	31.42	28.29	N40°49'40"W
C9	20.00	2.90	2.90	N00°00'50"W
C10	20.00	12.78	12.55	N22°29'20"W
C11	20.00	10.77	10.64	N56°07'10"W
C12	20.00	4.99	4.97	N78°41'00"W

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CGRS) (1997.0).
 COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O. REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4667063.681	E326216.603
ORP-B	N4666995.204	E327157.999

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

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

**CORPORATION OF THE TOWN AMHERSTBURG
BY-LAW NO. 2018-23**

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

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

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

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

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

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

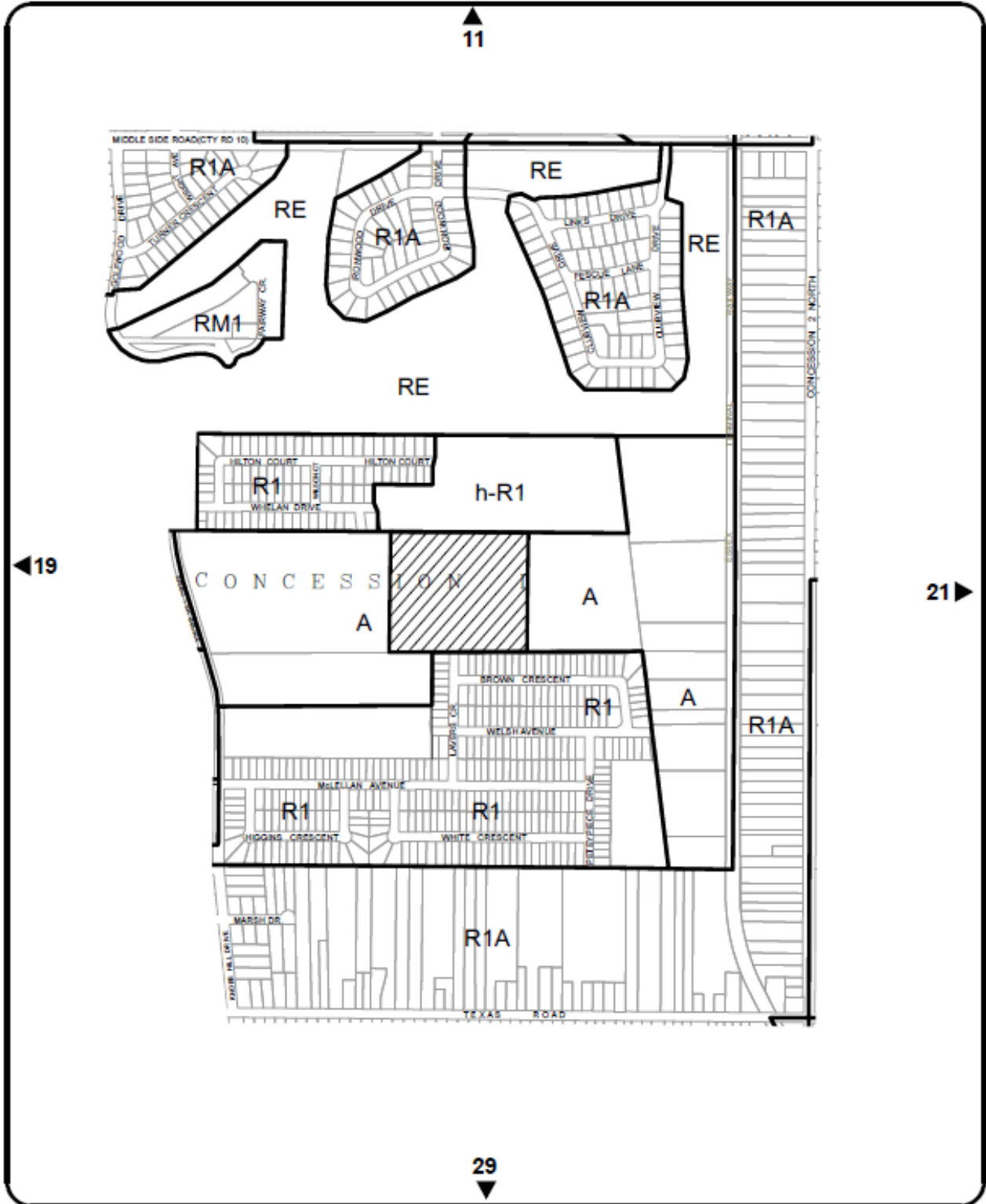
Read a first, second and third time and finally passed this 9th day of April, 2018.

MAYOR- ALDO DICARLO

CLERK- PAULA PARKER


TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW NO. 2018-23
 A BY-LAW TO AMEND BY-LAW NO. 1999-52



SCHEDULE 'A'
MAP 20

ZONING BY-LAW NO. 1999-52

A to R1 

MAYOR- ALDO DICARLO

CLERK- PAULA PARKER