



**TOWN OF AMHERSTBURG  
SPECIAL COUNCIL MEETING  
AGENDA**

**Monday, February 11, 2019**

**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](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**

### 3. SPECIAL PLANNING REPORTS

#### 3.1 Proposed Draft Plan of Subdivision for Kingsbridge Subdivision, File No. 37-T-18005

3

It is recommended that:

1. The report from the Manager of Planning Services dated January 22, 2019 regarding a Proposed Draft Plan of Subdivision for Kingsbridge Subdivision File No. 37-T-18005 **BE RECEIVED**;
2. The Draft Plan of Subdivision, File No. 37-T-18005, from 1078217 Ontario Limited, as shown on the attached Schedule A, **BE CONSIDERED** during this Statutory Public Meeting; and,
3. Administration **BE DIRECTED** to summarize any comments received at this public meeting and bring a report back at the next available 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: January 22, 2019
Author's Phone: 519 736-5408 ext. 2124	Date to Council: February 11, 2019
Author's E-mail: <a href="mailto:rbelanger@amherstburg.ca">rbelanger@amherstburg.ca</a>	Resolution #: N/A

To: Mayor and Members of Town Council

Subject: Proposed Draft Plan of Subdivision for Kingsbridge Subdivision, File No. 37-T-18005

1. **RECOMMENDATION:**

It is recommended that:

1. The report from the Manager of Planning Services dated January 22, 2019 regarding a Proposed Draft Plan of Subdivision for Kingsbridge Subdivision File No. 37-T-18005 **BE RECEIVED**;
2. The Draft Plan of Subdivision, File No. 37-T-18005, from 1078217 Ontario Limited, as shown on the attached Schedule A, **BE CONSIDERED** during this statutory public meeting; and,
3. Administration **BE DIRECTED** to summarize any comments received at this public meeting and bring a report back at the next available Council Meeting.

2. **BACKGROUND:**

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 86 single dwelling in Kingsbridge Subdivision (County of Essex File No. 37-T-18005). 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 east of Knobb Hill Drive and south of Whelan Avenue. The lands are described as Part of Lots 13 and 14, Concession 1 (Anderdon). The lands are vacant and have a total area of 6.2447 hectares (15.43 acres). The subject land is within the Primary Settlement Area designated in the County of Essex Official Plan and therefore the proposed development conforms with the approved upper tier plan.

**3. DISCUSSION:**

The County of Essex, through correspondence provided to the Town on December 20, 2018, requested that the municipality hold the statutory Public Meeting to obtain comments on the application for Draft Plan of Subdivision for lands generally located east of Knobb Hill Drive and south of Whelan Avenue.

The proposed Plan of Subdivision provides for 86 single detached dwellings. The proposed Draft Plan of Subdivision contemplates a maximum gross residential density of 10 units per hectare which is within the allowance of 22 units per hectare. The subject property is designated Low Density Residential in the Town’s Official Plan and therefore the proposal conforms with the land use policies in the Town’s Official Plan. The application is consistent with the Provincial Policy Statement and the County of Essex Official Plan.

Adjacent Land Uses

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

All of the proposed lots will front onto 20m wide public streets onto Lambert Lane, Lundy Lane and two interior streets that are name pending, depicted current as Street ‘O’ and Street ‘P’. Any names provided to the developer will be 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 upgraded 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 and planned for

Lundy and Lambert streets as well. The development will conform to the standards in the Town's Development Manual and other policies.

A public open house was held on January 15, 2019 with the applicant, and Administration from the Town to allow for public questions and comments. A small number of people (5) attended the open house and their questions were answered. A copy of the attendance sheet has been attached to this report. Comments and questions from the public included the timing of the development and storm water drainage. Administration recommends that the questions of the public that were in attendance have been sufficiently answered.

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 permits/clearances from other departments/agencies as required. Although the servicing of the lands will occur quickly and in conjunction with phase 7, the actual release of building permits will not occur until the completion of the installation of the sanitary forcemain which will service the northern part of the Town for new 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 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. Further, the developer intends to seek final approval and begin servicing phases 7 and 9 in the near future.

#### **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).

The subject lands are zoned holding Residential First (h-R1) Density zone. Until such a time that the sanitary forcemain which is providing sanitary sewage capacity for development in this portion of Town has been completed, the holding symbol will remain in place.

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

The cost associated with the applications and planning processes are the responsibility of the developer. The fees associated with this future development will include 86 lots x

\$13,049 in development charges at a total of \$1,122,214. Future property taxes are estimated at a total of \$414,520 in 2018 dollars (based on \$4,820 per property assessed at \$300,000 x 86 properties) annually for this phase in the development.

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 and Public Works 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.

At the time of the preparation of this report, comments had also been received from Union Gas requesting a paragraph in the subdivision agreement to provide easements as necessary.

**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-18005. An additional report summarizing the public comments along with a response by Administration will be prepared for the next Council Meeting. Should there be no one in attendance and no written comments received, Council may consider endorsing this phase of the subdivision during the regular Council Meeting that follows this public meeting.



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Rebecca Belanger  
**Manager of Planning Services**

**RB: kd**

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

**Name: Ontario Power Generation**  
**Email: [Executivevp.lawanddevelopment@opg.com](mailto:Executivevp.lawanddevelopment@opg.com)**

**Name: Essex Region Conservation Authority**  
**Email: [planning@erca.org](mailto:planning@erca.org)**

**Name: Windsor Essex Catholic District School Board**  
**Phone #: 519 253-2481**

**Name: Greater Essex County District School Board**  
**Phone #: 519 255-3200**

## Report Approval Details

Document Title:	Proposed Draft Plan of Subdivision for Kingsbridge Subdivision.docx
Attachments:	- Statutory Public Meeting-Feb 11-Kingsbridge Phase 9 Subdivision Planning Report-ATTACHMENTS.pdf
Final Approval Date:	Feb 4, 2019

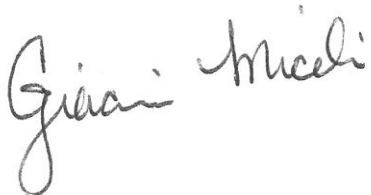
This report and all of its attachments were approved and signed as outlined below:



**Mark Galvin - Jan 31, 2019 - 10:06 AM**



**Cheryl Horrobin - Feb 1, 2019 - 5:34 PM**



**John Miceli - Feb 4, 2019 - 9:23 AM**



**Paula Parker - Feb 4, 2019 - 9:50 AM**





**Office of the Manager, Planning Services**

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

December 20, 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 (Anderdon)  
Applicant: 1078217 Ontario Limited  
County of Essex File No.: 37-T-18005**

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-18005.

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

June 19, 2018

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(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,



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

c.c. Rebecca Belanger

Mike Dunn



## THE TOWN OF AMHERSTBURG NOTICE OF OPEN HOUSE AND STATUTORY PUBLIC MEETING

The Town of Amherstburg will hold a Public Open House and the Statutory Public Meeting concerning a draft Plan of Subdivision pursuant to the provisions of the Planning Act, R.S.O. 1990.

### **PUBLIC OPEN HOUSE**

Tuesday January 15<sup>th</sup>, 2019  
at 5:00pm  
Libro Centre  
3295 Meloche Rd, Amherstburg, ON

### **STATUTORY PUBLIC MEETING**

Monday February 11<sup>th</sup>, 2019  
at 5:00 pm  
Amherstburg Townhall, Council Chambers  
271 Sandwich Street South, Amherstburg, ON

The County of Essex (the Approval Authority) has received Application No. 37-T-18005 for approval of a Plan of Subdivision on Part of Lots 13 and 14, Concession 1 (Anderdon) from 1078217 Ontario Limited, generally located east of Knobb Hill Drive and south of Whelan Avenue. The lands are vacant and have a total area of 6.2447 hectares (15.43 acres).

The applicants are proposing the creation of 86 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 December 21, 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.

**THE PURPOSE OF THE OPEN HOUSE** is to provide information to the public regarding the proposed Plan of Subdivision and to informally exchange information and comments with the public. There will be no formal presentation or meeting of Council at the Open House.

**THE PURPOSE OF THE PUBLIC MEETING** is to allow Council to receive comments from the public regarding the proposed Plan of Subdivision.

**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 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 (LPAT).

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at the public meeting or make written submissions at the public meeting or make written submissions to the County of Essex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) 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 Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.

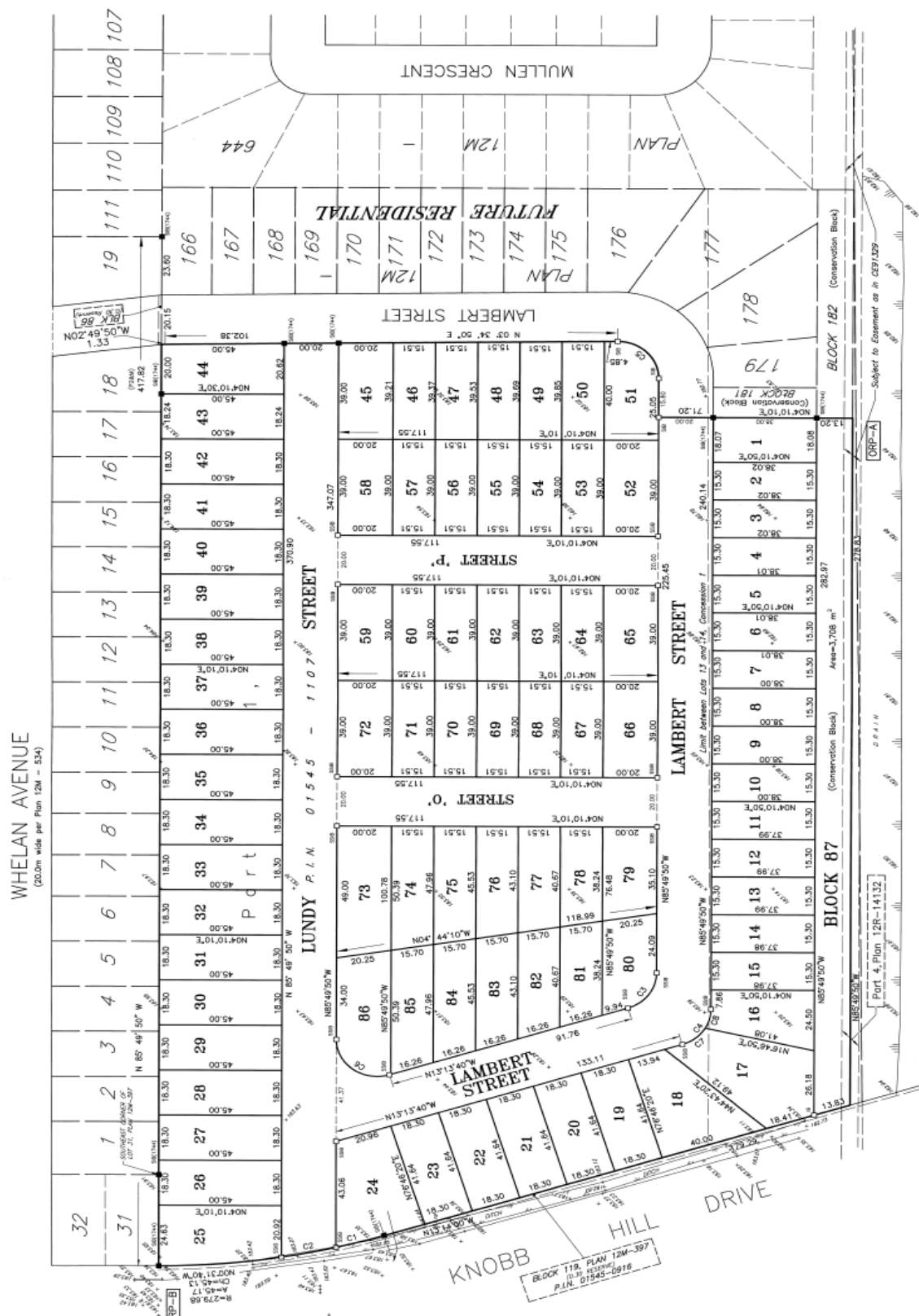
**ADDITIONAL INFORMATION** relating to the proposed Plan of Subdivision is available for inspection at the Town of Amherstburg Municipal Offices at 3295 Meloche Road, during normal office hours, 8:30 a.m. to 4:30 p.m.

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-18005.

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 2<sup>nd</sup> day of January, 2019.

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](http://www.amherstburg.ca)





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# Town of Amherstburg

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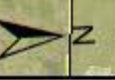
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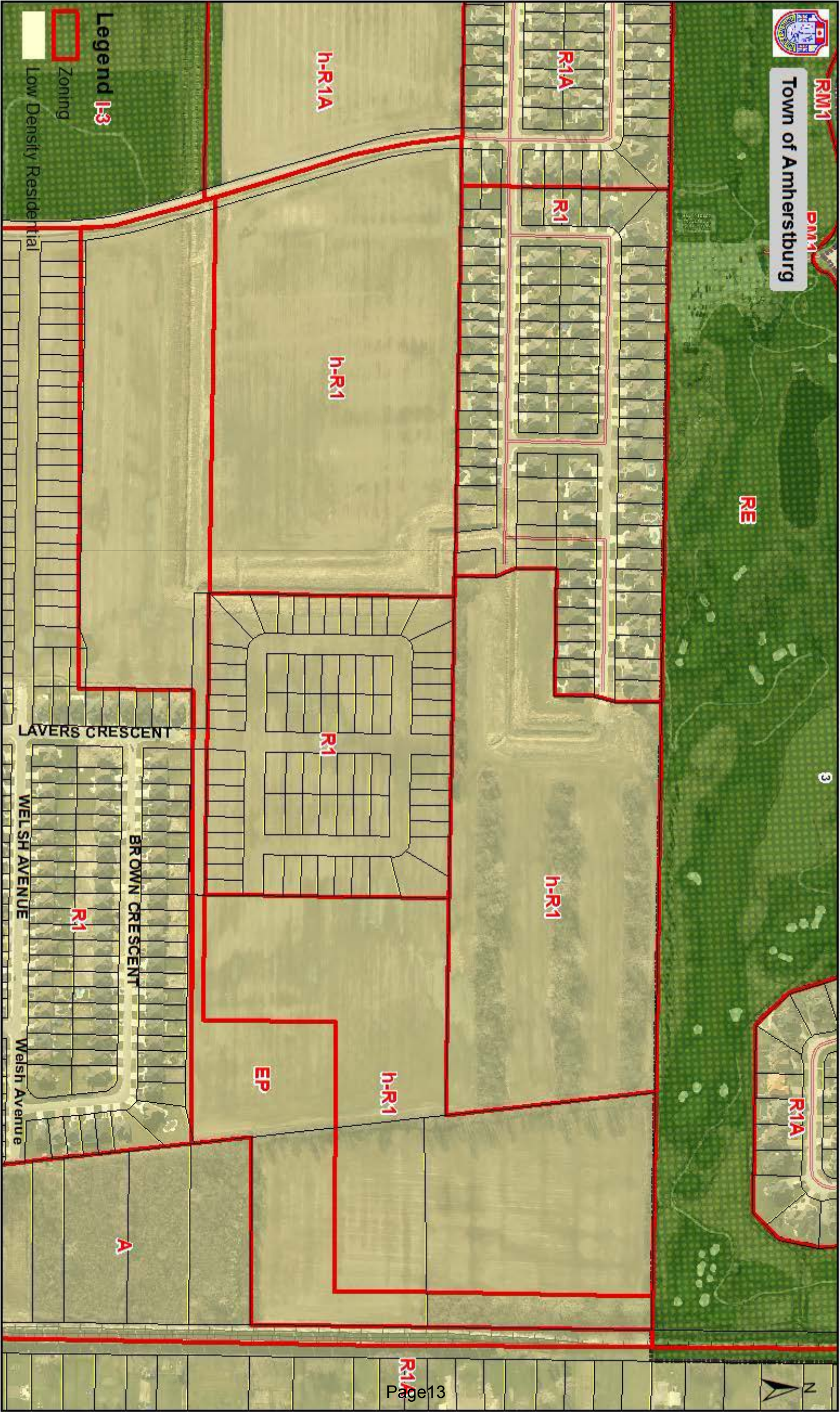
## Legend 1-3



Zoning

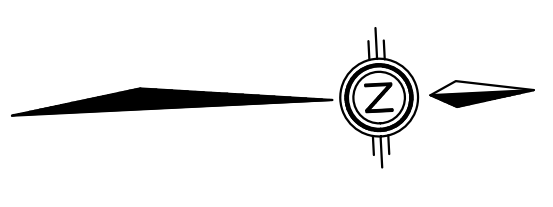
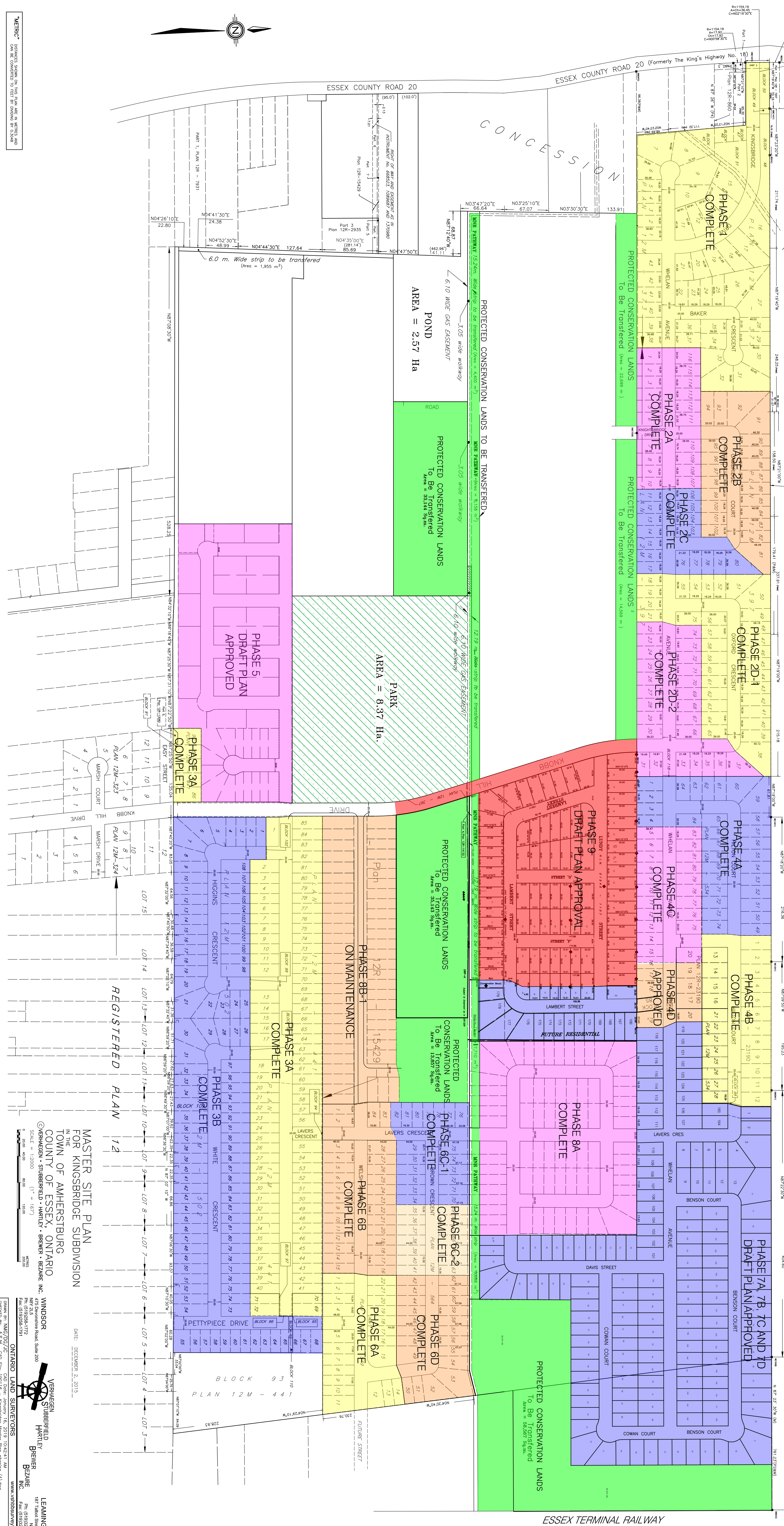


Low Density Residential



Part 4, Plan 12R - 8645

Part 1, Plan 12R - 11471



"METRIC"  
DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DATE: DECEMBER 2, 2015

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

WINDSOR  
475 Spadina Road, Suite 200  
Windsor, ON N9A 5P4  
Tel: (519) 254-1172  
Fax: (519) 254-1173  
www.windsorsurveyors.com

VERHEGEN  
SUBBERG  
HARTLEY  
BREWER  
BEZARE  
INC.  
187 Lakeshore Blvd. East  
Windsor, ON N9A 6K1  
Tel: (519) 254-2275  
Fax: (519) 254-2276  
www.verhegensurveyors.com

ONTARIO LAND SURVEYORS  
REGISTERED PROFESSIONAL SURVEYORS  
REG. NO. 12010  
SCALE: 1:12000  
1" = 163.7'  
0 200 400 600 800 1000 METERS

WORK ORDER: 4-28774 FILE NO.: S-156(WND)

## Greater Essex County District School Board

451 Park St. W., P.O. Box 210, Windsor, ON N9A 6K1 · 519-255-3200



VIA EMAIL ONLY

January 24, 2019

The Corporation of the County of Essex  
c/o Bill King, MA, AMCT, MCIP, RPP  
Manager of Planning Services  
360 Fairview Avenue West  
Essex, Ontario N8M 1Y6  
Email: [bking@countyofessex.on.ca](mailto:bking@countyofessex.on.ca)

Mr. Bill King:

**Re: County of Essex Proposed Draft Plan of Subdivision Application 37-T-18005 – Greater Essex County District School Board Comments**  
**Development Name: Kingsbridge Phase 9 Subdivision**  
**Civic Address: Extension of Lambert Street, east of Knobb Hill Drive and South of Whelan Avenue**  
**Legal Description: Part of Lots 13 and 14, Concession 1; (Former Geographic Township of Anderdon), Town of Amherstburg**  
**Owner/Applicant: 1078217 Ontario Limited  
c/o Michael Dunn**

This correspondence is in response to the above-noted planning application. The Greater Essex County District School Board (the “Board”) have had an opportunity to review the County of Essex (the “County”) Request for Comments, in the letter dated December 20, 2018, for the subdivision application, County File Number 37-T-18005, and offer the comments below.

The purpose and effect of the subject application is to create a total of eighty-six (86) residential dwelling units on 6.2 hectares of land area. The draft plan of subdivision (the “Plan”) in a single phase of development.

The residential dwelling units are broken down into eighty-six (86) single detached residential lots, 1 Conservation Block and associated Roads on the Plan on 8.6 hectares land area.

As a result of the Board's review, we note that the development proposal is located in the existing school catchments of Anderdon Public School and General Amherst High School, with the French Immersion program being offered at Amherstburg Public School (phased in starting in 2016/2017 School Year) and Sandwich Secondary School. As such, the Board requests the

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[www.publicboard.ca](http://www.publicboard.ca)

following conditions of approval be incorporated into the County's recommended decision on the application:

1. That the Owner enters into a Subdivision Agreement with the Town of Amherstburg (the "Town") wherein the Owner agree to all the requirements of the Board for the Plan, through special provisions contained within the Subdivision Agreement.
2. That the Subdivision Agreement between the Owner and Municipality be registered against the lands to which it applies prior to the Board providing a clearance letter of the associated conditions of approval on the Plan.
3. That the Subdivision Agreement between the Owner and the Town contain provisions requiring sidewalks be designed and installed, along the roads within the Plan, in accordance with the Town's Development Manual, and that they are maintained, inclusive of winter control, to facilitate pedestrian movement and safety of students, to the satisfaction and clearance of the Board prior to execution of the Subdivision Agreement. Further that a copy of the approved sidewalk plan for the Plan, prepared to the satisfaction of the Town be submitted to the Board.
4. That the Subdivision Agreement between the Owner and the Town contain provisions requiring notice on offers to purchase, purchase and sale agreements or lease and in the title, deed or lease for purchasers of lots and/or blocks within the Plan to be aware that students may not necessarily be able to attend the closest neighbourhood school and could be bussed to a distance school with available capacity or could be accommodated in temporary portable space, to the satisfaction and clearance of the Board prior to execution of the Subdivision Agreement.
5. That the Subdivision Agreement between the Owner and the Town contain provisions requiring notice on offers to purchase, purchase and sale agreements or lease and in the title, deed or lease for purchasers of lots and/or blocks to within the Plan to be advised that education development charges shall be collected prior to building permit issuance, in accordance with the Board's Education Development Charges By-law, as amended time to time, pursuant to the *Education Act*, to the satisfaction and clearance of the Board prior to execution of the Subdivision Agreement.
6. That the Owner agrees that, should the Plan be phased, a copy of the phasing plan must be submitted to the Board, prior to final approval. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and residential units for each phase of the Plan.
7. That prior to the approval by the County, the County is advised in writing by the Board how the above-noted conditions have been satisfied.

The Board requests the following notes to the approval be incorporated into the County's recommended decision on the Plan application:

1. That clearance is required from the Board to my attention at the address below and will require a copy of the Registered Subdivision Agreement, in order to expedite clearance of the final plan.
2. That the Owner shall provide the Board a properly geo-referenced AutoCAD and ArcGIS files of the final Plan, to the satisfaction of the Board.



The Board realizes that the Town, as delegated from the County, will be proceeding forward with the Public Meeting for this Plan as some point in the near future for public input on the Plan, as well as the related Zoning By-law Amendment Application, so as to implement the Plan.

The Board requests that the County provide any revisions to this project to the Board, as well as any Notice of Decision rendered by the County on this above-noted Draft Plan of Subdivision Application.

Should you have any questions or concerns on the above, please do not hesitate to contact the undersigned.

Yours Truly,

Bryan Pearce, HBA, CPT, MCIP, RPP  
Planning Officer  
Greater Essex County District School Board  
451 Park Street West, PO Box 210  
Windsor, Ontario N9A 6K1  
Telephone: (519) 255-3200 Extension 10308  
Toll-Free: (888) 779-7735  
Cell Phone: (519) 995-3377  
Facsimile: (519) 255-1514  
Email: [bryan.pearce@publicboard.ca](mailto:bryan.pearce@publicboard.ca)

cc.

Michael Dunn, Secretary & President of the above-noted OL Companies (Owner/Applicant) (Email: [mrdunn@dunncompanies.com](mailto:mrdunn@dunncompanies.com))  
Rebecca Belanger, Manager of Planning Services, Town of Amherstburg (Email: [rbelanger@amherstburg.ca](mailto:rbelanger@amherstburg.ca))

**From:** [ONTUGLLandsINQ](#)  
**To:** [Katrina DiGiovanni](#)  
**Subject:** RE: Notices of Public Meeting- Plan of Subdivision-Kingsbridge Subdivision Phase 9  
**Date:** Tuesday, January 22, 2019 4:16:53 PM

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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.

**Mary Jane Patrick**

Analyst, Land Services

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**ENBRIDGE GAS INC., OPERATING AS UNION GAS**

TEL: 519-436-4578

email address: [mpatrick@uniongas.com](mailto:mpatrick@uniongas.com)

50 Keil Drive North, Chatham, Ontario N7M 5M1

[uniongas.com](http://uniongas.com)

**Integrity. Safety. Respect.**

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**From:** Katrina DiGiovanni [mailto:[kdigiovanni@amherstburg.ca](mailto:kdigiovanni@amherstburg.ca)]  
**Sent:** January-22-19 1:17 PM  
**To:** Giovanni (John) Miceli; Antonietta Giofu; Todd Hewitt; Ron Meloche; Paul Acton; Angelo Avolio; Rob Unis; Michelle Lavin-Faucher; Paula Parker; Antonio Marra; 'ONTUGLLandsINQ@uniongas.com'; 'Executivevp.lawanddevelopment@opg.com'; [planning@erca.org](mailto:planning@erca.org); Denise Kimmerly  
**Subject:** [External] Notices of Public Meeting- Plan of Subdivision-Kingsbridge Subdivision Phase 9

Good morning,

As per Planning Act regulations please find attached the circulation of a Notice of Public Meeting for a proposed plan of subdivision with associated applications for property in Kingsbridge Subdivision, Town of Amherstburg, for your information and comments.

Please provide the Town with any comments by January 30, 2019.

Regards,

**Katrina DiGiovanni**

*Planning Clerk*

Town of Amherstburg

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