



**TOWN OF AMHERSTBURG  
SPECIAL COUNCIL MEETING  
AGENDA**

**Monday, April 23, 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](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.

---

**Pages**

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

### 3. SPECIAL PLANNING REPORTS

#### 3.1 Zoning By-law Amendment for 689 Texas Road – The Fort Family Fun Centre

3

It is recommended that:

1. The report from the Manager of Planning Services dated April 6, 2018, regarding the Zoning By-law Amendment for 689 Texas Road **BE RECEIVED**;
2. Administration conceptually **SUPPORTS** further recreational development on the subject lands as the Official Plan envisions its use; and,
3. Comments received at this public meeting and in this Planning Report **BE ADDRESSED** by the applicants and Administration continue to **FACILITATE** with the developer and their consultants toward solutions to the matters raised in this report and by the public.

### 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: April 6, 2018
Author's Phone: 519 736-5408 ext. 2124	Date to Council: April 23, 2018
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: Zoning By-law Amendment for 689 Texas Road – The Fort Family Fun Centre

1. **RECOMMENDATION:**

It is recommended that:

1. The report from the Manager of Planning Services dated April 6, 2018, regarding the Zoning By-law Amendment for 689 Texas Road **BE RECEIVED**;
2. Administration conceptually **SUPPORTS** further recreational development on the subject lands as the Official Plan envisions its use; and,
3. Comments received at this public meeting and in this Planning Report **BE ADDRESSED** by the applicants and Administration continues to **FACILITATE WITH** the developer and their consultants toward solutions to the matters raised in this report and by the public.

2. **BACKGROUND:**

Changes to the Planning Act enacted through Bill 73 require that municipalities summarize how comments received during planning processes, including public meetings, impact Council's decisions.

The Town is in receipt of an application for a Zoning By-law Amendment from 2553207 Ontario Inc., also known as The Fort Family Fun Centre submitted by Tony Rosati. The application has requested the establishment of a site specific zoning to support the development of an electric go-kart race track and a campground. The property subject to the application for the Zoning By-law Amendment is described as Part Lot 3,

Concession 2, Parts 1 and 2, 12R-5939, municipally known as 689 Texas Road. The subject property has 612.7 ft frontage and 787.20 depth with an area of 14.65 acres.

Pre-consultation was held with the Manager of Planning Services and the site plan was assessed by the Internal Technical Advisory Committee.

### **3. DISCUSSION:**

Key issues include the following:

1. Policy considerations
2. Items for further discussion
3. Potential land use impacts
4. Next Steps

The purpose of the Zoning By-law Amendment is to change the zoning of the south-west portion of the lot from Agricultural (A) Zone to a site specific recreation zone to permit a campground with restrictions. The remainder of the property is already zoned Recreation (RE). The Zoning By-law Amendment is required to allow for two restricted uses, as defined in the Zoning By-law Section 3.27. The applicant is proposing the construction of an electric go-kart race track on the north-western portion of the lot (restricted use 3.27(vii)) and a 202 site campground on the southern portion of the lot (restricted use 3.27(xii)). Restricted Uses in the Town's Zoning By-law are prohibited either alone or in conjunction with other uses, unless specifically listed as a permitted use in a specific zone.

#### **Policy considerations**

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

The lot in question is currently designated Recreational Development and Neighbourhood Commercial in the Official Plan. Small scale commercial uses are permitted in the Neighbourhood Commercial designation and recreational facilities such as public or private commercial recreational facilities including marinas, campgrounds, restaurants, snack bars, parking areas and auxiliary buildings are permitted in the Recreational Development designation.

Section 2.16 of the Official Plan states:

*“Mobile homes and trailers shall not be permitted except in appropriate designations such as a Modular Home Park designation or a Recreational Commercial designation. Mobile homes used for seasonal farm labour shall be specifically listed as a permitted use in the Agricultural Zones in the Zoning By-law. Mobile homes for other purposes may be permitted by the adoption of temporary use by-laws.”*

Section 4.4 of the Official Plan provides the Commercial Land Use Designation policies.

#### **“COMMERCIAL LAND USE DESIGNATIONS**

*The Commercial classification of land shall mean that the predominant use of land in the area so designated shall be in accordance with the uses as defined in these*

sub-classifications: *Neighbourhood Commercial and General Commercial. The General Commercial designation also has special added policies for select areas to guide automobile oriented development to appropriate locations on Sandwich Street and Simcoe Street, to permit added enhancements in gateway locations and to provide incentives for the core area. In addition, such non-commercial uses are complementary to and serve the respective Commercial uses shall also be permitted where defined as such under the commercial sub-classification definitions. In addition, there are commercial areas identified as Special Policy Areas. The general principles to be considered in the development and control of the use of such lands are as follows:*

### *Neighbourhood Commercial*

*The uses permitted in the Neighbourhood Commercial designation shall be limited to those commercial uses which provide for the sale of convenience goods and services to meet the daily living needs in foods, sundries and personal services, and may include neighbourhood business and professional offices.*

*The development of Neighbourhood Commercial areas may take place in the form of a small shopping plaza owned and operated as a unit or as individual establishments. The scale of development shall be guided by the population of the area to be served, the location of the site relative to abutting land uses and road classification. The actual size of the uses permitted will be specified by the Zoning By-law.*

*Adequate parking shall be provided for all permitted uses, and access points to such parking shall be limited in number and designed in a manner that will minimize the danger to both vehicular and pedestrian traffic.*

*No open storage shall be permitted in Neighbourhood Commercial areas.*

*The location of the Neighbourhood Commercial areas shall be in accordance with Schedules "A" and "B". Any new Neighbourhood Commercial facilities will require an amendment to this Plan, and shall be sited to minimize its effect on adjoining Residential areas.*

*The building or buildings contained within a Neighbourhood Commercial area, and any lighting or signs, shall be designed and arranged so as to blend in with the character of the adjacent Residential area, and all development will be subject to Site Plan Control.*

The majority of the lands are designated Recreational Development Designation.

Section 4.7 states:

#### **"RECREATIONAL DEVELOPMENT DESIGNATION**

*The predominant use of land in areas designated Recreational Development shall be recreational facilities including parks, marinas, golf courses, residences and offices associated with the recreational uses, and other public or private*

commercial recreational facilities including restaurants, snack bars, parking areas and auxiliary buildings and uses.

Uses permitted on Bois Blanc Island, known locally as Boblo Island and designated Recreational Development, shall be for a combination of residential, commercial recreational and entertainment establishments such as, but not limited to, restaurants, hotels, motels, taverns and marinas. Residential development on the island shall be at a range of densities and dwelling types in accordance with the policies of this Plan and the standards, regulations, policies and guidelines of the Ministry of Environment. Marina development and shoreline work will be subject to the standards, regulations, policies and guidelines of the federal government.

### Goals

The following goals are adopted for recreational development:

- (1) To bolster the economy of the area by developing the Town's recreation and tourist potential;
- (2) To set aside certain areas for recreational development which have a high recreation capability and do not deter from agriculture;
- (3) To ensure that the design of recreation facilities is in harmony with nature;
- (4) To utilize Bois Blanc/Boblo Island to its fullest potential as both a recreational attraction and as a desirable residential development and provide appropriate flexibility to permit uses in order to ensure creative redevelopment.

### Policies

Recreational development will be permitted in accordance with the following policies/criteria:

- (1) **Intensive recreational activities are to be provided with adequate setbacks from adjacent properties;**
- (2) All uses should have adequate access roads and be situated on a County Road or on Boblo Island;
- (3) **Water supply and septic or sewage disposal facilities must satisfy the requirements of the Town or its designated agent under the Building Code or the Ministry of Environment under the Ontario Water Resources Act whichever is applicable;**
- (4) New recreational uses will be allowed to proceed subject to an amendment to the Zoning By-Law and to a Site Plan Control agreement stipulating the height and siting of buildings, landscaping, parking, location of services, access, grading and methods of protecting and enhancing the shoreline, etc.
- (5) All existing recreational uses at the date of adoption of this Plan shall be allowed to expand provided the expansion is limited to within the boundaries of the existing Recreational Development Designation, and the uses are able to conform to the policies of this subsection and to the zoning requirements. (Modification #33)

- (6) Campgrounds shall be permitted in accordance with the following criteria:
- a) the minimum lot area shall be 1 hectare;
  - b) the minimum lot frontage shall be 60 metres;
  - c) the use shall be of a seasonal nature;
  - d) The use shall be subject to municipal licensing controls.”

#### County of Essex Official Plan

Section 1.1 of the Official Plan states that the purpose of the plan is to provide a policy framework that will provide guidance and direction to the seven local municipalities in their preparation and future interpretation of updated local Official Plans, Official Plan amendments and Zoning By-laws. The County Official Plan provides the fundamental policy framework from which more detailed land use planning can be continued by the local municipalities. The subject lands are located within the settlement area in the County of Essex Official Plan. Section 3.2.3 of the County Plan states that future growth and development is encouraged to locate within the settlement areas designation. Section 2.2 states that non-resource related growth and development to settlements where it can be serviced, with a particular emphasis on Primary Settlement Areas.

Section 2.10 Sewage and Water Systems states **“the local municipality must confirm the availability of the required servicing capacity prior to development being approved”**.

#### Provincial Policy Statement 2014

The subject lot is within the boundaries of the settlement area. The Provincial Policy Statement (2014) promotes growth and development in settlement areas (Section 1.1.3.1).

The Zoning By-law Amendment is in conformity with the Provincial Policy Statement (2014), especially section 1.5.1(b) which states that ‘*Healthy, active communities should be promoted by: (b) planning and providing for a full range and equitable distribution of publically-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources*’.

#### **Items for further consideration**

- a) *Noise and Vibration*- The westerly most extent of the campground would be located within approximately 125 feet of the existing ETR railway line. Further at this point the site plan identifies a number of camp sites within 90 feet of an existing residence. The proposed electric go kart track would be located approximately 210 feet from the closest residence.

The County Official Plan states with regard to noise *“prior to the approval of any applications for Official Plan amendments, zoning by-law amendments, plans of subdivision or condominium, land division, committee of adjustment approval or any development that is subject to site plan control on lands within 100 metres of a railway line right of way, Provincial Highway or stationary sources of noise, a noise feasibility*

*study shall be completed and submitted to the appropriate agencies. Appropriate measures to mitigate any adverse impacts from noise and/or vibration that were identified shall be undertaken.”*

*“Setbacks, berming, fencing or other safety measures may be required to the satisfaction of the Approval Authority. The recommendations of the above policies shall be incorporated as conditions of approval in all development agreements.”*

Town administration through on-going consultation with the applicant and their agents, have requested a noise assessment to address the above concerns relating to noise from the proposed use. To date this information has not been received by the Town. As some of the recommendations resulting from a noise study may need to be incorporated into the site specific zoning by-law amendment for the subject lands including setbacks from adjacent residences for camp sites, approval of the amendment is not recommended at this time.

b) *Sanitary and Storm Servicing-* As noted earlier in this report, policies in the Town and County Official Plan require the confirmation of adequate storm and sanitary servicing prior to approval of a Zoning By-law Amendment. The Public Works Department has previously provided comments as follows:

- “- There are no details of the amount of sewage that will be generated by this development. Based on the MOECC guidelines the demand is similar to residential. A flow monitoring study was completed on the Texas road sewer in 2015 to allow for additional homes within Kingsbridge. These homes have now been accounted for which leaves little capacity in the Texas Road sewer near County Road 20 at this time. An additional study would be required to determine if there is currently capacity for this development.*
- There is no information of water demand or what size service is required. This will be a private water system within the park.*
- The stormwater calculations are incomplete. A full stormwater analysis will be required.*
- I would suggest that DC’s would need to be charged for each site. At the very least the sanitary and water component should be charges as this development would use capacity at the AWWTP and AWTP.*
- I would suggest the Town would require flow meters on the sanitary outlets due to the concern regarding inflow.”*

The flow monitoring that was conducted on the Texas Road sewer in 2015 was undertaken at the cost of the developer of Kingsbridge Subdivision to determine if additional development in Kingsbridge Subdivision could be directed to the Texas Road sewer near County Road 20. The Public Works Department has recommended previously that confirmation of sanitary sewer capacity be received from the developer’s consulting engineer. This confirmation of capacity is required for the Texas Road sewer which is the proposed sanitary outlet for the development.

Further from an email sent to the applicant’s agent on October 2, 2017, regarding stormwater management *“Demonstrate how you are managing the stormwater runoff, the release rate currently vs. how much additional run off going into 4 weeping tiles after developed. Consultation with the County of Essex required regarding draining into*



County ditch on Cnty Rd 5.” A legal outlet for the stormwater has not been confirmed to date.

*c) The Fire Department- application of the Ontario Building Code, access route design*

The Fire Department continues to express concerns regarding the site plan as proposed. Section 3.2.5.6 of the Ontario Building Code requires:

*“3.2.5.6. Access Route design*

*(1) A portion of a roadway or yard provided as a required access route for fire department use shall,*

*(a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory,*

*(b) have a centreline radius not less than 12 m,*

*(c) have an overhead clearance not less than 5 m.”*

The request to provide the centreline turning radius and width of access route for fire trucks can however be addressed as part of site plan control. To meet the requirements of the OBC, a small number of campsites would be removed.

**Other Potential Land Use Impacts**

*Traffic on Texas Road-* the internal Technical Advisory Committee reviewed the site plan in the context of additional traffic generation on Texas Road, the slowing of the movement of vehicles and trailers turning into the site and the adequacy to queue traffic at peak times. The Town has requested a quantification of how traffic would be handled at peak times and whether the queuing lanes are sufficient. Also whether the staging area should be relocated, or extended. In response to this concern, the applicant’s agent stated that they would show additional vehicles in the entrance lane.

*Access to the ERCA Cypher Greenway-* As noted in the correspondence received from ERCA on April 6, 2018 the subject land is located immediately north of the property owned by the Essex Region Conservation Authority. It was noted in their review that a public access point is being proposed through the campground to connect to the ERCA Cypher Greenway Trail. A permit would be required to allow for an access to any designated Conservation Area per Section 29 (Subsection 4(3)) of the Conservation Authorities Act and regulations. Further ERCA is recommending the installation of a fence as part of the site plan development to avoid contraventions of the Act, to maintain safe and controlled access points. These matters can be addressed as part of site plan control.

**Next Steps**

With the direction of Council, Administration will continue to work with the applicant to resolve the items identified for further discussion in this report and as attached, and any other issues raised at this public meeting. Once these items have been clarified and resolved, it would be appropriate to review the outcomes at a future Council Meeting.

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

A potential noise nuisance factor exists for the development of the property. Administration recommends that the applicants complete a Noise Study prior to the passing of the Zoning By-law Amendment.

Further, the ability to convey and transport sanitary sewage from this site to the Amherstburg Wastewater Treatment Plant cannot be confirmed. The applicant has been advised of the need to undertake this analysis and to date this matter remains outstanding.

A legal outlet for stormwater management will need to be confirmed by the applicant. At present, the draft stormwater management analysis identifies the ditch on County Road 5 as the preferred outlet. The County will need to provide permission to use this ditch as the outlet for the stormwater.

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

All costs associated with the application and development will be the responsibility of the applicant. The development of the lands will provide revenue in the form of development charges and future recreational tax assessment toward funding growth related investment by the Town and provision of municipal services respectively.

Due to potential for noise and nuisance as a result of the proposed development, the Town could anticipate possible future budget impacts with respect to By-law Enforcement complaints and investigations.

It should be noted that this section of Texas road is in the top 5 roads for replacement on the roads needs study. This proposed development may affect the timing and scope of that future road repair.

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

The Internal Technical Advisory Committee was consulted prior to the acceptance of an application for the Zoning By-law. The Fire Department, Public Works and the Building Department all provided comments on the proposed site plan. The Essex Region Conservation Authority also provided correspondence on April 6, 2018. At this point, the Town is expecting comments from the County of Essex.

The Notice of Public Meeting was published in the local newspaper 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. A small number of neighbours have emailed and phoned the Planning Division. These individuals were advised of the date and time of the public meeting and option to submit comments in writing.

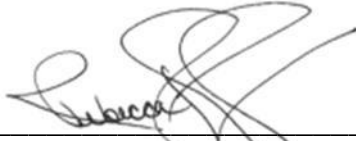
The Building Department has provided the additional comments as a result of the circulation of the Zoning By-law Amendment. These comments have been attached to

the report. It is recommended that these matters can be addressed and confirmed as part of site plan control. There is one issue though raised by both Public Works and the Building Department which requires clarification in advance of the approval of the Zoning By-law Amendment. The question by the Building Department is whether the dumping station is tied to the sanitary sewer system or a holding tank. The overall issue of sanitary sewage from this site requires greater assessment and clarification. The Town also continues to seek clarification from the developer as to whether an Environmental Compliance Approval is required for the sanitary design from the MOECC.

**7. CONCLUSION:**

Administration conceptually supports additional recreational use on the subject lands as provided for in the Official Plan policies. It is recommended that the rezoning be held in abeyance until a Noise Study has been received by the Town. Further, the outstanding additional issues raised above be addressed including confirmation of sanitary capacity in the Texas Road sewer. It is further recommended that any comments received at this public meeting along with any comments from agencies and departments be addressed to Council at a future date as to how these matters are resolved.

Due to the changes to the Planning Act under Bill 73, municipalities need to explain the effect of public input on planning decisions.



---

Rebecca Belanger, MCIP, RPP  
**Manager of Planning Services**

**ss**

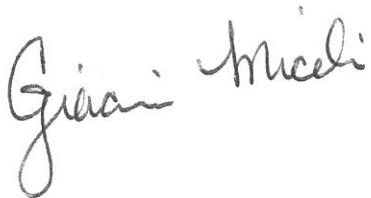
## Report Approval Details

Document Title:	Zoning By-law Amendment for 689 Texas Road - The Fort Family Fun Centre.docx
Attachments:	- Report to Council- Apr. 23- ZBA for 689 Texas Road- ATTACHMENTS.pdf
Final Approval Date:	Apr 13, 2018

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



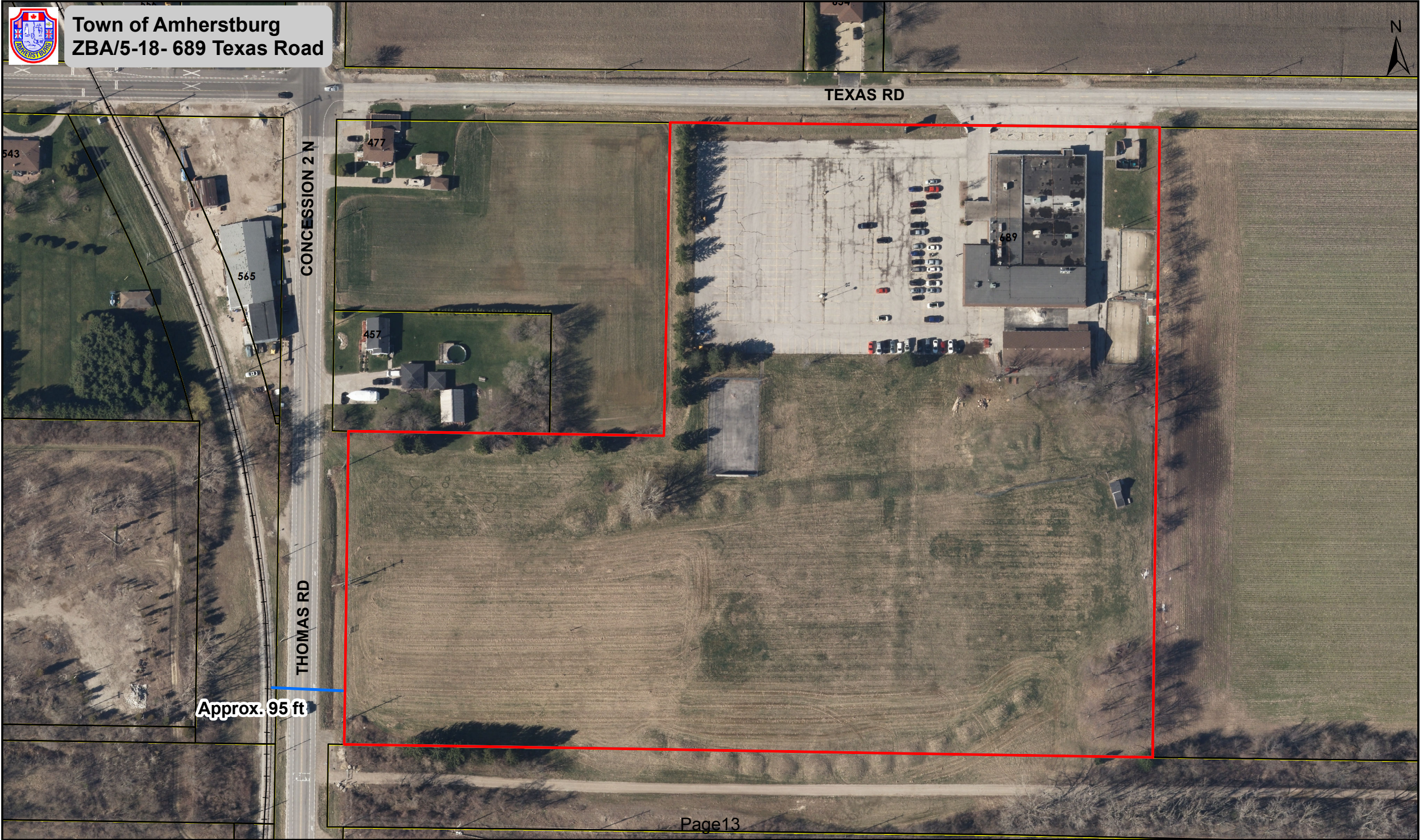
**Cheryl Horrobin - Apr 11, 2018 - 4:53 PM**



**John Miceli - Apr 11, 2018 - 6:04 PM**



**Paula Parker - Apr 13, 2018 - 11:36 AM**



TEXAS RD

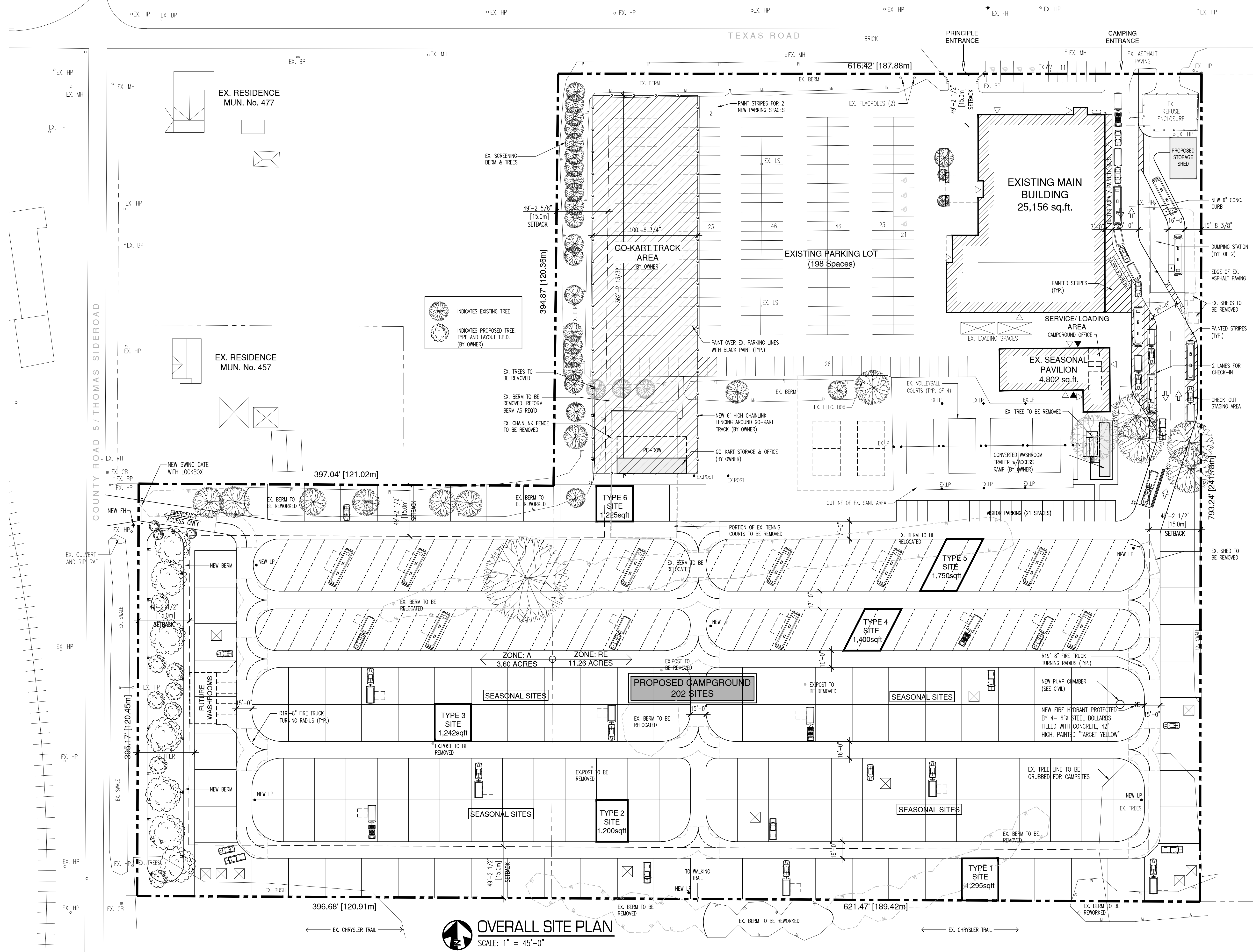
CONCESSION 2 N

THOMAS RD

Approx. 95 ft

# PROPERTY INFORMATION

PROJECT CLASSIFICATION =	GROUP 'C'
SITE AREA 1 ZONING =	RECREATION (RE)
SITE AREA (RE) =	490,606 SQ.FT. (11.26 ACRES)
SITE AREA 2 ZONING =	AGRICULTURAL (A)
SITE AREA (A) =	156,954 SQ.FT. (3.60 ACRES)
TOTAL SITE AREA =	647,560 SQ.FT. (14.87 ACRES)
FRONT YARD SETBACK =	49.2' (15.0m)
REAR YARD SETBACK =	49.2' (15.0m)
INTERIOR SIDE YARD SETBACK =	49.2' (15.0m)
EXTERIOR SIDE YARD SETBACK =	49.2' (15.0m)
EXISTING MAIN BUILDING AREA =	25,156 SQ.FT. (2,337.1m <sup>2</sup> )
EXISTING PAVILION AREA =	4,802 SQ.FT. (446.1m <sup>2</sup> )
TOTAL EXISTING BUILDING AREA =	29,958 SQ.FT. (2,783.2m <sup>2</sup> )
MAX. LOT COVERAGE =	259,024 SQ.FT. (40.0%)
BUILDING FOOTPRINT =	29,958 SQ.FT. (4.63%)
PARKING REQUIRED =	152 SPACES INCL. 3 B.F. SPACES
EXISTING PARKING =	278 SPACES INCL. 8 B.F. SPACES
PARKING TO BE REMOVED =	82 SPACES
PARKING TO BE ADDED =	2 SPACES
TOTAL PARKING PROVIDED =	198 SPACES INCL. 8 B.F. SPACES
LOADING SPACES REQUIRED =	2 SPACES
LOADING SPACES PROVIDED =	2 SPACES
LANDSCAPE AREA REQUIRED =	N/A



**OVERALL SITE PLAN**  
SCALE: 1" = 45'-0"

6555 MALDEN ROAD, WINDSOR, ONTARIO, N9H 1T5  
PH: 519.734.6511

**DRAWING TITLE:**  
OVERALL SITE PLAN

**PROJECT/CLIENT:**  
PROPOSED CAMPGROUNDS  
689 TEXAS ROAD, AMHERSTBURG, ON.

DATE	ISSUED FOR:	DATE	ISSUED FOR:
09.11.17	PRELIM. S.P.C.		
03.08.18	SPC SUBMISSION		

**PROJECT No.:** 2016086.002

**SCALE:** 1" = 45'-0"

**DRAWN BY:** MH

**CHECKED BY:** DI

**GENERAL NOTES:**  
ALL DIMENSIONS TO BE CALCULATED AND VERIFIED ON THE JOB SITE. ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT OR ENGINEER. ALL DRAWINGS REMAIN THE PROPERTY OF ROSATI GROUP INC.

**DO NOT SCALE DRAWINGS**

© ROSATI CONSTRUCTION INC. ALL RIGHTS RESERVED

**STAMP:**

**STAMP:**

**NOTES:**

**DRAWING No.:**  
**A1.0**

## Rebecca Belanger

---

**From:** Rebecca Belanger  
**Sent:** October-02-17 4:14 PM  
**To:** Denis Gauthier  
**Subject:** RE: The Fort - Campground SPC

Hi Denis,

The administrative Technical Advisory Committee met on Thursday to discuss a number of planning applications presently under review by the Town. The Committee consists of Public Works, Fire, Building and Planning administration.

The following comments are provided by the group for your consideration and modifications to the site plan as necessary:

- A Traffic impact assessment is not necessary, however the applicant must demonstrate how they will handle traffic flow at peak times, i.e. if queuing lanes are sufficient, if staging area should be relocated, or extended.
- To confirm if a hydrant is required at the east side of the property (although fire has requested this be installed)
- The OBC Group classification of the project is a "C".
- One access to entire site is a great concern. Fire suggested installing an emergency gate they would have a key to (or lockbox) at the southwest corner of the property off of County Road 5. This would be an ideal location for a hydrant to provide water to the back of the property.
- A culvert would be required over the existing swale to provide access to the emergency gate.
- Driveway aisles are too narrow. As currently proposed, widths for the fire trucks are not sufficient and we are not sure if there is enough turning radius between sites.
- Demonstrate how you are managing the stormwater runoff, the release rate currently vs. how much additional run off going into 4 weeping tiles after developed.
- Consultation with the County of Essex required regarding draining into County ditch on Cnty Rd 5.
- What is the purpose of the sanitary run between site types 2 and 3? Analysis for sanitary capacity to be confirmed that the required services can be provided as proposed. Confirmation whether an Environmental Compliance Approval will be required for the sanitary design by MOECC.
- All departments had concerns regarding noise of go-karts and camp sites adjacent to the residential neighbours. Noise study required to address the impacts of noise from the proposed use of the use.
- A Site Specific Zoning By-law Amendment will be required to request a change of the portion of the property from Agricultural (A) Zone to Recreational (RE), support the proposed motorized go-cart track and provide for the proposed aisle widths for the traffic in the campground.
- It was also discussed that the first proposed row of campsites immediately to the south of 457 County Road 5 (residence) should be considered to be removed. The residents that live in that dwelling would be subjected to noise from both a go-cart track and campsites within proximity of 90 feet from their home. The installation of campsites to the immediate south of this home would require the removal of the existing berm as well which would presently assist in noise attenuation.

Please let me know if you require additional information regarding any of these comments.

Kind Regards,

**Rebecca Belanger, BA, MCIP, RPP**

Manager of Planning Services

Town of Amherstburg

3295 Meloche Road, Amherstburg, ON, N9V 2Y8

Tel: 519-736-5408 x 2124 Fax: 519-736-9859

## Rebecca Belanger

---

**From:** Denis Gauthier [REDACTED]  
**Sent:** October-05-17 8:51 AM  
**To:** Rebecca Belanger  
**Cc:** Kathy Hengl  
**Subject:** RE: The Fort - Campground SPC

Hi Rebecca,

I have met with the clients, we have the following comments. **See below in RED, for comments and or questions.**

Based on these we are making adjustments to our drawings and will be submitting officially as soon as possible.

FYI - I have copied Kathy on this email, she will be assisting me on this file and also the applications as required.

**Denis Gauthier, A.Sc.T.** | V.P., Project Development | Mgr. of Design-Eng. & Estimating Departments

[REDACTED]

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this e-mail in error, please notify the sender immediately and discard this message.

 Please consider the environment before printing this e-mail or its attachment(s)

---

**From:** Rebecca Belanger [mailto:rbelanger@amherstburg.ca]  
**Sent:** October-02-17 4:14 PM  
**To:** Denis Gauthier [REDACTED]  
**Subject:** RE: The Fort - Campground SPC

Hi Denis,

The administrative Technical Advisory Committee met on Thursday to discuss a number of planning applications presently under review by the Town. The Committee consists of Public Works, Fire, Building and Planning administration.

To summarize, the Fire Department provides the following additional clarifications:

- "The road width is ok for one way traffic , but will be impassable for the fire apparatus in two way traffic. That being said there is little traffic to worry for the most part in camp grounds except in busy weekends and arrival and departures hours. Of concern is the intersection radius with limited turning capabilities for fire apparatus, especially the larger tanker due to its size. I would be ok with the road width if traffic was limited(visitors parking off site) and not allowed to park on the road allowance, but would want a large enough turning radius at the corners to accommodate our tandem axle tanker".
- **We are making adjustments to all the radius's to accommodate fire-truck turning, this will open up the aisle ends and provide very comfortable turning areas.**



“The issue of water supply and distance to travel from the front gate to the rear of the camp ground is problematic for us as we cannot reach more than half way into the camp ground from the front gate with supply line from the engine. A gate at the Thomas Road(County Road 5) will allow us access to west side of the camp ground, but water supply is still approx. 800’ away, and only gets us in a short distance. We are limited to 800 gallons of water for suppression activities in a large portion of the campground which for the most part is sufficient for the smaller trailers, but not for the larger motorhomes and exposure problems due to their close proximity with other sites. Relay pumping would have to be preplanned and initiated for a large portion of the camp ground”.

**Our engineer will review and add fire hydrants to address this concern.**

The following comments are provided by the group for your consideration and modifications to the site plan as necessary:

- A Traffic impact assessment is not necessary, however the applicant must demonstrate how they will handle traffic flow at peak times, i.e. if queuing lanes are sufficient, if staging area should be relocated, or extended. **Upon our further review, we will show additional queued vehicles in the entrance lane, depending on the size of the trailers being pulled, we can get roughly 9 to 11 in the queue. People typically arrive at campgrounds at varying times throughout the day, large line ups are not anticipated. It is anticipated that 2 or 3 at most at once. Same things when leaving, when checking out the times are always sporadic.**
- To confirm if a hydrant is required at the east side of the property (although fire has requested this be installed) **See comments above, regarding hydrants.**
- The OBC Group classification of the project is a “C”.
- One access to entire site is a great concern. Fire suggested installing an emergency gate they would have a key to (or lockbox) at the southwest corner of the property off of County Road 5. This would be an ideal location for a hydrant to provide water to the back of the property.

**The client has agreed to add an emergence exit. However, they would like to add it at the north side of the property along County Rd. 5. For 3 reasons : 1) there is already a culvert in place in this location. 2) they do not want to conflict with the Chrysler trail parking areas that ERCA recently installed and 3) the North location will allow for easier surveillance and security because its within view from the main entrance. They would like to minimize people gaining “free” access.**

- A culvert would be required over the existing swale to provide access to the emergency gate.

**See above comment**

- Driveway aisles are too narrow. As currently proposed, widths for the fire trucks are not sufficient and we are not sure if there is enough turning radius between sites. **See above comments.**
- Demonstrate how you are managing the stormwater runoff, the release rate currently vs. how much additional run off going into 4 weeping tiles after developed.

**This is being reviewed by our engineer**

Consultation with the County of Essex required regarding draining into County ditch on Cnty Rd 5. **This is being reviewed by our engineer.**

What is the purpose of the sanitary run between site types 2 and 3? **These sanitary runs will service any “Seasonal Trailers” (ie. Stay all year season long)** Analysis for sanitary capacity to be confirmed that the required services can be provided as proposed. Confirmation whether an Environmental Compliance Approval will be required for the sanitary design by MOECC. **This is being reviewed by our engineer**

- All departments had concerns regarding noise of go-karts and camp sites adjacent to the residential neighbours. Noise study required to address the impacts of noise from the proposed use of the use.

**The client is looking into obtain data from the manufacturer of the ELECTRIC go-karts. They are electric, therefore the noise is drastically reduced. They would like to avoid paying \$4000 to \$5000 for a report. The client also know the person that has complained about the go-karts. They believe that once the obtain the data from the manufacturer, all concerns will be taken care of.**

- A Site Specific Zoning By-law Amendment will be required to request a change of the portion of the property from Agricultural (A) Zone to Recreational (RE), support the proposed motorized go-cart track and provide for the proposed aisle widths for the traffic in the campground. **Ok.**

- It was also discussed that the first proposed row of campsites immediately to the south of 457 County Road 5 (residence) should be considered to be removed. The residents that live in that dwelling would be subjected to noise from both a go-cart track and campsites within proximity of 90 feet from their home. The installation of campsites to the immediate south of this home would require the removal of the existing berm as well which would presently assist in noise attenuation. **The clients have had several conversations with the owner of 457 County Rd. 5. He is a frequent customers (2 to 3 times per week). They have advised there is not an issue.** Please let me know if you require additional information regarding any of these comments.

Kind Regards,

**Rebecca Belanger, BA, MCIP, RPP**

Manager of Planning Services  
Town of Amherstburg  
3295 Meloche Road, Amherstburg, ON, N9V 2Y8  
Tel: 519-736-5408 x 2124 Fax: 519-736-9859

**Rebecca Belanger**

*Manager of Planning Services*  
Town of Amherstburg - Libro Centre  
3295 Meloche Rd., Amherstburg, ON, N9V 2Y8  
Tel: 519-736-5408 Fax: 519-736-9859 TTY: 519-736-9860



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

---

**From:** Denis Gauthier [REDACTED]  
**Sent:** September-22-17 6:57 AM  
**To:** Rebecca Belanger  
**Subject:** RE: The Fort - Campground SPC

Hi Rebecca,

Just wondering if you have received the preliminary comments as of yet ?

**Denis Gauthier, A.Sc.T.** | V.P., Project Development | Mgr. of Design-Eng. & Estimating Departments

[REDACTED]

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this e-mail in error, please notify the sender immediately and discard

## Janine Mastronardi

---

**From:** Rebecca Belanger  
**Sent:** Monday, April 09, 2018 1:58 PM  
**To:** Todd Hewitt; Angelo Avolio  
**Cc:** Janine Mastronardi; Sarah Sinasac  
**Subject:** FW: ZBA-5-18

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Dale Myer [<mailto:DMyer@countyofessex.on.ca>]  
**Sent:** April-09-18 1:56 PM  
**To:** Rebecca Belanger  
**Cc:** Jane Mustac  
**Subject:** RE: ZBA-5-18

Rebecca,

We are willing to accept the secondary access point onto County Road 5.  
It will have to be built under an Entrance Permit issued through this office to our standards.

As far as the storm water management plan goes we are not comfortable increasing the flow from private lands into a roadside ditch. We would consider it if the post development flow was restricted to pre development flow.

Please call me



**Dale Myer**  
*Engineering Technician*  
360 Fairview Ave. W. Suite 201 | Essex, ON | N8M 1Y6  
P: 519-776-6441 ext. 1564  
F: 519-776-4455  
TTY: 1-877-624-4832

This e-mail and any attachments may contain personal information or information that is otherwise confidential. If you are not the intended recipient, any use, disclosure or copying of any part of it is prohibited. If this e-mail is received in error, please immediately reply and delete or destroy any copies of it.

---

**From:** Rebecca Belanger [<mailto:rbelanger@amherstburg.ca>]  
**Sent:** Friday, April 06, 2018 2:28 PM  
**To:** Dale Myer <[DMyer@countyofessex.on.ca](mailto:DMyer@countyofessex.on.ca)>  
**Subject:** RE: ZBA-5-18

Hi Dale,  
On October 2, 2017 I advised the Rosati Group in my emails that:

- “Demonstrate how you are managing the stormwater runoff, the release rate currently vs. how much additional run off going into 4 weeping tiles after developed.
- Consultation with the County of Essex required regarding draining into County ditch on Cnty Rd 5.”

The site servicing study that we received continues to make the assumption of outletting the stormwater into the ditch on County Road 5, although I have not received a confirmation that your office would find this acceptable. You may find the attached emails helpful wherein I have been asking them to complete studies and consultations for about a year. I am recommending that the ZBA is premature at this time and simply holding the public meeting to obtain public and agencies comments.

Thanks,  
Rebecca

**Rebecca Belanger**

*Manager of Planning Services*  
Town of Amherstburg - Libro Centre  
3295 Meloche Rd., Amherstburg, ON, N9V 2Y8  
Tel: 519-736-5408 Fax: 519-736-9859 TTY: 519-736-9860



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

---

**From:** Dale Myer [<mailto:DMyer@countyofessex.on.ca>]  
**Sent:** April-06-18 2:16 PM  
**To:** Rebecca Belanger  
**Subject:** ZBA-5-18

Hi Rebecca,

Do you have a Site Plan for the go cart track / campground that you can send me?

thanks



**Dale Myer**  
*Engineering Technician*  
360 Fairview Ave. W. Suite 201 | Essex, ON | N8M 1Y6  
P: 519-776-6441 ext. 1564  
F: 519-776-4455  
TTY: 1-877-624-4832

## Janine Mastronardi

---

**From:** Todd Hewitt  
**Sent:** Wednesday, April 04, 2018 8:40 AM  
**To:** Rebecca Belanger  
**Cc:** Janine Mastronardi  
**Subject:** FW: Notice of Public Meeting- ZBA- 689 Texas Road  
**Attachments:** ZBA-5-18- Notice of Public Meeting- 689 Texas Rd.pdf; ZBA-5-18- Application.pdf; Fort - Site plan.pdf

Rebecca,

Previously we met with the TAC to review preliminary drawings for this development and preliminary comments were generated. With respect to this ZBA application I would re-iterate those comments but mainly:

- There are no details of the amount of sewage that will be generated by this development. Based on the MOECC guidelines the demand is similar to residential. A flow monitoring study was completed on the Texas road sewer in 2015 to allow for additional homes within Kingsbridge. These homes have now been accounted for which leaves little capacity in the Texas Road sewer near County Road 20 at this time. An additional study would be required to determine if there is currently capacity for this development.
- There is no information of water demand or what size service is required. This will be a private water system within the park.
- There are no details on how stormwater will be addressed. There is no stormwater storage shown on the drawing
- I would suggest that DC's would need to be charged for each site. At the very least the sanitary and water component should be charges as this development would use capacity at the AWWTP and AWTP.
- I would suggest the Town would require flow meters on the sanitary outlets due to the concern regarding inflow.

Most of this would be addressed during site plan control but I think the proponent should be aware of these items.

Todd

### Todd Hewitt

*Manager of Engineering and Operations*

Town of Amherstburg

512 Sandwich St South, Amherstburg, ON, N9V 3R2

Tel: 519-736-3664 ext 2313 Fax: 519-736-7080 TTY: 519-736-9860



**TALK  
THE  
BURG**

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



## Janine Mastronardi

---

**From:** Angelo Avolio  
**Sent:** Tuesday, April 03, 2018 10:21 AM  
**To:** Janine Mastronardi; Giovanni (John) Miceli; Michelle Lavin-Faucher; Antonietta Giofu; Todd Hewitt; Ron Meloche; Paula Parker; Antonio Marra; 'ONTUGLLandsINQ@uniongas.com'; 'Executivevp.lawanddevelopment@opg.com'; planning@erca.org; Denise Kimmerly (denise\_kimmerly@wecdsb.on.ca)  
**Subject:** RE: Notice of Public Meeting- ZBA- 689 Texas Road

Good morning, I have several concerns on the camp ground proposal.

1. The location of the new fire hydrants-what is the distance between the two hydrants.?
2. Is there an existing hydrant for the main building. It is not labelled on the drawings?
3. There are no washroom facilities to accommodate the site. Indicate the amount of washroom facilities and fixtures (washroom for campers with tents and for any guests.)
4. Are there any refuse disposal with in the camp ground area besides the one located at north east part of the property.?
5. Is the dumping station tied to the sanitary sewer system or a holding tank?

Thank you

### Angelo Avolio CBCO,CRBO

#### *Chief Building Official*

Town of Amherstburg - Libro Centre  
3295 Meloche Rd., Amherstburg, ON, N9V 2Y8  
Tel: 519-736-5408 ext 2136  
[aavolio@amherstburg.ca](mailto:aavolio@amherstburg.ca)  
web site: [www.amherstburg.ca](http://www.amherstburg.ca)

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

### Angelo Avolio

#### *Chief Building Official*

Town of Amherstburg - Libro Centre  
3295 Meloche Rd., Amherstburg, ON, N9V 2Y8  
Tel: 519-736-5408 Fax: 519-736-9859 TTY: 519-736-9860



regs@erca.org  
P.519.776.5209  
F.519.776.8688

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

April 06, 2018

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

Dear Ms. Belanger:

RE: Zoning By-Law Amendment ZBA-5-18  
689 TEXAS RD  
ARN 372941000000900; PIN: 015430107  
Applicant: 2553207 ONTARIO INC

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment ZBA-5-18. We understand that the purpose of this application is to change the zoning of the subject lands from "Recreation (RE) Zone" and "Agricultural (A) Zone" to "Special Provision Recreation (RE-8) Zone". This will permit the two additional uses of a campground and a go-cart track. We have previously commented on the circulated Site Plan Control application, and have reiterated our concerns here for convenience.

## **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 recommend that the municipality ensure that the release rate for this future 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 provided by the Stormwater Management Planning and Guidance Manual, prepared by the Ministry of the Environment (MOE, March 2003) and any other Municipal requirements (e.g., Development Standards Manual).

We further recommend that the stormwater management analysis be completed to the satisfaction of



Ms. Belanger  
April 06, 2018

the Municipality. We do not require further consultation on this file with respect to stormwater management.

### **NATURAL HERITAGE POLICIES OF THE PPS, 2014**

The subject property is adjacent to (within 120 metres of), a natural heritage feature that is identified as a significant wetland, significant woodland, significant wildlife habitat under the Provincial Policy Statement (PPS, 2014).

Section 2.1.8 of the PPS 2014 states – “Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.” The required demonstration of no negative impact, in accordance with the relevant PPS policies outlined above, is most effectively accomplished through the completion of an Environmental Impact Assessment (EIA). However, other options may exist as an adequate demonstration of no negative impact.

Based on our review of the subject application, it is our recommendation to the Municipality that an Environmental Impact Assessment is not required because the proposed works will be physically separated from the identified natural heritage feature by the existing Cypher Systems Greenway, that is owned by the ERCA, therefore we do not anticipate any negative impacts. In our opinion based on these circumstances, a demonstration of no negative impact is not necessary in this case. We can advise the Municipality that this application is consistent with the natural heritage policies of the PPS 2014.

### **GREENWAY TRAIL**

The subject parcel is located immediately adjacent to property owned by the Essex Region Conservation Authority. Upon our review of the provided lot layout and proposed works, we understand that a public access point is being proposed through the campground to connect to the ERCA Cypher Greenway Trail. Although we do encourage the use of the ERCA regional trail system, a permit is required to allow for an access to any designated Conservation Area per Section 29, (Subsection 4(3) of the Conservation Authorities Act and the associated regulations. In this instance, we are recommending a fence be installed as part of the site plan development to avoid contraventions of the Essex Region Conservation Authority Section 29 (Subsection 4(3) Regulations and a controlled access point be created through a permit. This permit can be obtained by contacting Kevin Money, Director of Conservation Services at





Ms. Belanger  
April 06, 2018

(519) 776-5209 Ext. 351. Only ERCA approved access points are allowed to ensure public safety and to protect the integrity of the trail. We also have concerns that the plans list the excavation of existing berms that appear to be on ERCA property. We have requested that the following condition be included in the Site Plan Control Agreement to satisfy our concerns of limiting safe and approved access to the greenway trail:

That a chain link fence be installed along the entire length of the south property line, except in the area agreed to and specified through an agreement with the Conservation Authority at a specified access point. All works adjacent to the greenway must be in accordance with permission granted through the ERCA.

**FINAL RECOMMENDATION**

Provided that our concerns are addressed through the site plan control approval process, we would have no objections to this change in zoning.

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

Sincerely,



Corinne Chiasson  
*Resource Planner*  
/cor



## Janine Mastronardi

---

**From:** Rebecca Belanger  
**Sent:** Monday, April 09, 2018 9:06 AM  
**To:** Janine Mastronardi  
**Subject:** FW: The Fort rezoning

Rebecca Belanger  
Manager of Planning Services  
Town of Amherstburg - Libro Centre  
3295 Meloche Rd., Amherstburg, ON, N9V 2Y8  
Tel: 519-736-5408 Fax: 519-736-9859 TTY: 519-736-9860

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

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

From: [REDACTED]  
Sent: April-08-18 9:11 AM  
To: Rebecca Belanger  
Subject: Re: The Fort rezoning

Good morning Rebecca,


I would like to go on record as being opposed to this zoning amendment for the plan as presented in your link. I will present my concerns at the April 23, 2018 meeting.

Thank you,

Bob Bezaire  
[REDACTED]

On 2018-04-05 09:51, Rebecca Belanger wrote:

- > Hi Bob,
- > Please find below the link to the Notice of Public Meeting to consider
- > a Zoning By-law Amendment to permit a go-kart track and campground at
- > the Fort site. You are welcome to attend the Planning Office as well
- > if you prefer to view additional information. Please let me know if
- > you require anything further.

>  
> <https://www.amherstburg.ca/en/town-hall/Planning-Notices.aspx>  
>  
>  
> Kind Regards,  
> Rebecca  
>  
>  
> Rebecca Belanger  
> Manager of Planning Services  
> Town of Amherstburg - Libro Centre  
> 3295 Meloche Rd., Amherstburg, ON, N9V 2Y8  
> Tel: 519-736-5408 Fax: 519-736-9859 TTY: 519-736-9860  
>  
> The information in this e-mail is confidential, privileged and is  
> subject to copyright and authorized solely for the addressee(s) named.  
> The Town of Amherstburg is not responsible for any loss or damage  
> arising from the use of this email or attachments.  
> -----Original Message-----  
>   
> Sent: April-04-18 5:34 PM  
> To: Rebecca Belanger  
> Subject: The Fort rezoning  
>  
> Good afternoon,  
>  
> I understand that the Fort (formerly the Verdi Club) has applied  
> for a zoning change and or land use change. My address is 530 Texas  
> Road.  
> Can you please send me the information or tell me where i can find it.  
> I could not locate it on the Town website.  
>  
> Thank you,  
>  
> Bob Bezaire

## Janine Mastronardi

---

**From:** Rebecca Belanger  
**Sent:** Wednesday, April 11, 2018 2:32 PM  
**To:** Janine Mastronardi  
**Subject:** Fwd: 689 Texas Road Zoning

Sent from my iPhone

### Rebecca Belanger

*Manager of Planning Services*  
Town of Amherstburg - Libro Centre  
3295 Meloche Rd., Amherstburg, ON, N9V 2Y8  
Tel: 519-736-5408 Fax: 519-736-9859 TTY: 519-736-9860



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

Begin forwarded message:

**From:** Ivan Pratt <[REDACTED]>  
**Date:** April 10, 2018 at 2:48:08 PM EDT  
**To:** "[rbelanger@amherstburg.ca](mailto:rbelanger@amherstburg.ca)" <[rbelanger@amherstburg.ca](mailto:rbelanger@amherstburg.ca)>  
**Subject:** 689 Texas Road Zoning

Hello Rebecca,

I'm reaching out to you to enquire about the property at 689 Texas Road in view of the "Notice of Public Meeting" scheduled for April 23, 2018. My concern would be related to trespassers on our property who may venture over from the campground, especially children. As part of the development will there be fencing erected along Thomas road to help keep campers inside the 689 property? I look for to your response. Thank you.

Ivan Pratt | Superintendent  
Essex Terminal Railway / Morterm Ltd.

