



August 29, 2023

Town of Amherstburg  
3295 Meloche Road  
Amherstburg, Ontario  
N9V 2Y8

Attention: Chris Aspila  
Manager, Planning Services

Sarah French  
Planner

OPA #23 and ZBA-12-23  
9538 Walker Road  
Amherstburg, ON  
"Woodland Trails"

Chris and Sarah:

On behalf of our client, MGV Developments (McGregor) Inc., thank-you for bringing the above matter to the Statutory Public Meeting on August 14, 2023.

It is our understanding that the Town of Amherstburg (Town) would like clarification on a couple of items raised at the meeting. This letter will hopefully answer those questions and provide additional information for Council's consideration at the September 11, 2023 meeting. The questions as we understand are as follows:

Question 1 Will the proposed Official Plan and Zoning By-law Amendment protect the existing vegetation found on the property?

Answer: The proposed Official Plan designation and Zoning By-Law Amendment will place the woodlots/naturalized areas in a protective designation and zoning category.

Question 2 Have the changes to the Official Plan and Zoning By-law been discussed and agreed to by all approval authorities?

Answer: The Official Plan and Zoning By-law Amendments before Council have been reviewed and endorsed by the Town, County of Essex, and the Essex Region Conservation Authority (ERCA).

Question 3 Will any wooded/naturalized areas be removed?

Answer: No wooded or naturalized areas are to be removed.

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Telephone  
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Question 4 Who will own the woodlot/natural areas after the Official Plan and Zoning By-Law Amendments are approved?

Answer: The majority of the woodlot and naturalized areas will be transferred to ERCA when the Draft Plan of Subdivision is deposited (Blocks 81 and 84). Blocks 82 and 83 will be held in private ownership in the interim and transferred to ERCA in the future when additional approvals are granted on the proposed commercial lands fronting Walker Road. The County of Essex and ERCA are satisfied and comfortable with this approach.

In closing, we trust this additional information is helpful in Council making a favourable decision. As noted above, no woodlot/natural area will be removed; the intention of the Official Plan and Zoning By-law Amendment is to protect the existing natural features and allow the transfer to ERCA in due course.

Should you have any questions, feel free to contact the undersigned.

Yours sincerely,

DILLON CONSULTING LIMITED

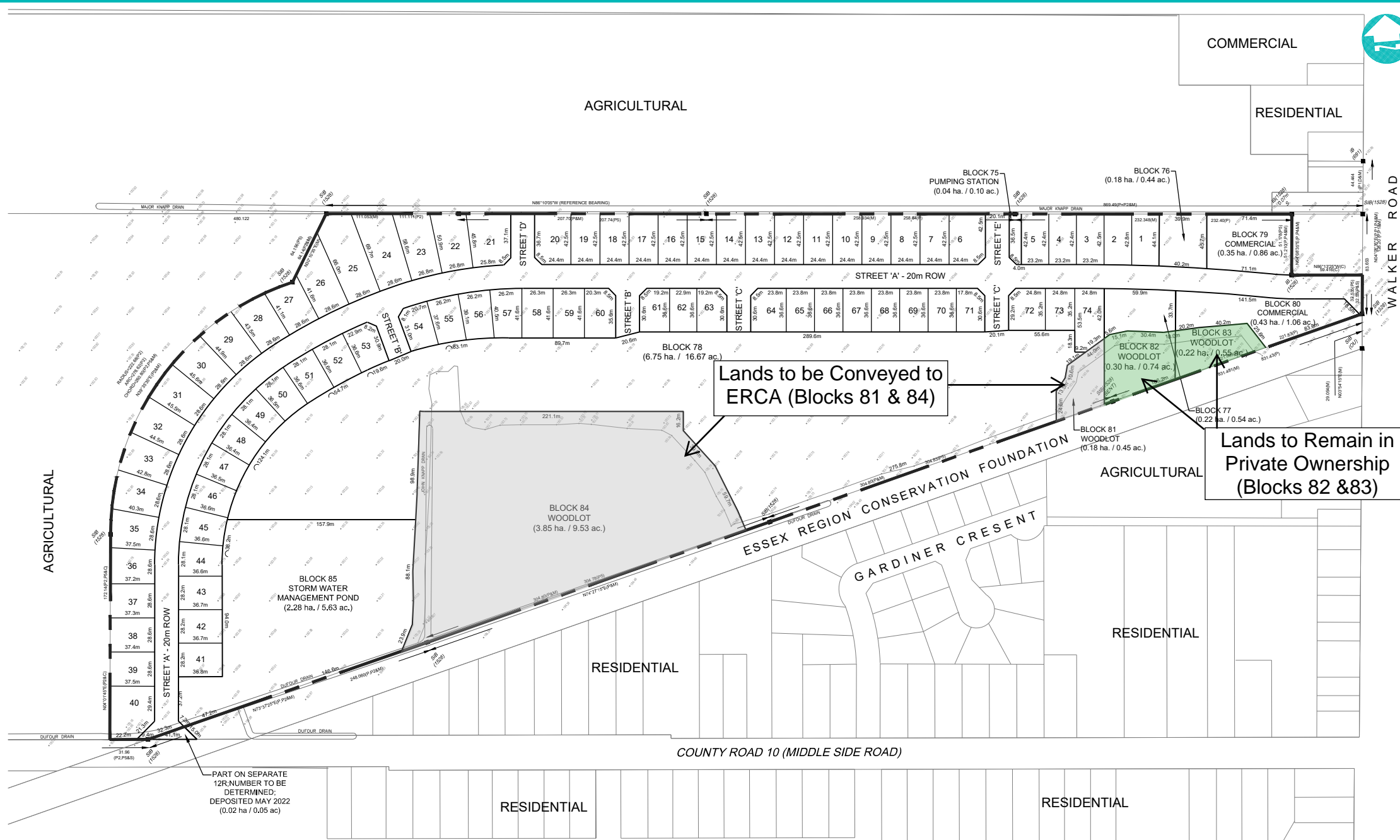
Karl Tanner, MA MCIP RPP  
Partner  
KDT:dt

Our File: 20-2669

Encl: Draft Plan of Subdivision - Proposed Land Ownership

cc: Mike McMahon – MGV Developments (McGregor) Inc.  
Andre Goulet – MGV Developments (McGregor) Inc.

Jun 07, 2022 - 3:25pm C:\pwworking\directory\projects\2020\dillon\_32mrc\dms24321\202669 - DPS - JUNE 2022(1).dwg



KEY PLAN  
N.T.S.

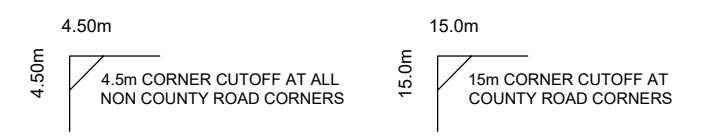
SOURCE: COUNTY OF ESSEX INTERACTIVE MAPPING (2019)

**LEGEND AND NOTES**  
 BEARINGS ARE UTM GRID, DERIVED FROM THE OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, NAD83 UTM ZONE 17, (CSRS), (2010), BEARING OF N86°10'05"W  
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999900688

POINT ID	NORTHING	EASTING
ORP-A	4667649.46	336346.05
ORP-B	4667591.36	337213.52
ORP-C	4667219.37	336167.36

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

- DENOTES FOUND
- DENOTES SET
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- PB DENOTES PLASTIC BAR
- SIB DENOTES STANDARD IRON BAR
- M DENOTES MEASURED
- Inst DENOTES INSTRUMENT
- S DENOTES SET
- RCP DENOTES REGISTRAR'S COMPILED PLAN
- RP DENOTES REGISTERED PLAN
- WIT DENOTES WITNESS
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- 1815 DENOTES S.D. HOOK, O.L.S.
- 1007 DENOTES G.S. HOOK, O.L.S.
- 653 DENOTES E.C. BRISCO, O.L.S.
- CLF DENOTES CHAIN LINK FENCE
- BF DENOTES BOARD FENCE
- P DENOTES PLAN 24R-1633
- P2 DENOTES REGISTERED PLAN 448
- P3 DENOTES REGISTERED PLAN 529
- D1 DENOTES INST No RA9213
- D2 DENOTES INST No 256218
- ORP DENOTES OBSERVED REFERENCE POINT



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

PLANNING JUSTIFICATION REPORT  
 FIGURE 4.0  
 PROPOSED LAND OWNERSHIP



Draft Plan of Subdivision  
 PART OF LOT 7, CONCESSION 8  
 TOWN OF AMHERSTBURG  
 COUNTY OF ESSEX, ONTARIO

JUNE 07, 2022  
 Project No. 20-2669

Scale: 1:4000 (11x17)

OWNER'S CERTIFICATE  
 I CERTIFY THAT:  
 I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR DRAFT APPROVAL.

DATE: JUNE 07, 2022 SIGNED   
 MGJ Developments INC.

SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE: JUNE 07, 2022 SIGNED   
 BLOSS J. SUTHERLAND  
 ONTARIO LAND SURVEYOR

- ADDITIONAL INFORMATION REQUIRED UNDER S. 51(17) OF THE PLANNING ACT
- (a) SHOWN ON PLAN
  - (b) SHOWN ON PLAN
  - (c) SHOWN ON PLAN
  - (d) RESIDENTIAL
  - (e) SHOWN ON PLAN
  - (f) SHOWN ON PLAN
  - (g) SHOWN ON PLAN
  - (h) PIPED WATER TO BE INSTALLED BY DEVELOPER
  - (i) BROOKSTON CLAY
  - (j) SHOWN ON PLAN
  - (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
  - (l) SHOWN ON PLAN

**STATISTICS**

DETACHED RESIDENTIAL	= LOTS 1 TO 74 (INCL.)	
PUMPING STATION	= BLOCK 75	
BLOCK 76, 77 & 78	= BLOCK 76 TO 78	
COMMERCIAL	= BLOCK 79 & 80	
WOODLOT	= BLOCK 81 TO 84	
STORMWATER MANAGEMENT POND	= BLOCK 85	

**AREAS**

DETACHED RESIDENTIAL	= 8.17 ha (20.19 acres)	= 31.40%
PUMPING STATION	= 0.04 ha (0.10 acres)	= 0.16%
COMMERCIAL	= 0.77 ha (1.92 acres)	= 2.96%
BLOCK 76, 77 & 78	= 7.14 ha (17.65 acres)	= 27.44%
WOODLOT	= 4.56 ha (11.26 acres)	= 17.52%
STORMWATER MANAGEMENT POND	= 2.28 ha (5.64 acres)	= 8.76%
RIGHT-OF-WAY	= 3.06 ha (7.55 acres)	= 11.76%

**TOTAL AREA** = 26.02 ha (64.31 acres)