



Summary of Correspondence Received on Proposed OPA # 27 & ZBA/24/24 – 130 Sandwich St.

Below is a summary of the comments received by the Planning Services Division on OPA # 27 & ZBA/24/24 since April 14, 2025.

Essex Region Conservation Authority:

See attached letter.

Infrastructure Services:

See attached letter.

Windsor Police:

The Windsor Police Service has no concerns or objections with the proposed Official Plan and Zoning By-law amendment application to convert the former secondary school property into mixed use redevelopment involving both commercial and residential uses. Given the major change associated with this application, public safety will be very important and more detailed remarks to address all applicable issues therein will be provided at the site plan review stage of the application process. This will include features associated with site lighting, both vehicular and pedestrian access, safe pedestrian and vehicular movement onsite, physical building security, signage, etc.

Essex Powerlines:

Once plans are finalized EPL will require details load forms for all the building and Phasing if the project will be done in phases. We will need to determine the developments power needs and the location the electrical feeds will come from.



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Suite 311, Essex, ON N8M 1Y6

February 04, 2025

Adam Coates

Planner, Heritage

Town of Amherstburg

3295 Meloche Rd., Amherstburg, ON, N9V 2Y8

Dear Mr. Adam Coates:

RE: OPA 27 and ZBA-24-24 130 SANDWICH ST S

ARN 372924000007000; PIN: 705520111

Applicant: VALENTE DEVELOPMENT

The Town of Amherstburg has received Application for Official Plan Amendment OPA 27 and Application for Zoning By-law Amendment ZBA-24-24 for the above noted subject property. The applicant is seeking an Official Plan Amendment for a commercial/residential mixed-use development for the former General Amherst High School. The proposal includes retaining a portion of the existing building. The applicant is proposing a comprehensive redevelopment of the site for residential, institutional, and commercial uses. The application does not include the Bill Wigle Park, which is municipally owned, with the exception of the proposed parking lot that will serve the institutional uses on site.

The Official Plan Amendment Application proposes to designate the subject property as General Commercial Special Policy Area. The Zoning By-law Application proposes to rezone the subject property to Commercial General Special Provision Zone.

The following is provided as a result of our review OPA 27 and ZBA-24-24.

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

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 (Ontario Regulation 41/24 under the *Conservation Authorities Act*). However, due to the scope and scale of the proposed development, a Development Review may be required.

If this property is subject to Site Plan Control, we request to be included in the circulation of the Site Plan Control application. We reserve to comment further on storm water management concerns until we have had an opportunity to review



Mr. Adam Coates
February 04, 2025

the specific details of the proposal through the site plan approval stage.

FINAL RECOMMENDATION

Our office has **no objection** to OPA 127 and ZBA-24-24. As noted above, a Development Review may be required for this proposal. Please continue to circulate our office with future *Planning Act* applications for this site, as we may have further comments to provide regarding stormwater management.

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

Sincerely,



Alicia Good
Watershed Planner





2025-04-08

File Number: 0739-25

Dr. Chris Aspila, Town of Amherstburg
Town of Amherstburg Libro Centre
Amherstburg, ON
N9V 2Y8

RE: Construct a Mixed Use Development
130 SANDWICH ST S
Municipal File Number: OPA 27 & ZBA-24-24

The Town of Amherstburg has received Application for Official Plan Amendment OPA 27 and Application for Zoning By-law Amendment ZBA-24-24. This Official Plan and Rezoning application affects a portion of the approximately 1.20 ha of land municipally known as 130 Sandwich Street South, located on the west side of Sandwich Street South. The Official Plan Amendment, if approved, will change the designation of the subject lands noted above from “Institutional to “General Commercial - Special Policy Area 25.” The Zoning By-law Amendment, if approved, will change the zoning of the subject lands noted above from “Institutional (I) Zone” to “Commercial General - Special Provision 21 (CG21).” The effect of the amendments will be to allow for commercial, residential and institutional uses on the subject property. The development is proposed to be a mixed-use building with site-specific provisions for height, parking and setbacks.

NATURAL HAZARDS AND REGULATOR RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT. O. REG 686/21

The following comments reflect ERCA’s role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the Conservation Authorities Act.

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 (Ontario Regulation 41/24 under the Conservation Authorities Act). As a result, an approval is not required from ERCA for issues related to Section 28 of the Conservation Authorities Act.

FINAL RECOMMENDATION

Our office has no objection to OPA 27 and ZBA-24-24.

Sincerely,

Alicia Good

Alicia Good
Watershed Planner



The Corporation of The Town of Amherstburg

MEMO

To: Adam Coates, Planner 3
From: Sydnee Botham, Development Engineering Coordinator
Date: February 7, 2025
Subject: OPA #26 – 130 Sandwich Street S – General Amherst Re-development
Town of Amherstburg

The following submission package was reviewed for conformance with Amherstburg's Development Manual and the Windsor-Essex Region Stormwater Management Standards Manual (WERSMSM):

- Functional Servicing Report for Re-development of General Amherst High School, dated January 10, 2025
- Amherst Park Mixed-Use Development Traffic Impact Study, dated November 22, 2024
- Application for Zoning By-law Amendment
- Application for Official Plan Amendment

Based on the review, we offer the following comments.

1. Infrastructure Services has no comments.

Engineering review fees per Amherstburg's user fee by-law are applicable for this development. The Developer is responsible to borne all costs associated with this review and all subsequent reviews therein.

If you have any questions, please do not hesitate to contact the undersigned.

Sydnee Botham
Development Engineering Coordinator



The Corporation of The Town of Amherstburg

MEMO

To: Adam Coates, Planner 3
From: Sydnee Botham, Development Engineering Coordinator
Date: February 7, 2025
Subject: ZBA/22/24 – 130 Sandwich Street S – General Amherst Re-development
Town of Amherstburg

The following submission package was reviewed for conformance with Amherstburg's Development Manual and the Windsor-Essex Region Stormwater Management Standards Manual (WERSMSM):

- Functional Servicing Report for Re-development of General Amherst High School, dated January 10, 2025
- Amherst Park Mixed-Use Development Traffic Impact Study, dated November 22, 2024
- Application for Zoning By-law Amendment
- Application for Official Plan Amendment

Based on the review, we offer the following comments.

Additional Documents to be submitted (stamped and sealed by a licensed Engineer):

- Stormwater Management Report

General

1. Engineering review fees per Amherstburg's user fee by-law may be applicable for this development. The Developer is responsible to borne all costs associated with this review and all subsequent reviews therein.
2. A stormwater management strategy is to be established and designed in accordance with the Windsor-Essex Region Stormwater Management Standards Manual (WERSMSM).

3. In the event that the proposed site uses, building locations or number of units change, all submitted supporting studies will be required to be updated based on the new proposal.
4. It is unclear if the parking area along the west property line of Bill Wigle park are required for the development or are only incorporated in the proposal due to the potential Town Hall municipal building being incorporated into the proposal. If this parking is required to facilities the proposal, this area will need to be incorporated into the stormwater management strategy for the site. If the municipal building portion of the proposal does not proceed, this parking area is to be removed from Bill Wigle Park.

Functional Servicing Report

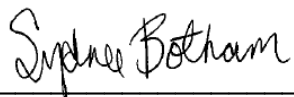
1. The submitted functional servicing report (FSR) is incomplete. Infrastructure Services is not able to complete a comprehensive review of the servicing strategy until all information is made available to the Town through a complete FSR submitted by the Developer's Consulting Engineer.

Traffic Impact Assessment

1. It is unclear what impact the development will have on the intersection of Fort Street and Sandwich St based on its current configuration (two-way stop controlled). The impact of this developer is currently assessed based on the potential future conditions of the intersection (signalized). Engineer to include an assessment of both scenarios for this intersection in the TIA.
2. Modifications to the existing Laird Avenue South right-of-way shall be required to be completed by the Developer to facilitate making a proper left turn to exit the site. Performing U-turns on Laird Avenue South will not be permitted or encouraged. Consultation with the Infrastructure Services department is required to determine the scope of work within the right-of-way on Laird Avenue South.
3. The scope of the TIA shall include active transportation, connectivity to existing active transportation infrastructure and any recommendation related to bicycle parking facilities on the site to support and promote expected active transportation in the area.
4. The scope of the TIA shall be extended to include the intersections of Sandwich St S & Alma St and Sandwich St S & Richmond St.

This Zoning By-law Amendment application cannot be supported by Infrastructure Services at this time due to lack of supporting studies submitted with the application.

If you have any questions, please do not hesitate to contact the undersigned.

A handwritten signature in black ink that reads "Sydnee Botham". The signature is written in a cursive style with a horizontal line underneath it.

Sydnee Botham
Development Engineering Coordinator