

CORPORATION OF THE TOWN OF AMHERSTBURG

**NOTICE OF INTENTION TO PASS A
BY-LAW TO REMOVE A HOLDING SYMBOL
FROM ZONING BY-LAW NO. 1999-52**

TAKE NOTICE that the Council of the Corporation of the Town of Amherstburg intends to pass By-law 2021-025 on **Monday, April 12, 2021** at a meeting commencing at 6:00 p.m. in the Town of Amherstburg Council Chambers, 271 Sandwich Street South, Amherstburg, Ontario to amend Zoning By-law No. 1999-52 to remove a holding symbol under Section 36 of the Planning Act, R.S.O. 1990, c.P. 13.

The lands affected by this by-law are on the north side of County Road 20, west of Concession 6 S and legally described as Concession 5, Part of Lots 51 and 52.

THE PURPOSE of the amending By-law 2021-025 is to remove the Holding Symbol “h” on the subject lands from holding Residential Type 1A (h-R1A) Zone to Residential Type 1A (R1A) Zone to permit the development of the severed lots. The accompanying Key Map shows the location of the lands to which the zoning amendment applies.

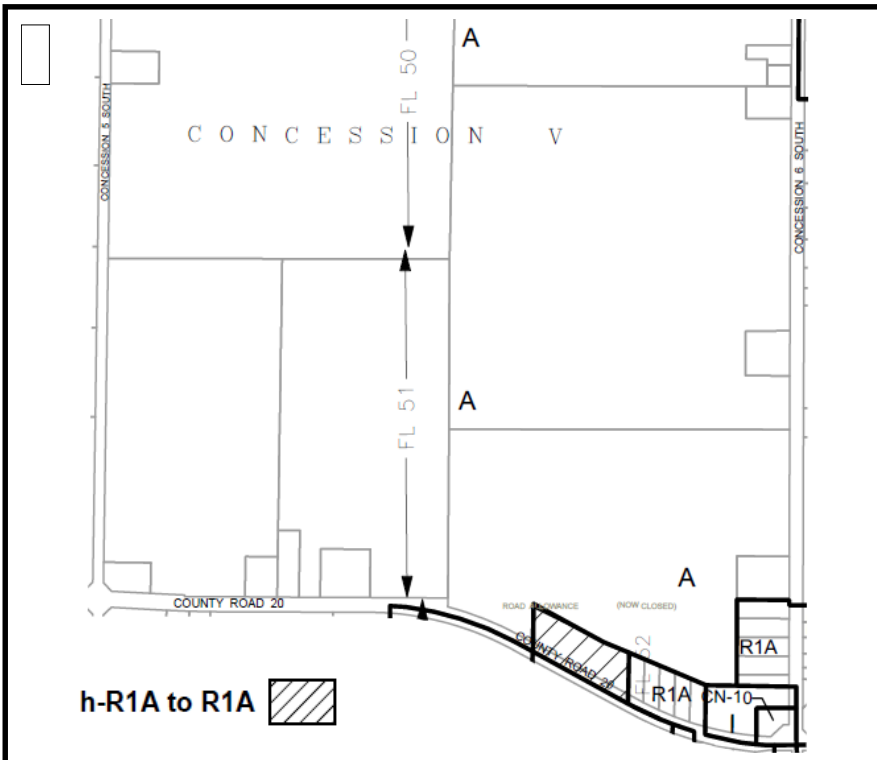
The amendment to the Zoning By-law is in conformity with the Official Plan. The prerequisite for the removal of the Holding Symbol “h” as set out in By-law 1999-52, as amended is to ensure orderly development of lands pursuant to the Planning Act. The developer has entered into the required development agreement to ensure conditions of consent are completed.

If you wish to be notified of the passage of By-law 2021-025, you must make a written request to the Town of Amherstburg at the address below. A by-law considered by Council to remove a holding symbol under Section 36 of the Planning Act is not subject to the requirement of a public meeting and cannot be appealed by anyone other than the applicant.

ADDITIONAL INFORMATION relating to the zoning amendment is available for inspection at the Town of Amherstburg Libro Centre at 3295 Meloche Road during normal office hours 8:30 a.m. to 4:30 p.m. or on the Town’s website, www.amherstburg.ca .

DATED at the Town of Amherstburg this 31st day of March, 2021.

KEY MAP



Frank Garardo, MCIP, RPP
Manager of Planning Services

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

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

Municipal Fee Received:	1020.00
Municipal Deposit Received:	N/A
ERCA Fee Received:	200.00

Application No. ZBA/10/21

**FORM 1
PLANNING ACT
APPLICATION FOR ZONING BY-LAW AMENDMENT
TOWN OF AMHERSTBURG**

1. Name of approval authority Town of Amherstburg

2. Date application received by municipality March 26, 2021

3. Date application deemed complete by municipality March 26, 2021

4. Name of registered owner JOE PARRIS

Telephone number [REDACTED]

Address [REDACTED]

Email [REDACTED]

Name of registered owner's solicitor or authorized agent (if any) _____

Telephone number _____

Address _____

Email _____

Please specify to whom all communications should be sent:

registered owner solicitor agent

5. Name and address of any mortgages, charges or other encumbrances in respect of the subject land:

6. Location and description of subject land:

Concession No. 5 Lot(s) No. 51-52

Registered Plan No. _____ Lot(s) No. _____

Reference Plan No. _____ Part(s) No. _____

Street Address _____ Assessment Roll No. _____

7. Size of subject parcel:

Frontage +- 500' Depth 225' Area 2.95 acres

8. Access to subject parcel:

Municipal Road County Road Provincial Highway
 Private Road Water

If access to the subject land is **by water** only, state the parking and docking facilities used or to be used and the approximate distance between these facilities and the nearest public road

9. (a) Current Official Plan Land Use designation of subject land RESIDENTIAL

(b) Explanation of how application conforms to the Official Plan RESIDENTIAL

(c) Does the application implement an alteration to the boundary of an area of settlement or implement a new area of settlement?

Yes No

If yes, provide details of the official plan or official plan amendment that deals with this matter:

10. Current Zoning of subject land RESIDENTIAL R1A

11. Nature and extent of rezoning requested RESIDENTIAL HOUSING REMOVAL

12. Reasons why rezoning is requested RESIDENTIAL LOTS

13. Current use of subject land VACANT

14. Length of time current use of subject land has continued 40+- YEARS

15. Is the subject land within an area where the municipality has pre-determined:

(a) minimum and maximum density requirements

NA Yes No

(b) minimum and maximum height requirements

NA Yes No

If yes, state the requirements _____

16. Number and type of buildings or structures **existing** on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area:

VACANT

17. Date of construction of existing buildings and structures on the subject land:

NA

18. Date subject land acquired by current registered owner 1970+-

19. Proposed use of subject land RESIDENTIAL

20. Number and type of buildings or structures **proposed** to be built on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area:

NA
RIA ZONE

21. Type of water supply:

- municipally owned and operated piped water supply
- well
- Other (specify) _____

22. Type of sanitary sewage disposal:

- municipally owned and operated sanitary sewers
- septic system
- Other (specify) _____

If the requested amendment permits development on a privately owned and operated individual or communal septic system and more than 4,500 litres of effluent will be produced per day as a result of the development being completed the applicant is required to submit a:

- (i) servicing options report, and
- (ii) a hydrogeological report

23. Type of storm drainage:

- sewers
- ditches
- swales
- Other (specify) _____

24. If known, indicate whether the subject land is the subject of an application under the Planning Act for:

- consent to sever
- approval of a plan of subdivision

If known, indicate the file number and status of the foregoing application:

25. If known, indicate if the subject land has ever been the subject of an application for rezoning under Section 34 of the Planning Act:

RESIDENTIAL

If known, indicate whether the subject land has ever been the subject of a Minister's Zoning Order and, if known, the Ontario Regulation number of that order.

NA

26. Does the requested amendment remove the subject land from an area of employment in the official plan?

- Yes
- No

If yes, state the current official plan policies, if any, dealing with the removal of land from an area of employment.

27. Is the subject land within an area where zoning with conditions may apply?

Yes No RIA

If yes, how does this application conform to the official plan policies relating to zoning with conditions?

28. Is the requested amendment consistent with policy statements issued under subsection 3(1) of the Planning Act (i.e. 2005 Provincial Policy Statement)?

Yes No

Comments _____

29. Is the subject land within an area of land designated under any provincial plan or plans?

Yes No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans?

30. Is the land associated with any natural environment area or adjacent to or abutting lands that are designated as a Wetland or Natural Environment?

Yes No

If yes, an Environmental Impact Assessment is required, for approval by the Town and Essex Region Conservation Authority, to be completed in accordance with the County of Essex Guidelines for Environmental Impact Assessments or when Council considers it appropriate, additional requirements may be made to the Guidelines in accordance with more detailed locally adopted terms of reference for an Environmental Impact Assessment.

31. Will the proposed project include the addition of permanent above ground fuel storage?

Yes No

Dated at the Town of Amherstburg this 24th day of March, 2021

[Signature]
(signature of applicant, solicitor or authorized agent)

I, Don Parik of the County of Essex
in the County/District/Regional Municipality of Amherstburg solemnly declare that
all the statements contained in this application are true, and I make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect as
if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Town of Amherstburg in the County
of Essex this 24th day of March, 2021.

[Signature]
Applicant, Solicitor or Authorized Agent

Frank Gerardo, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the Town of Amherstburg.
Expires June 7, 2022

A Commissioner, etc.
[Signature]

**CORPORATION OF THE TOWN AMHERSTBURG
BY-LAW NO. 2021-025**

**Being a by-law to amend Zoning By-law No. 1999-52, as amended for,
Concession 5, Part of Lots 51 and 52, Malden**

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

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

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

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

1. Schedule "A" Map 59 of Bylaw 1999-52, as amended, is hereby further amended by changing the zone symbol on those lands shown on Schedule "A" attached hereto and forming part of this Bylaw as "Zone Change from h-R1A to R1A" from "holding Residential Type 1 A (h-R1A) Zone" to Residential Type 1A (R1A) Zone".

THIS By-law shall take effect from the date of passage by Council and shall come into force in accordance with Sections 34 and 36 of the Planning Act, R.S.O. 1990, c. P. 13.

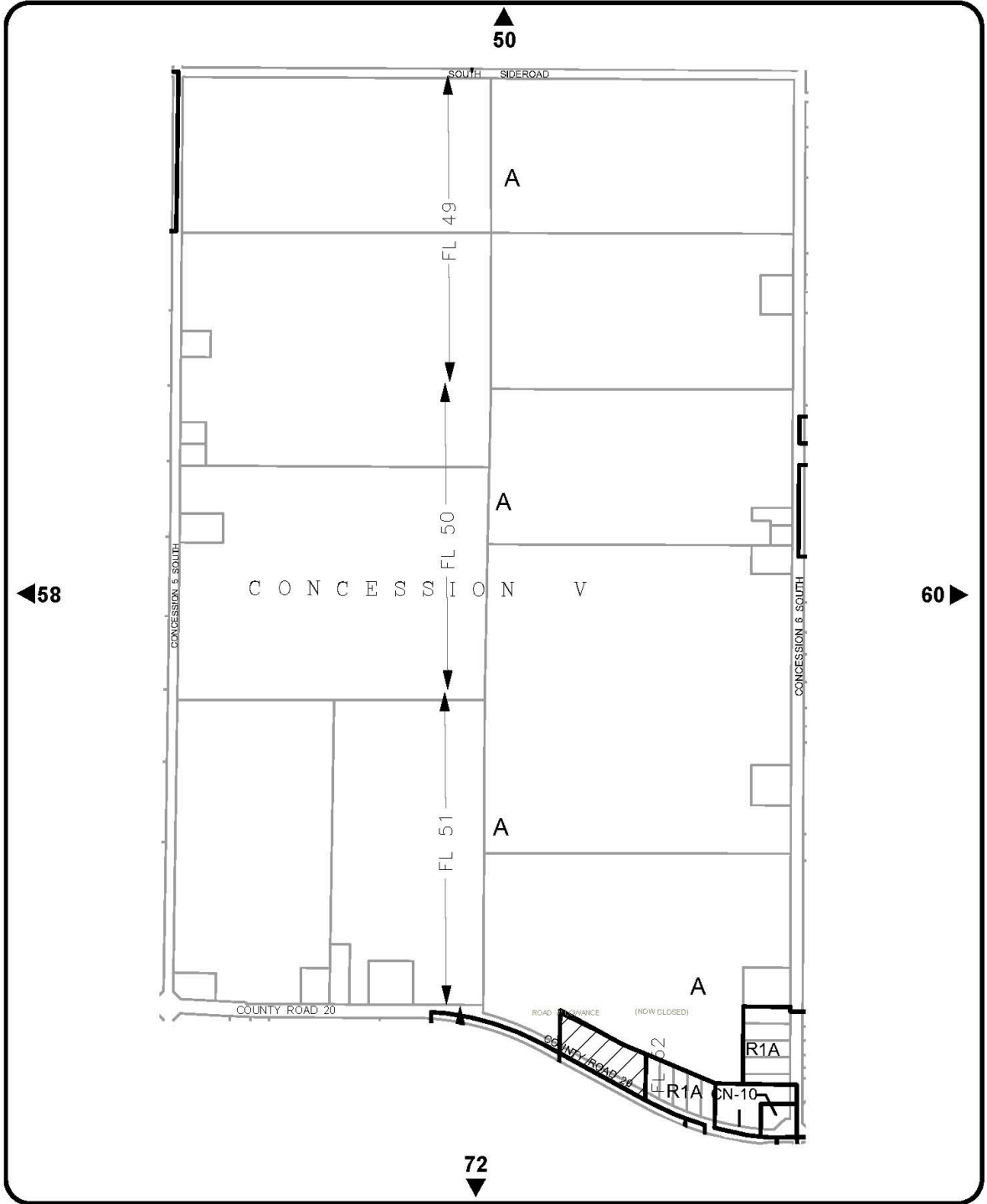
Read a first, second and third time and finally passed this 12th day of April, 2021.

MAYOR- ALDO DICARLO

CLERK- PAULA PARKER

TOWN OF AMHERSTBURG

SCHEDULE "A" TO BY-LAW NO. 2021-025
A BY-LAW TO AMEND BY-LAW NO. 1999-52



SCHEDULE 'A'
MAP 59
ZONING BY-LAW NO. 1999-52

h-R1A to R1A 

MAYOR- ALDO DICARLO

CLERK- PAULA PARKER

**THE CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2021-020**

**By-law to authorize the execution of a Development Agreement
between Jon and Kathy Parks
and the Corporation of the Town of Amherstburg**

WHEREAS Jon and Kathy Parks have proposed the subdivision and servicing of lands owned by him within N/S County Road 20, legally described as Part of Lots 51 and 52, Concession 5, (formerly Township of Malden) now in the Town of Amherstburg;

AND WHEREAS the Corporation of the Town of Amherstburg have settled with Jon and Kathy Parks the requirements for the provisions of Municipal Services within the area to be subdivided, which requirements are set out in the agreement hereto annexed, and which agreement is ratified and adopted by Jon and Kathy Parks;

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

1. That the Corporation of the Town of Amherstburg enter into a Development Agreement with Jon and Kathy Parks in the form annexed hereto, and the Mayor and Clerk be and they are hereby authorized to sign the original and copies thereof and affix the Corporate Seal thereto.
2. This By-law shall come into force and effect on the date of final passage hereof.

Read a first, second and third time and finally passed this 12th day of April, 2021.

MAYOR – ALDO DICARLO

CLERK – PAULA PARKER

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DEVELOPMENT AGREEMENT

THIS AGREEMENT made in quadruplicate this 12th day of April, 2021.

BETWEEN:

Jon and Kathy Parks
(hereinafter called the “**Developer**”)

OF THE FIRST PART;

- and -

THE CORPORATION OF THE TOWN OF AMHERSTBURG
(hereinafter called the “**Town**”)

OF THE SECOND PART;

WHEREAS the Developer proposes the subdivision, development, servicing and sale of lands within N/S County Road 20, legally described as Part of Lots 51 and 52, Concession 5 (formerly Township of Malden), now in the Town of Amherstburg, County of Essex which lands are more particularly described in Schedule “A” annexed hereto;

AND WHEREAS the Amherstburg Committee of Adjustment granted consent on September 29, 2020 for the subdivision of lands to create five (5) lots for purposes of single unit dwellings, subject to conditions imposed including a provision that the Developer agrees in writing to satisfy all of the requirements, financial and otherwise, of the Town concerning the provision of grading, installation of services, drainage, the construction of an access bridge (culvert) for all five (5) lots, Council’s approval for the use of five (5) individual septic systems, parkland dedication and other matters;

AND WHEREAS the Developer represents and warrants to the Town that it is now the registered Developer of all of the lands described in Schedule “A” annexed hereto and that all of the right, title and interest of its predecessors in title and all the right and authority to complete the subdivision and to develop the lands is vested in it.

NOW THEREFORE IN CONSIDERATION of the premises and of the Town certifying to the Committee of Adjustment that the requirements of the Town have been met, the parties hereto agree as follows:

1. Schedules

The following Schedules are attached hereto, are hereby made a part of this Agreement, as fully and to all intents and purposes as though recited in full herein:

- i. Schedule “A” Legal Description;
- ii. Schedule “B” Design Criteria;
- iii. Schedule “C” Interpretation;
- iv. Schedule “D” Registered Reference Plan;
- v. Schedule “E” Lot Grading Plan
- vi. Schedule “F” Lot Servicing Plan

2. Recitals

The foregoing Recitals are true in substance and in fact and are hereby incorporated herein by reference.

3. Installation of Services

The Developer will design, construct and install Services at its own expense on the Lands described in Schedule “A” annexed hereto, all of the services referred to in Schedule “B” in accordance with such design criteria, detailed plans and work schedules to be filed in the office of the Clerk of the Town, with good materials, in

a good, workmanlike and timely manner, in accordance with good and accepted engineering practices, and to the satisfaction of the Town, and in all cases the Town engineer.

4. Certificate of Liability Insurance

The Developer will provide to the Town, on or before the commencement of any construction and installation of any of the Services called for herein, a certificate of liability insurance satisfactory to the Town, naming the Town as an additional insured party. The insurance shall protect the Developer and the Town against any liability that might arise out of the construction or installation of any of the Services herein referred to, and the said Developer shall continue such insurance in full force and effect so long as any Services are to be constructed or installed, and for a period of two (2) years after completion and Final Acceptance of the last of such Services. The limits of liability for public liability and property damage coverage under such insurance shall not be less than \$5,000,000.00. Before commencement of the installation of the Services, the Developer's consulting engineer shall provide satisfactory evidence to the Town that the said consulting engineer maintains a policy of public liability insurance and errors and omissions insurance satisfactory to the Town, which policy is to be maintained in full force and effect until the Services are completed and formally accepted (final acceptance) by the Town.

5. Save and Hold Harmless

The Developer covenants and agrees to save the Town harmless from any and all claims, demands, loss, costs, or damages, including legal costs on a substantial indemnity basis in any way arising from or related to the subdivision and the proposed development thereof, arising or accruing to anyone up to two years after the completion and Final acceptance of the last of the Services in the subdivision.

6. Drawings and Tenders

The Developer shall submit all plans, design drawings, grading plans and specification lists, all of which shall carry the seal of the professional engineer who is responsible for such design and be signed by him, to the Town for examination by them and the Town engineer. In the case of any Services to be constructed by contract, the Developer shall also submit to the Town a copy of each set of "information for tenders" documents and each proposed contract together with the names of the proposed contractors and sub-contractors to be engaged. The Developer shall file with the Town work schedules for the construction and installation of all Services, whether by the Developer, the contractors, sub-contractors or others. The Developer shall obtain the approval in writing of the Town to all of the foregoing, except the selection of contractors or sub-contractors before granting any contract or commencing any work. The design criteria contained in Schedule "B" hereto shall constitute the minimum conditions upon which tenders are made, contracts let, or work done. The Developer's consulting engineer, or successor thereto, shall continue to be retained by the Developer until the works are complete and formally accepted by the Town.

7. Construction of Services by Contractors

In case of construction of Services by contractors, the Developer shall comply with all of the holdback provisions of the Construction Lien Act. In the construction of all Services the Developer shall indemnify and save the Town harmless from any and all claims, actions and demands resulting from the construction and installation of Services.

8. Inspection

The Town, and its authorized agents, including the Town engineer, shall have the right at any time and from time to time to inspect all services during and after construction and to inspect and test all materials proposed to be used in the construction of any of the services. The costs of such inspections and tests shall

be paid by the Developer within 30 days of written demand by the Town. If at any time, the construction of any service or material is, in the opinion of the Town engineer, acting reasonably, not in accordance with the plans and specifications or not in accordance with good engineering practices or any of the provisions of this agreement, the Town engineer may order the materials to be replaced or the work to be placed in satisfactory condition within such time as he may specify, and in the event of the Developer failing to comply or obtain compliance with such order, the Town engineer may stop work upon such services, or in his sole discretion upon all services. The Developer shall at all times provide all information requested by the Town, its authorized agents and the Town engineer in relation to the various materials and services and shall at any time at his expense expose any municipal service for inspection by the Town engineer. Notwithstanding the generality of the foregoing, the rights of the Town and its authorized agents including the Town engineer hereunder shall be limited to a period of one year after the initial acceptance of the last of the services within or required to facilitate the servicing of lots where such inspection, testing or other action is proposed.

9. Approval for Commencement of Work

No work shall commence without the approval of the Town and any work requiring the approval or consent of any other governmental authority shall not commence until such approval or consent has also been obtained. No watermain, drainage/storm sewer, gas or hydro line shall be connected to any existing municipal services without the written approval of whichever of the Town or approval authority has jurisdiction over such municipal system.

10. Work Schedule/Quality of Work

The Developer will prepare and submit to the Town, plans for the installation of Services for each phase of the development and will request a pre-construction meeting with the Town and its consultants in order to establish a work schedule acceptable to the Town and shall proceed with reasonable development procedures and in accordance with such work schedule. Subject to Force Majeure, if the Developer fails to proceed with reasonable development procedures and in accordance with the accepted work schedule or if in the opinion of the Town Engineer the Services are not being installed in accordance with the drawings, or specifications approved therefore, or in accordance with good engineering practices in a good, workmanlike manner, using good materials, then the Town shall give the Developer thirty (30) days to Cure any default following which and in addition to any other remedy the Town may have, the Town may, without further notice, enter upon the lands of the Developer and proceed to supply all materials and do all necessary work in connection with the installation of the Services, including the repair or reconstruction of faulty work, and replacement of materials not in accordance with the drawings or specifications and the Town shall charge the cost thereof, including all engineering and other fees to the Developer, who shall forthwith pay the same within thirty (30) days of a written demand therefor by the Town. In the event that the payment is not received within thirty (30) days of the written demand by the Town, the amount expended shall constitute and be a lien and charge upon the lands of the developer and may be collected as real property taxes in accordance with the Municipal Act as amended from time to time.

11. Developers Responsibilities Until Final Acceptance

Until such time as the Town has finally accepted each of the Services, including roadways herein referred to, the Developer shall be responsible therefor. The responsibility of the Developer prior to Final Acceptance by the Town shall include liability for all types of maintenance in connection therewith. If the Developer should in the opinion of the Town or of its agents or employees fail to maintain any Service including roadways, prior to the Final Acceptance by the Town, the Town may without notice in case of emergency, or in any other case on 30 days' notice, if such default is not Cured by the Developer during the 30 day notice, maintain the same, but in so doing, the Town shall for all purposes be deemed to

have acted as agent for the Developer, without in any way being deemed to have finally accepted such Service, or to have incurred any liability for future maintenance, and the Town shall be entitled to reimbursement for the cost of any such maintenance, within thirty (30) days of written demand therefor, and the Town shall further be relieved of liability for damages caused unintentionally, in the course of such maintenance. Snow removal, salting or sanding by the Town shall not constitute acceptance of the roads by maintenance thereof. The Developer shall also be responsible for the cleaning and flushing of sewers throughout the development until such time as the maintenance period for the construction of the Services has expired. The Town shall have the right to inspect the said sewers from time to time and, if deemed necessary, may require the Developer to clean and flush same immediately, and the Developer hereby agrees to perform such cleaning and flushing on demand to the entire satisfaction of the Town.

12. Building Permits

The Developer covenants and agrees on behalf of itself and its successors in title to any lot, not to apply for any building permit for the construction of any building on any lots covered by this agreement until all of the services relating to all of the lots therein have been installed and accepted by the Town.

(a) Tree Provision/Mailbox Requirements

The Developer shall:

i. Tree Provision

Include in all Agreements of Purchase and Sale a requirement for planting on private property a minimum of one (1) tree in the front yard of each lot having a minimum diameter of 60 mm. The subject tree to be planted no closer than one (1) metre to any lot line. The tree shall be planted within 12 months of the initial occupancy of the house. Such tree shall be maintained in perpetuity. A list of the acceptable trees is available at the Public Works Department at the Town of Amherstburg. The Developer shall impose a covenant as to the planting and maintenance of the tree in the transfer of each lot conveyed by it; and

ii. Super Mailboxes (if applicable)

Contact Canada Post to determine the location of super mailboxes, mail delivery location, and shall notify all purchasers of the exact location thereof. The location of any super mailbox also to be satisfactory to the Town.

(b) Landscaping Requirements

The front lawn and exterior side yard of each lot shall be sodded, seeded or otherwise landscaped within six months of the construction of a house thereon, and such sodding, seeding or landscaping shall be continued over the unpaved portion of the road allowance, including any lands between the road, to the front of such lot. Such sodding, seeding or landscaping shall be maintained in perpetuity. The Developer shall impose a covenant to this effect in the transfer of each lot conveyed by it.

13. Registration Requirements

The Developer covenants and agrees to cause the local Land Registrar to register, immediately after registration of the draft reference plan, as annexed to each lot in the proposed development, a condition of restriction running with the lands, that such lot is not to be built upon unless the provisions of paragraph 11 of this agreement, limiting entitlement to building permits has been complied with.

14. Installation of Services and Associated Fees

The Developer will be responsible to provide to the Town all applicable fees for the installation of water connection, meters and meter pits for each lot, and any further costs necessary as determined by the Building Division and Public Works,

for the installation of water connections prior to the issuance of building permits. Any required culverts on Town property must be approved by the Town's Engineering and Public Works Department and will require a right-of-way permit for each culvert. Application for the permit must be accompanied by applicable fees and deposits as required for a right-of-way permit.

15. Iron Bars

The Developer will file with the Town a surveyor's certificate dated within 30 days before the application for initial acceptance by the Town of asphalt surfacing on roadways, to the effect that all Standard Iron Bars shown upon the plan of subdivision have been located or replaced.

16. Staking of Bars Prior to Construction

Before the sale of any lot or the issue of any building permit within the subdivision the Developer shall stake to the satisfaction of the Town engineer, the locations of all Standard Iron Bars, and shall maintain such staking to the satisfaction of the Town, its respective servants and agents and the Town engineer, in relation to each lot until the home foundation is installed and all services to the proposed home have been provided. The Developer will provide to the Town engineer on request, and to any proposed builder, all usual information as to grades and levels for each lot within the subdivision.

17. Developers Responsibilities in Regard to Damages

The Developer undertakes and agrees to pay for any damage caused to any existing road, road allowance, structure or plant and any costs involved in the relocation of or repair or connection to any existing services arising in any way from or in connection with this agreement or the provision of services called for herein including the changing of grades of existing adjacent roads, and also any taxes or other charges levied or to be levied upon the lands to be subdivided, until such time as the lands have been assessed and entered on the collector's roll according to the proposed and presently registered plans.

18. Additional Work

If at any time prior to final acceptance of the last of the services by the Town it is of the opinion that additional works are proven necessary to provide adequately any of the public services specified in the schedules hereto, which were not reasonably foreseeable at the date of this Agreement then the Developer shall construct, install or perform such additional work at the request of the Town provided that if the Developer disagrees that such additional works are necessary, the question shall be resolved by a single arbitrator if the parties can agree on one, otherwise by a panel of three arbitrators proceeding under The Arbitrations Act.

19. Stormwater Management

The development of the subdivision may require special measures to deal with stormwater management, if deemed necessary. The Developer agrees:

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

20. Drainage

The developer is required to undertake a drainage report for the five new lots and retained parcel. The drainage report shall address perimeter drainage, rear yard drainage and overall lot drainage. Further the drainage report shall determine and provide adequate drainage and outlet. All recommendations provided under the on-going Drainage Report will be carried out at the complete expense of those assessed for the costs according to the Schedule of Assessment within the report. This process will be carried out pursuant to all legislated procedures outlined in the Drainage Act. This may or may not include appeals, which can among other things affect the timing, cost and assessment of those costs.

21. Rear Yard Drainage

Rear lot drainage will be installed on each lot, in connection with the construction of a house thereon, and shall be connected to the storm sewer system. The specifications, design and installation of such rear yard drainage shall be acceptable to, and subject to the approval of the Town engineer. On an application for a building permit on any lot within the lands to be subdivided, the builder shall produce a plan or sketch satisfactory to the Chief Building Official of the proposed rear yard drainage, which shall be deemed to be a requirement to meet the Surface Drainage and Drainage Disposal requirements of the Building Code. The installation of such rear yard drainage shall be subject to the same inspections as foundation drains and the Chief Building Official may issue work orders to stop work orders in relation thereto (as applicable).

The rear yard drainage system as designed by a qualified engineer shall be provided for each lot. The Developer shall ensure an easement is finalized providing for the joint maintenance of the drainage system by the property owners in perpetuity in the transfer of each lot conveyed by it.

22. Access to Property

The Developer shall ensure access to the proposed five severed lots be provided prior to the stamping of the deeds. The Developer shall ensure that an access permit be obtained for each of the five lots from the County of Essex, and that access to each lot shall be provided to each lot to the satisfaction of the County of Essex and the Town.

23. Grading/Dumping/Removal of Material

The Developer shall carry out all grading of all lands, in accordance with the grading plans to be filed in the office of the Chief Building Official of the Town Amherstburg, and shall forthwith carry out temporary or permanent drainage work that the Town engineer may certify to be necessary to eliminate ponding erosion, channeling of underground water or other drainage problems. The Developer shall neither dump nor permit to be dumped any fill or debris, or remove or permit the removal of any soil or fill from any of the lands to be subdivided without the written consent of the Town engineer. In seeking consent of the Town engineer to the removal of topsoil the Developer shall establish that when final grades are established for all of the lots and blocks within the subdivision there will be topsoil to a depth of at least four inches (4") over the entire area.

24. Grass and Weed Maintenance

The Developer shall be responsible for the proper maintenance of grass and weeds throughout the development under the direction of the Town until such time as a building permit is issued on a lot or the lot is transferred to a new owner. The Developer is required to place notice on title of this requirement on each lot conveyed by it.

25. Municipal Address Numbers

The Developer shall ascertain from the Town the appropriate municipal address

numbers for each lot, and shall provide such numbers to prospective purchasers, builders and lenders.

26. Initial Acceptance of Services

The Developer shall apply for initial acceptance of each individual service by filing with the Town a certificate under the hand and seal of its project engineer that the construction and/or installation of such services has been completed in accordance with the design criteria and the plans and specifications therefore approved and filed by the Town before construction, and by filing as-built drawings of such service, and a certificate of payment therefor and of compliance with the Construction Lien Act. The Town and its authorized agents, including the Town engineer, shall carry out such inspections as they deem necessary, and such service shall then be initially accepted after the Town engineer certifying that such service has been completed in accordance with the agreement, providing that all the covenants of this agreement have been complied with to the date of such certificate. After initial acceptance and after maintenance securities or bonds have been filed, the performance bond or security in lieu thereof relating to such service shall be released.

27. Final Acceptance of Services

The Town shall finally accept the services upon the Town engineer and the Town being satisfied that all covenants under this agreement have been fully complied with and all repairs and replacement required during the maintenance period has been carried out within such phase, and then authorizing release of the maintenance securities or bonds.

28. Easements

The Developer covenants and agrees that such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority and registered on title, including a covenant being registered on title of the most easterly lot acknowledging that the property abuts an active Public Works yard.

29. Town's Fees

The Developer undertakes, covenants and agrees to pay any planning, engineering, legal, auditing or other fees or disbursements incurred by the Town relating in any way to the proposed subdivision, or the servicing thereof, or to this agreement, including negotiations and preparations prior to its execution and including the entire fees and disbursements of the Town engineer when acting pursuant to the terms of this agreement, and any clerical or administrative expense of the Town relating in any way to or arising from this agreement, forthwith upon being invoiced therefor.

30. Register Notice of Agreement

The Developer covenants and agrees to cause the Local Land Registrar to register notice of this agreement against all of the lands affected hereby, immediately after registration of the draft reference plan, and to obtain acknowledgment, consent and postponement agreements, from any and all encumbrances registered prior to registration of such notice.

31. Development Charge

The Developer and subsequent owners acknowledge that the lands subdivided by this agreement are subject to the Town of Amherstburg Development Charges By-Law in effect at the time of building permit issuance and any other applicable development fees as determined by the Town from time to time. The Charges herein shall be in effect at the time of the issuance of a building permit. The Developer undertakes and agrees to provide that all Offers of Purchase and Sale include information that satisfies Subsection 59(4) of the Development Charges Act, with acknowledgement of Education Development Charges and any other applicable legislation such as the Planning Act.

32. Town Engineer

Throughout this agreement the term Town Engineer shall mean the professional engineer or firm of professional engineers retained by the Town to carry out the duties referred to in this agreement. Notwithstanding the above, the Town may agree to the use of a single engineering firm. However, should any dispute arise as a result of this agreement, the selected engineering firm shall be responsible to the Town, and the Developer shall be required to retain its own professional engineer.

33. Use of General Terms

Throughout this agreement the singular shall be deemed to include the plural, and the masculine, feminine and neuter genders shall be interchangeable as the context and applicable situations may require.

34. Enforcement of Agreement

The Developer will not call into question directly or indirectly in any proceeding whatsoever in law or in equity or before any administrative or other tribunal the right of the Town to enter into this agreement and to enforce each and every term, covenant and condition thereof and this provision may be pleaded by the Town in any such action or proceeding as a complete and conclusive estoppel of any denial of such right. If any provision of this agreement shall be found to be or deemed illegal or invalid, the remainder of the agreement shall not be affected thereby.

In the event of any default or breach of this Agreement by the Developer, which causes the Town to incur any cost, expense or damage, including the reasonable costs of utilizing its own employees, to remedy the default or breach, and in addition to any other remedy available to the Town in law or in equity, the Town is entitled to payment by the Development for the amounts incurred by the Town within thirty (30) days of notice of the demand for reimbursement being sent to the Developer. If the Developer fails to pay the amount of the demand in full, the amount outstanding shall constitute and shall be a lien and charge upon the lands of the Developer and may be collected as real property taxes in the same manner and priority as described in the provisions of the Municipal Act as amended from time to time

35. No Waiver of Rights

No indulgence or forbearance by the Town shall be deemed to constitute a waiver by the Town of its rights to insist on performance in a full and timely manner of all the covenants contained herein, and any such waiver, in order to be binding, must be in writing and duly authorized by the Town Council. No such waiver of any provisions, conditions or covenants shall be deemed to be a waiver of the right to later require full and timely compliance with the same terms, conditions or covenants, or with any other terms, covenants or conditions of this agreement at any time.

36. Parkland – Cash in Lieu

In accordance with the requirements of the Planning Act the Developer shall convey Cash in Lieu of parkland. The applicable parkland fee shall be paid in full prior to the stamping of the deeds as required in the standard conditions of consent.

37. Schools

In accordance with the requirements of the Greater Essex County District School Board and the Windsor Essex District Catholic School Board, the Developer is required to place notice on title for purchasers of the lots to be aware that students may not be able to attend the closest school and could be bused to a distant school with available capacity.

38. Septic Systems

With regard to the installation of private septic systems and in accordance with the requirements of the Ontario Building Code and the Conservation Authorities Act, the lots and the beds are to be protected against flooding, and the tile bed must be raised to the satisfaction of the municipality and the Essex Region Conservation Authority. These requirements and/or any other applicable requirements including permitting processes. The Developer shall notify all purchasers and shall impose as a covenant on each lot that it must be serviced with a private septic system in accordance with Part 8 of the Ontario Building Code. Shall sanitary sewers become available the Corporation of the Town of Amherstburg requires that the subject property be hooked into a sanitary sewer system, at the cost of the Owner.

39. Cure Period

Throughout this Agreement, where reference is made to the Town undertaking works on behalf of the Developer because of default or some other reason, it is agreed that the Developer will be given thirty (30) days to Cure any such deficiency, default or other problem or commence to Cure default and proceed diligently to remedy same prior to the Town undertaking the required works unless such deficiency, default or other problem is deemed to be an emergency.

40. Notice

Any notice, direction or other instrument required or permitted to be given by any party under this Agreement shall be in writing and shall be sufficiently given if delivered personally, sent by prepaid first-class mail or transmitted by telecopier or other form of electronic communication during transmission of which no indication of failure or receipt is communicated to the sender:

In the case of notice to the Developer:

Jon and Kathy Parks
7631 7th Conc S, RR5
Amherstburg, ON N9V 0C8

In the case of notice to the Town:

271 Sandwich Street South
Amherstburg, ON N9V 2A5
Attention: The Clerk
Fax: (519) 736-5403

Manager of Planning Services
Fax: (519) 736-9859

Manager of Engineering and Operations
Fax: (519) 736-7080

Any such notice, direction or other instrument if delivered personally, shall be deemed to have been given and received on the date on which it was received at such address, or, if sent by mail, shall be deemed to have been given and received on the date which is five (5) days after which it was mailed, provided that if either such day is not a Business Day, then the notice shall be deemed to have been given and received on the Business Day next following such day. Any notice transmitted by telecopier or other form of electronic communication shall be deemed to have been given and received on the date of its transmission provided that if such day is not a Business Day or it is received after the end of normal business hours on the date of its transmission at the place of receipt, then it shall be deemed to have been given and received at the opening of business in the office of the recipient on the first Business Day next following the transmission thereof. If normal mail service, telex, telecopier or other form of electronic communication is interrupted by strike, slowdown, Force Majeure, or other cause,

a notice, direction or other instrument sent by the impaired means of communication will not be deemed to be received until actually received, and the party sending the notice shall utilize any other such service which has not been so interrupted to deliver such notice.

41. Agreement Binding on Parties

This agreement shall enure to the benefit of, and be binding upon the parties hereto, and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Parties have executed this Agreement, as of the date set out above, under the hands and seals of their respective and duly-authorized signing officers.

DEVELOPER: JON AND KATHY PARKS

Per Jon Parks

I have authority to bind the Corporation

Per Kathy Parks

I have authority to bind the Corporation

**THE CORPORATION OF THE
TOWN OF AMHERSTBURG**

Per Aldo DiCarlo, Mayor

Per Paula Parker, Clerk

We have authority to bind the Corporation

*Authorized and approved by By-law
No. 2021-020 enacted the 12th day of April,
2021.*

SCHEDULE A
LEGAL DESCRIPTION

The following is a description of the land to which this instrument applies.

Concession 5, Part Lots 51 & 52 RP 12R11492 Part 1
Designated as Parts 1, 2, 3, 4, 5, 12R-28487
Town of Amherstburg,
County of Essex,
Province of Ontario

DRAFT

SCHEDULE B
DESIGN CRITERIA

**FOR SERVICES TO BE PROVIDED IN THE
PARKS SUBDIVISION (5 LOTS)
NS County Road 20
TOWN OF AMHERSTBURG**

The required service connections and drainage shall be constructed in accordance with plans and specifications prepared by a professional engineer, registered to practice in the Province of Ontario, and acceptable to the Town of Amherstburg. Criteria, upon which these services are to be designed, are as described in this schedule.

1. Storm Drainage

Storm drainage shall be installed fronting the development in accordance with approved engineering drawings satisfactory to the Town of Amherstburg and the Essex Region Conservation Authority.

2. Private Septic Systems

Private septic systems shall be installed in accordance with the regulations of the Ontario Building Code Act.

The Developer shall notify all purchasers and impose a covenant on each lot that they must be serviced with a private septic system in accordance with Part 8 of the Ontario Building Code.

3. Watermains

Where required the Developer shall construct and install connections to all lots in accordance with the approved engineering drawings. Each lot shall be serviced by a single water service connected to the mainline.

Minimum Cover	1.5m
Lot Connection	19 mm dia.
Pipe Material	Copper (Type "K")

Design and installation shall be in accordance to the Town's watermain specification to the satisfaction of the Town of Amherstburg.

The Developer shall obtain a certificate of approval from the Ministry of the Environment, Design Approval Branch.

4. Hydro Service

The Developer shall construct and install a sufficient hydro distribution system to service the development with connections to the 3 lots therein and connect the same to the existing hydro distribution system. Individual lot services, where possible, shall be provided on common lot lines so that residential hydro meters face each other. The hydro distribution system within the development shall be grounded to the water distribution system if applicable. All hydro service within the development shall be designed and installed in accordance with the requirements and criteria of the Town of Amherstburg and Hydro One.

5. Telephone

The Developer shall arrange for Bell Telephone to provide underground telephone service to all of the lots within the development.

6. Gas (if applicable)

The Developer shall arrange for Union Gas Company to provide underground gas service to all of the lots within the subdivision.

7. Adjustments

The grade of any and all water service boxes, valves chambers, hydrants, manholes, drains and transformer boxes shall be adjusted by the Developer when and as may be required by the Town engineer.

8. Temporary Services

Upon a connection of any type being made to the hydro or water services, a temporary meter or meters of a type and in a location or locations satisfactory to the Town shall be installed and continuously maintained until all hydro and/or water used within the subdivision, once the same is accepted by the Town, is metered through approved private connections. The Developer shall be responsible for, and will promptly pay or cause to be paid all charges for hydro and water supplied to the subdivision.

9. Community Mailboxes (if applicable)

The Developer will be responsible for negotiating specific locations within the subdivision with Canada Post for the location of community mailboxes.

10. Easements (if applicable)

The Developer agrees that such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.

11. Rear Yard Drainage

- a) Rear yard drainage shall be provided for each building lot in the locations and according to the specifications prescribed by the approved engineering drawings and as approved by the Corporation. Rear yard drainage shall be installed contemporaneously with the construction of dwellings on each building lot. A separate rear yard drainage system consisting of shared grassed swales shall be provided for each building lot. Rear yard drains shall be installed in accordance with the Drainage Reports approved by Council.
- b) The Developer shall, at its own expense, prepare a lot grading and rear yard drainage plan for each individual building lot within this development and shall file same with the Corporation. The lot grading plan shall show proposed dwelling elevation, proposed elevations at lot corners and direction of flow of the rear yard drain. The final elevations of all dwellings and other buildings, minimum opening elevations, where applicable and the final lot grades relating thereto and the rear yard drainage shall conform to the proposed lot grading and rear yard drainage plan filed for that lot. The consulting engineer, or a certified Ontario Land Surveyor, shall certify upon completion of the construction of the dwelling and building on each lot that the said lot grading and rear yard drainage plan has been complied with, in accordance with the approved engineering drawings, and until such time as the said certification has been received by the Corporation, occupancy of the dwelling on the subject building lot shall not be permitted.

12. Special Servicing Requirements

The construction of structures shall conform to the following requirements:

- a) Roof or rain water leaders from each respective building must be discharged into the rear yard drainage system. Perimeter tile drains and sump pump must be provided for each building and discharged into the rear yard drainage system swales;
- b) Perimeter tile drains shall not be connected to the private septic system;
- c) Basement floor drains shall be connected to the private septic systems for each dwelling;

d) A lot grading plan shall be included in the final set of plans approved for construction of the works. The consulting engineer or a certified land surveyor shall certify, upon completion of the works, that the lot grades are in accordance with the design and that the lands abutting the subdivision are draining adequately. The Developer acknowledges that, until such time as the provisions of this paragraph have been complied with, no occupancy of any building shall be permitted and any and all securities delivered to the Corporation by the Developer herein shall be held to ensure the provisions of this paragraph are complied with.

DEVELOPER: JON AND KATHY PARKS

Per _____
Jon Parks

I have authority to bind the Corporation

Per _____
Kathy Parks

I have authority to bind the Corporation

**THE CORPORATION OF THE
TOWN OF AMHERSTBURG**

Per _____
Aldo DiCarlo, Mayor

Per _____
Paula Parker, Clerk

We have authority to bind the Corporation

*Authorized and approved by By-law
No. 2021-020 enacted the 12th day of
April, 2021.*

SCHEDULE "C"
INTERPRETATION

The following definitions shall apply in the interpretation of this Agreement:

"Cure" means that the Developer has commenced the works required to address the Event of Default that has been identified and for which notice in accordance with this Agreement has been provided and is proceeding diligently to remedy any deficiency or default.

"Event of Default" means if the Developer fails in the performance of an obligation under this Agreement, and the Town issues a notice of such failure or default and a demand for performance, observance or compliance has been given. In such cases, the Town must allow the Developer a minimum of thirty (30) days to Cure the default unless such default is determined to be an emergency by the Town in which case a minimum less than thirty (30) days can be established for the Developer to Cure the default.

"Final Acceptance" means the date, commencing no sooner than the expiry of the maintenance period wherein the Developer's Consulting Engineer has provided a declaration to the Town confirming that the works and Services have been completed in accordance with the terms of this Agreement and the Town engineer formally accepts the Services in writing.

"Force Majeure" means and includes acts of God, terrorist attacks, weather conditions, labour disputes, shortage of labour and materials and any happening, condition or thing beyond the control of a person which could not reasonably have been anticipated and avoided by such person which delays or prevents such person from performing any of its obligations hereunder, financial inability excepted.

"Lands" means those lands as described in Schedule "A" attached hereto.

"Plan of Subdivision" means a registered plan of the lands where new, separate parcels of land have been created and can be legally used for the sale of lots.

"Services" means the storm sewers, sanitary sewers, waterlines, roads, curbs and hydro services, including those components of infrastructure.

DEVELOPER: JON AND KATHY PARKS

Per _____
Jon Parks
I have authority to bind the Corporation

Per _____
Kathy Parks
I have authority to bind the Corporation

**THE CORPORATION OF THE
TOWN OF AMHERSTBURG**

Per _____
Aldo DiCarlo, Mayor

Per _____
Paula Parker, Clerk

We have authority to bind the Corporation

Authorized and approved by By-law
No. 2021-20 enacted the 12th day of
April, 2021.

**DECISION OF APPROVAL AUTHORITY
WITH REASONS RE APPLICATION FOR CONSENT**

- (a) Name of approval authority **TOWN OF AMHERSTBURG COMMITTEE OF ADJUSTMENT**
- (b) Name of applicant **RE AN APPLICATION BY (b) Jon Parks**
- (c) Brief description **LOCATION OF PROPERTY (c) N/S County Road 20
(Roll No. 3729-580-000-03400)**
- (d) As set out in application **PURPOSE OF APPLICATION (d) The applicant is proposing to sever a parcel of land being 100 ft frontage by 255 ft ± depth with an area of 0.59 acres ± for purposes of creating a new lot. The remaining parcel will maintain 785 ft of frontage on Concession 6 S by an irregular depth with an area of 63.91 acres is vacant land.**
- (e) Date of decision **CONCUR in the following decision and reasons for decision made on the (e) 29th day of September, 2020.**

DECISION: APPROVED

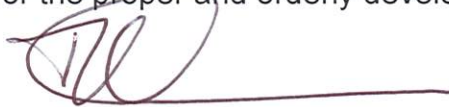
- (f) State conditions to be satisfied before granting of consent
 1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; a copy to be provided to the municipality.
 2. The applicant to submit to the municipality the deed, in triplicate, acceptable for registration in order that consent may be attached to the original and duplicate and a copy be provided to the municipality.
 3. That all property taxes be paid in full.
 4. That a parkland fee be paid to the Town of Amherstburg prior to the stamping of the deeds in an amount of \$300 for each newly created lot.
 5. That the developer be required to undertake lot grading plans for the five severed lots to the satisfaction of the municipality, prior to the stamping of deeds, to the satisfaction of the Building Department.
 6. That an access permit be obtained for each of the five lots from the County of Essex and any other requirements to their satisfaction, prior to the stamping of deeds.
 7. That each severed lot be serviced with municipal water in accordance with and under the supervision of the municipality.
 8. That an assessment apportionment for any and all drains affected by the severance be completed in accordance with the provisions of the Drainage Act and that all costs associated with said apportionment be paid by the applicant.
 9. That the applicant execute a Consent Agreement in a form satisfactory to the Town of Amherstburg which will include and require the provision of securities in amounts and forms satisfactory to the Town and which will satisfactorily address the relevant concerns of all government ministries, departments and agencies. The Consent Agreement will contain the following provisions:
 - a. That the developer be required to undertake a drainage report for the five new lots and retained parcel. The drainage report shall address perimeter drainage, rear yard drainage and lot drainage. Further the drainage report shall determine and provide drainage and outlet into the Albert McGee Drain. All recommendations provided under the on-going Drainage Report will be carried out at the complete expense of those assessed for the costs according to the Schedule of Assessment within the report. This process will be carried out pursuant to all legislated procedures outlined in the Drainage Act. This may or may not include appeals, which can among other things affect the timing, costs, and assessment of those costs.

b. The applicant enters into an agreement satisfactory to the Corporation of the Town of Amherstburg requiring that the subject property be required to hook into a sanitary sewer system should it become available. The subject agreement to be registered on title.

10. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

(g) State REASONS FOR DECISION: (g) The request is in conformity with Section 6.1.2 of reasons for Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The decision proposed lots are within a secondary settlement area.

I/WE, the undersigned, in making the decision upon this application for consent, in addition to other matters, have had regard to the matters that are to be had regard to under subsection 51(4) of The Planning Act, and having considered whether a plan of subdivision of the land in accordance with Section 50 of the said Act is necessary for the proper and orderly development of the municipality.



.....
David Cozens

.....
Terris Buchanan



.....
Donald Shaw

.....
Josh Mailloux

CERTIFICATION

The Planning Act, R.S.O. 1990

(h) Name of approval authority I, **Frank Garardo, Secretary-Treasurer** of the (h) **Town of Amherstburg** certify that the above is a true copy of the decision of the approval authority with respect to the application recorded therein.

(i) Name & address of approval authority

Dated this 30th day of September, 2020


.....
Secretary-Treasurer
Town of Amherstburg
Committee of Adjustment
3295 Meloche Rd, Amherstburg, ON N9V 2Y8

**DECISION OF APPROVAL AUTHORITY
WITH REASONS RE APPLICATION FOR CONSENT**

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- (b) Name of applicant RE AN APPLICATION BY (b) **Jon Parks**
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- (e) Date of decision CONCUR in the following decision and reasons for decision made on the (e) 29th day of September, 2020.

DECISION: APPROVED

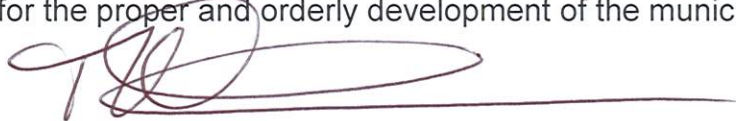
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 3. That all property taxes be paid in full.
 4. That a parkland fee be paid to the Town of Amherstburg prior to the stamping of the deeds in an amount of \$300 for each newly created lot.
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 6. That an access permit be obtained for each of the five lots from the County of Essex and any other requirements to their satisfaction, prior to the stamping of deeds.
 7. That each severed lot be serviced with municipal water in accordance with and under the supervision of the municipality.
 8. That an assessment apportionment for any and all drains affected by the severance be completed in accordance with the provisions of the Drainage Act and that all costs associated with said apportionment be paid by the applicant.
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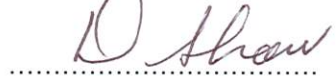
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David Cozens

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CERTIFICATION

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Secretary-Treasurer
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3295 Meloche Rd, Amherstburg, ON N9V 2Y8

**DECISION OF APPROVAL AUTHORITY
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- (e) Date of decision CONCUR in the following decision and reasons for decision made on the (e) 29th day of September, 2020.

DECISION: APPROVED

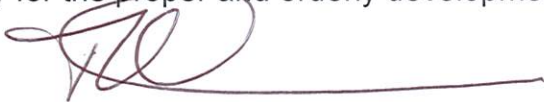
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 7. That each severed lot be serviced with municipal water in accordance with and under the supervision of the municipality.
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10. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

(g) State reasons for decision REASONS FOR DECISION: (g) The request is in conformity with Section 6.1.2 of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The proposed lots are within a secondary settlement area.

I/WE, the undersigned, in making the decision upon this application for consent, in addition to other matters, have had regard to the matters that are to be had regard to under subsection 51(4) of The Planning Act, and having considered whether a plan of subdivision of the land in accordance with Section 50 of the said Act is necessary for the proper and orderly development of the municipality.



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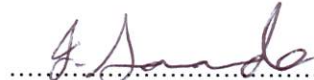
CERTIFICATION

The Planning Act, R.S.O. 1990

(h) Name of approval authority I, **Frank Garardo, Secretary-Treasurer** of the (h) **Town of Amherstburg** certify that the above is a true copy of the decision of the approval authority with respect to the application recorded therein.

(i) Name & address of approval authority

Dated this 30th day of September, 2020



.....
Secretary-Treasurer
Town of Amherstburg
Committee of Adjustment
3295 Meloche Rd, Amherstburg, ON N9V 2Y8

**DECISION OF APPROVAL AUTHORITY
WITH REASONS RE APPLICATION FOR CONSENT**

- (a) Name of approval authority **TOWN OF AMHERSTBURG COMMITTEE OF ADJUSTMENT**
- (b) Name of applicant RE AN APPLICATION BY (b) **Jon Parks**
- (c) Brief description LOCATION OF PROPERTY (c) **N/S County Road 20
(Roll No. 3729-580-000-03400)**
- (d) As set out in application PURPOSE OF APPLICATION (d) The applicant is proposing to sever a parcel of land being 100 ft frontage by 255 ft ± depth with an area of 0.59 acres ± for purposes of creating a new lot. The remaining parcel will maintain 785 ft of frontage on Concession 6 S by an irregular depth with an area of 62.14 acres is vacant land.
- (e) Date of decision CONCUR in the following decision and reasons for decision made on the (e) 29th day of September, 2020.

DECISION: APPROVED

- (f) State conditions to be satisfied before granting of consent
 1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; a copy to be provided to the municipality.
 2. The applicant to submit to the municipality the deed, in triplicate, acceptable for registration in order that consent may be attached to the original and duplicate and a copy be provided to the municipality.
 3. That all property taxes be paid in full.
 4. That a parkland fee be paid to the Town of Amherstburg prior to the stamping of the deeds in an amount of \$300 for each newly created lot.
 5. That the developer be required to undertake lot grading plans for the five severed lots to the satisfaction of the municipality, prior to the stamping of deeds, to the satisfaction of the Building Department.
 6. That an access permit be obtained for each of the five lots from the County of Essex and any other requirements to their satisfaction, prior to the stamping of deeds.
 7. That each severed lot be serviced with municipal water in accordance with and under the supervision of the municipality.
 8. That an assessment apportionment for any and all drains affected by the severance be completed in accordance with the provisions of the Drainage Act and that all costs associated with said apportionment be paid by the applicant.
 9. That the applicant execute a Consent Agreement in a form satisfactory to the Town of Amherstburg which will include and require the provision of securities in amounts and forms satisfactory to the Town and which will satisfactorily address the relevant concerns of all government ministries, departments and agencies. The Consent Agreement will contain the following provisions:
 - a. That the developer be required to undertake a drainage report for the five new lots and retained parcel. The drainage report shall address perimeter drainage, rear yard drainage and lot drainage. Further the drainage report shall determine and provide drainage and outlet into the Albert McGee Drain. All recommendations provided under the on-going Drainage Report will be carried out at the complete expense of those assessed for the costs according to the Schedule of Assessment within the report. This process will be carried out pursuant to all legislated procedures outlined in the Drainage Act. This may or may not include appeals, which can among other things affect the timing, costs, and assessment of those costs.

- b. The applicant enters into an agreement satisfactory to the Corporation of the Town of Amherstburg requiring that the subject property be required to hook into a sanitary sewer system should it become available. The subject agreement to be registered on title.

10. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

(g) State reasons for decision REASONS FOR DECISION: (g) The request is in conformity with Section 6.1.2 of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The proposed lots are within a secondary settlement area.

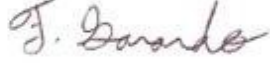
I/WE, the undersigned, in making the decision upon this application for consent, in addition to other matters, have had regard to the matters that are to be had regard to under subsection 51(4) of The Planning Act, and having considered whether a plan of subdivision of the land in accordance with Section 50 of the said Act is necessary for the proper and orderly development of the municipality.

.....
David Cozens Terris Buchanan

..... ORIGINAL DOCUMENT SIGNED
Donald Shaw Josh Mailloux

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- (e) Date of decision **CONCUR** in the following decision and reasons for decision made on the (e) 29th day of September, 2020.

DECISION: APPROVED

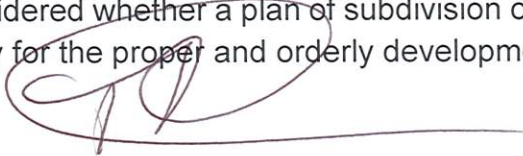
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.....
David Cozens

.....
Terris Buchanan




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Donald Shaw

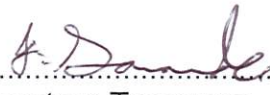
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Dated this 30th day of September, 2020

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Secretary-Treasurer
Town of Amherstburg
Committee of Adjustment
3295 Meloche Rd, Amherstburg, ON N9V 2Y8

Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	X	

Reasons of Committee – The request is in conformity with Section 6.1.2 of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The severance is for technical reasons due to the merging of the two lots.

That application A/20/20 be approved.

Moved by: Don Shaw
 Seconded by: Terris Buchanan

-carried-

Reasons of Committee – The Committee, having considered the evidence presented, and having reviewed the plans and correspondence on file, is satisfied that the variance request is minor in nature, will not impact the character of the neighbourhood, and is keeping with the intent of the Official Plan and Zoning By-law.

That application A/21/20 be approved.

Moved by: Terris Buchanan
 Seconded by: Josh Mailloux

-carried-

Reasons of Committee – The Committee, having considered the evidence presented, and having reviewed the plans and correspondence on file, is satisfied that the variance request is minor in nature, will not impact the character of the neighbourhood, and is keeping with the intent of the Official Plan and Zoning By-law.

6.7 Applications B/28, 29, 30, 31, 32/20 – John Parks – N/S County Road 20 (Roll No. 3729-580-000-03400)

Public in Attendance: Jon Parks

B/28-32/20: The applicant is proposing to sever five parcels of land for the purpose of creating five (5) new residential building lots from a 64.5 acre parcel, each being 30.48 m (100 ft) frontage by 77.72 m (255 ft) depth with an area of 0.59 acres for a total of 2.95 acres. The parcels being severed are zoned Residential Type 1 A (R1A) and are designated Low Density Residential in the Town's Official Plan.

The retained parcel being 239.2 m (785 ft) frontage by an irregular depth with an area of 61.55 acres is vacant land.

The following correspondence was received from the various agencies and residents circulated:

- i) Letter dated September 23, 2020 from the Essex Region Conservation Authority stating:
The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the Conservation Authorities Act (Ontario Regulation No. 158/06). The parcel falls within the regulated area as a result of a new municipal drain. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the Conservation Authorities Act. Our office has reviewed the proposal and have concerns relating to Stormwater Management. The ERCA concerns have been addressed by the establishment of the new drain by the Municipality under the Drainage Act.

The subject property is not within or adjacent to any natural heritage feature that may meet the criteria for significance as defined by the Provincial Policy Statement (PPS). Based on our review, we have no objection to the application with respect to natural heritage policies.

ERCA's concerns related to Stormwater Management has been addressed and therefore, ERCA has no objection for this application for consent.

- ii) Email dated September 23, 2020 from the Windsor Police Department stating that:

The Windsor Police Service has no concerns or objections with the variances being sought for allowing 5 land parcels to be severed in order to create 5 new residential lots. No public safety problems are anticipated from this.

- iii) Email from the Engineering and Public Works Department dated September 17, 2020 stating:

- *Individual water service connection(s) required for new lot*
- *No Sanitary sewers, septic field required for each new lot. Additionally, the applicant should be aware that, in the future, should a sanitary sewer collection system be constructed along County Road 20, each of the lots described under this application will be required to connect and be serviced by said sanitary sewer.*

- *Individual lot grading plans required for each lot need to consider existing drainage swale and berm along the back of the existing lots to the east of the subject severances. This berm and swale was included under lot grading plans previously submitted by Mr. Parks and is intended to capture overland run-off before reaching the farm to the north. The berm and swale must be extended to ensure that it has positive drainage to the outlet in the existing Parks Drain (municipal drain) on County Road 20.*

- *The municipal drain where the individual storm drainage tiles discharge for each lot must be protected by installing gabion stone erosion protection stone, laid over filter cloth. This will be done at the cost of the builder and must be to the full satisfaction of the Drainage Superintendent. Any damage to the municipal drain occurring during construction activities shall be repaired by the builder at his cost, and to the satisfaction of the Drainage Superintendent.*

- *New access bridges across the municipal drain will be required for each new lot. A engineering report for the Parks Drain under Section 78 will be required to address the new bridges. The cost and assessment of this report will be determined by the appointed engineer.*

- *Drainage apportionments required for the Parks Drain and the Albert McGee Drain.*

- iv) Letter from the County of Essex dated September 22, 2020 stating:

Please be advised that the County of Essex has reviewed the aforementioned applications and the comments provided are engineering related only. These applications have not been reviewed from a planning perspective. This road was formerly King's Highway 18 until it was downloaded to the County of Essex. The minimum setback for any proposed structures on this property must be 110 feet from the center of the original ROW of County Road No. 20 due to the Jon Parks Drain. Permits are necessary for any changes to existing entrances and structures, of the construction of new structures.

To reduce the number of access points to County Road No. 20 for safety and functionality, proposed lots to have one access point per two lots.

We are requesting a copy of the Decision of the aforementioned applications. Should these applications be approved we are requesting a copy of the revised survey plan of the subject lands to update our mapping records. Thank you for your assistance and cooperation in this matter.

- v) Letter from Colleen and Ryan Grey received September 28, 2020 stating:

We are in support of these severances based on the following:

1. *Only 5 new lots fronting on County Road #20 totaling approximately 4 acres will be developed. This will bring the total number of lots on County Road #20 to 10.*

2. *That the Town will proceed with the Council's Resolution # 20200713-203 to secure the remaining / retained parcel of approximately 60 acres as agricultural in the official plan.*

3. *That no further development on the remaining 60 acres will be permitted.*

Thank you for your consideration of the above.

Colleen & Ryan Gray

- vi) Planning Report dated September 21, 2020 from Frank Garardo, Secretary Treasurer and Sarah French, Planner.

Committee Discussion:

Chair Cozens left the meeting and the Vice Chair Shaw assumed the role. The Vice Chair introduced the application and the Planner, Frank Garardo read the purpose of the application. Jon Parks presented the concept of the application. The rezoning application was discussed. It was stated that there is approximately 14 acres of land that are still designated for residential development but are zoned agricultural. A rezoning would be required to develop the lands. Council has discussed removing the lands from the settlement area, however this will require an amendment to the Official Plan and will be further discussed during the Official Plan review process. Mr. Parks stated that the severances conform to the Official Plan. The proposed conditions were discussed and it was decided that a few of the conditions were to be amended. Condition number 6 was amended to remove the requirement to install the bridges on the properties prior to the stamping of the deeds. Mr. Parks would need to complete the Drainage Act process for the bridges and apply for permits. Condition 9b) was discussed and it was determined that a soil analysis should not be required and that the new owners of the lots be responsible for installing the septic systems. Condition 9d) was also removed from the recommended conditions as it was not applicable to these severances. Frank Garardo read the conditions and Mr. Parks acknowledged acceptance of the conditions.

The following resolutions were put forth:

That applications B/28-32/20 be approved subject to the following conditions:

1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; a copy to be provided to the municipality.
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10. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

Moved by: Terris Buchanan
 Seconded by: Josh Mailloux

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto	Absent	Absent
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	Absent

Reasons of Committee – The request is in conformity with Section 6.1.2 of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The proposed lots are within a secondary settlement area.

7. **Next Meeting** to be October 27, 2020.

8. **Adjournment**

The meeting was adjourned at 10:37 a.m.



 Chairman- Dave Cozens



 Secretary- Frank Garardo