



File No.: 04-3944

January 8, 2021

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

Attention: Frank Garardo
Manager of Planning Services

37T-02006 – Extension of Draft Plan of Subdivision
Hunt Club Creek Development
Hunt Club Creek Inc.

On behalf of our client, Hunt Club Creek Inc., we are writing to the Town of Amherstburg (Town), requesting the extension of the above noted Draft Plan of Subdivision approval for Hunt Club Creek. The Draft Plan approval will expire on June 2, 2021 and the County of Essex will require confirmation from the Town from Council for the extension to be granted.

As you are aware, we have been awaiting the extension of services to this area and we understand that the Town is moving forward with the servicing of these and adjacent lands this year.

As such, we are requesting the Council provide support for the Draft Plan extension for an additional three (3) years. The timing of the extension will allow for the orderly development of these lands.

We trust that this matter can be dealt with at your earliest convenience to allow for adequate time (60 days) for the County of Essex to prepare their extension letter under Section 51(33) of the Planning Act.

3200 Deziel Drive
Suite 608
Windsor, Ontario
Canada
N8W 5K8
Telephone
519.948.5000
Fax
519.948.5054

Town of Amherstburg
Page 2
January 8, 2020



Should you have any questions, feel free to contact the undersigned and we request that you inform us when this matter will be forwarded to Council.

Yours sincerely,

DILLON CONSULTING LIMITED

Melanie Muir, MCIP RPP
Planner
MAM:dt

Enclosure

cc + Enclosure: Mr. P. Valente, Hunt Club Creek Inc.
Mr. J. Miceli, Town of Amherstburg
Mr. Rebecca Belanger, County of Essex



Office of the Manager, Planning Services

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

May 18, 2018

VIA EMAIL ONLY

Hunt Club Creek Inc.
Attention: Mr. Pietro Valente
2985 Dougall Avenue
Windsor, ON N9E 1S1

Dear Mr. Valente:

Re: Notice of Extension of Draft Plan Approval
Applicant: Hunt Club Creek Inc.
Municipality: Town of Amherstburg
File No.: 37-T-02006

Please be advised that the County of Essex review of the requested extension of draft plan approval for the above noted plan of subdivision is now complete. As a result of this review, pursuant to Section 51(33) of the Planning Act, the County's approval of this draft plan of subdivision is extended for a period of three (3) years. The draft approval will now lapse on **June 2, 2021**.

If a further extension is needed, it is the responsibility of the applicant to make such a request, **which must be made at least sixty (60) days before the approval lapses**, because no extension can be given after the lapsing date. The request should include the reasons why an extension is needed, the probability of final approval being completed if the extension is granted, and a resolution in support of the extension from the Town of Amherstburg.

Should you have any further questions with regard to the above, please do not hesitate to contact the undersigned.

Yours truly,

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

c.c. Town of Amherstburg
ERCA
WECDSB

MMAH
GECDSB
Dillon Consulting



County of
Essex

Office of the Manager, Planning Services

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

May 15, 2015

Hunt Club Creek Inc.
Attention: Mr. Pietro Valente
2985 Dougall Avenue
Windsor, ON N9E 1S1

Dear Mr. Valente:

Re: Notice of Extension of Draft Plan Approval
Applicant: Hunt Club Creek Inc.
Municipality: Town of Amherstburg
File No.: 37-T-02006

Please be advised that the County of Essex review of the requested extension of draft plan approval for the above noted plan of subdivision is now complete. As a result of this review, pursuant to Section 51(33) of the Planning Act, the County's approval of this draft plan of subdivision is extended for a period of three (3) years. The draft approval will now lapse on **June 2, 2018**.

If a further extension is needed, it is the responsibility of the applicant to make such a request, **which must be made at least sixty (60) days before the approval lapses**, because no extension can be given after the lapsing date. The request should include the reasons why an extension is needed, the probability of final approval being completed if the extension is granted, and a resolution in support of the extension from the Town of Amherstburg.

Should you have any further questions with regard to the above, please do not hesitate to contact the undersigned.

Yours truly,

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

c.c. Town of Amherstburg
ERCA
WECDSB

MMAH
GECDSB
Dillon Consulting

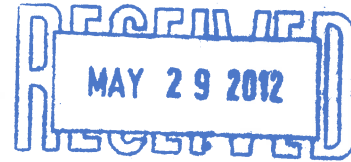


Corporation of the County of Essex
Planning Services

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

May 28, 2012

Hunt Club Creek Inc.
Attention: Mr. Pietro Valente
2985 Dougall Avenue
Windsor, ON N9E 1S1



Dear Mr. Valente:

Re: Notice of Extension of Draft Plan Approval
Applicant: Hunt Club Creek Inc.
Municipality: Town of Amherstburg
File No.: 37-T-02006

Please be advised that the County of Essex review of the requested extension of draft plan approval for the above noted plan of subdivision is now complete. As a result of this review, pursuant to Section 51(33) of the Planning Act, the County's approval of this draft plan of subdivision is extended for a period of three (3) years. The draft approval will now lapse on **June 2, 2015**.

If a further extension is needed, it is the responsibility of the applicant to make such a request, **which must be made at least sixty (60) days before the approval lapses**, because no extension can be given after the lapsing date. The request should include the reasons why an extension is needed, the probability of final approval being completed if the extension is granted, and a resolution in support of the extension from the Town of Amherstburg.

Should you have any further questions with regard to the above, please do not hesitate to contact the undersigned.

Yours truly,

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

c.c. **Town of Amherstburg**
ERCA
WECDSB

MMAH
GECDSB
Dillon Consulting



***Corporation of the County of Essex
Planning Services***

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

June 2, 2009

Hunt Club Creek Inc.
Attention: Mr. Pietro Valente
2985 Dougall Avenue
Windsor, ON N9E 1S1

Subject: Draft Plan Approval Letter
Municipality: Town of Amherstburg
Location: Part of Lots 6 & 7, Concession 1, Part of Lot 20,
Concession 2 (Malden)
Applicant: Hunt Club Creek Inc.
File No.: 37-T- 02006

Dear Mr. Valente:

Pursuant to Subsection 51(31) of the Planning Act the above-noted draft plan of subdivision is hereby approved. A list of conditions that must be fulfilled prior to final approval is also attached.

The approval of this draft plan will lapse on June 2, 2012. The approval may be extended pursuant to subsection 51(33) of the Act, but no extension can be granted once the approval has lapsed.

Please see the attached Notice of Decision for further information regarding this decision.

Yours truly,

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

Enclosure

cc Town of Amherstburg
ERCA
WECDSB
GECDSB
MMAH

Applicant: Hunt Club Creek Inc.
File No.: 37-T-02006
Municipality: Town of Amherstburg
Location: Part of Lots 6 & 7, Concession 1, and
Part of Lot 20, Concession 2 (Malden)

Date of Decision: June 2, 2009
Date of Notice: June 2, 2009
Last Date of Appeal: June 22, 2009
Lapsing Date: June 2, 2012

NOTICE OF DECISION

On Application for Approval of Draft Plan of Subdivision Subsection 51(37) of the Planning Act

Approval of Draft Plan of Subdivision to the application in respect of the subject lands noted above, is proposed to be given by the County of Essex. A copy of the decision is attached.

When and How to File An Appeal

Notice to appeal the decision to the Ontario Municipal Board must be filed with the County of Essex no later than 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal should be sent to the attention of the Manager, Planning Services at the address shown below and it must,

- (1) set out the reasons for the request for the appeal (a helpful form is available from the OMB website at www.omb.gov.on.ca), and
- (2) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal to the decision of the County, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the County, made oral submission at a public meeting or written submissions to the Council or, in the Ontario Municipal Board's opinion, there is reasonable grounds to add the person or public body as a party.

Right of Applicant or Public Body to Appeal Conditions

The applicant, the Minister, the Municipality, or any public body that, before the County made its decision,

made oral submissions at a public meeting or written submissions to the County, may at any time before the final plan of subdivision is approved, appeal any of the conditions imposed by the County to the Ontario Municipal Board by filing with the County a notice of appeal.

How to receive Notice of Changed Conditions

The conditions of an approval of draft plan of subdivision may be changed at any time before the final approval is given. You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of changes to the conditions.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the County made its decision, made oral submissions at a public meeting or written submissions to the County, or made a written request to be notified of the changes to the conditions.

Other Related Applications

None.

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the County of Essex at the address noted below or from the Town of Amherstburg.

Mailing Address for Filing a Notice of Appeal:

County of Essex
Attention: William King, Manager, Planning Services
360 Fairview Avenue West
Essex, ON N8M 1Y6
Tel: (519) 776-6441, Ext. 329
Fax: (519) 776-1253

Applicant: Hunt Club Creek Inc.
File No.: 37-T-02006
Municipality: Town of Amherstburg
Location: Part of Lots 6 & 7, Concession 1, and
Part of Lot 20, Concession 2 (Malden)

Date of Decision: June 2, 2009
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The County of Essex's conditions and amendments to final plan of approval for registration of this Subdivision are as follows:

No. Conditions

1. That this approval applies to the draft plan subdivision, prepared by Verhaegen, Stubberfield, Hartley, Brewer, Bezaire, Incorporated dated September 29, 2008, certified by Roy Simone, OLS, which shows a total of five-hundred and ninety-two (592) lots for single detached dwellings, one-hundred and four (104) lots for two-hundred and eight (208) semi-detached dwelling units, one (1) block for parkland (Block 3), one (1) block for open space (Block 4), two (2) blocks for stormwater management (Blocks 1 & 2), and one (1) block for a buffer to Marsh Creek (Block 5).
2. That the Owner enters into a subdivision agreement with the Town of Amherstburg wherein the Owner agrees to satisfy all the requirements, financial and otherwise, of the Municipality concerning the payment of development charges, provisions of roads, installation and capacity of services, sanitary sewerage collection system, water distribution system, utilities and stormwater management facilities for the development of the lands within the plan.
3. That the subdivision agreement between the Owner and the Municipality contain a provision requiring the owner to notify in writing each person who first offers to purchase any subdivided lot within the plan of subdivision of all approved development charges, including development charges for school purposes, relating to any such lot pursuant to Section 59(4) of the Development Charges Act, 1997.
4. That the subdivision agreement between the Owner and the Municipality, where required, contain a provision prepared to the satisfaction of the Municipality, regarding the phasing or timing of the development.
5. That the subdivision agreement between the Owner and the Municipality be registered against the lands to which it applies prior to the registration of the plan of subdivision.
6. That the road allowances included in this draft plan shall be shown and dedicated as public highways.
7. That all terminating streets contain 0.3 metre reserves that shall be illustrated on the final plan of subdivision, and said reserves shall be conveyed to the Municipality.

Applicant: Hunt Club Creek Inc.
File No.: 37-T-02006
Municipality: Town of Amherstburg
Location: Part of Lots 6 & 7, Concession 1, and
Part of Lot 20, Concession 2 (Malden)

Date of Decision: June 2, 2009
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Lapsing Date: June 2, 2012

2

8. That the streets shall be named to the satisfaction of the Town of Amherstburg.
9. That the Owner convey up to 5% of the land included in the plan to the Municipality for park purposes. Alternatively, the Municipality may require cash-in-lieu of all or a portion of the conveyance.
10. That prior to final approval by the County of Essex, the County is to be advised by the Municipality that this proposed subdivision conforms to the zoning by-law in effect.
11. That the Owner shall provide easements as may be required for services, utility or drainage purposes in a form satisfactory to the Municipality or utility.
12. That prior to final approval of any phase, the Municipality shall confirm that sewage treatment conveyance capacity and water supply capacity is available for all lots within said phase of the proposed development.
13. That the subdivision agreement between the Owner and the Municipality contain provisions to the satisfaction of the Municipality and the Essex Region Conservation Authority, that the Owner install the stormwater management measures as identified in the stormwater management report entitled "Hunt Club Creek Residential Development Planning Stormwater Management Report (for Valente Development Corporation)" prepared by N. J. Peralta Engineering Ltd. dated October 3, 2006 and revised September 5, 2007, and that prior to final approval by the County of Essex of any phase of the development, the County is to be advised by the Municipality and the Essex Region Conservation Authority that the stormwater management measures, as determined by the final stormwater management design, have been installed. These measures may include potential impacts such as polishing, outlet location and impact mitigation, and must also ensure that the installation of the outlet and other works do not negatively impact or cause disturbance to any Species At Risk or wetland vegetation.
14. That the subdivision agreement between the Owner and the Municipality shall contain a provision requiring the Owner to undertake an engineering analysis to determine the affect of increased runoff due to the development of the site, and to identify stormwater management 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.
15. That prior to undertaking construction or site alteration activities, any necessary permits or clearances be received from the Essex Region Conservation Authority.

Applicant: Hunt Club Creek Inc.
File No.: 37-T-02006
Municipality: Town of Amherstburg
Location: Part of Lots 6 & 7, Concession 1, and
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Date of Decision: June 2, 2009
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3

16. That any environmental protection measures recommended in the stormwater management plan required by Condition (13) above, that are not capable of being addressed under the Ontario Water Resources Act, be implemented through the subdivision agreement.
17. That the subdivision agreement between the Owner and the Municipality contain provisions, to the satisfaction of the Greater Essex County District School Board, requiring sidewalks along streets in the plan in accordance with municipal requirements.
18. That the subdivision agreement between the Owner and the Municipality contain provisions, to the satisfaction of the Greater Essex County District School Board and the Windsor-Essex Catholic District School Board, requiring the 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 bussed to a distant school with available capacity.
19. That the subdivision agreement between the Owner and the Municipality contain provisions to the satisfaction of the Municipality and the Essex Region Conservation Authority, that the Owner implement the recommendations identified in the "Environmental Impact Assessment (Updated) – Hunt Club Creek Development (Prepared for Peter Valente)" prepared by BioLogic dated September, 2007, including the requirement for the installation of a continuous six foot high chain link fence without gates along the rear lot lines of lots 182 to 205 inclusive, the provision of a 25 metre buffer (Block 5) that shall be planted and naturalized with native vegetation, and that Block 5 be transferred to a public body.
20. That prior to final approval by the County of Essex, the Owner shall submit for review and approval by the Municipality and the County, a draft of the final 12M plan.
21. That prior to final approval by the County of Essex, the County is advised in writing by the Town of Amherstburg how Conditions 1 to 14 inclusive, and Conditions 16 to 20 inclusive, have been satisfied.
22. That prior to final approval by the County of Essex, the County is advised in writing by the Essex Region Conservation Authority how Conditions 13, 14, 15 and 19 have been satisfied.
23. That prior to final approval by the County of Essex, the County is advised in writing by the Greater Essex County District School Board how Conditions 17 and 18 have been satisfied.

Applicant: Hunt Club Creek Inc.
File No.: 37-T-02006
Municipality: Town of Amherstburg
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4

24. That prior to final approval by the County of Essex, the County is advised in writing by the Windsor-Essex Catholic District School Board how Condition 18 has been satisfied.

NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Essex, quoting the file number "37-T-02006".
2. It is suggest that the owner make themselves aware of section 144 of the Land Titles Act and subsection 78(10) of the Registry Act.

Subsection 144(1) of the Land Titles Act requires that a plan of subdivision of land that is located in a land titles division be registered under the Land Titles Act. Exceptions to this provision are set out in subsection 144(2).

Subsection 78(10) of the Registry Act requires that a plan of subdivision of land that is located only in a registry division cannot be registered under the Registry Act unless that title of the owner of the land has been certified under the Certification of Titles Act. Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).
3. Inauguration or extension of a piped water supply, a sewage system or a storm drainage system is subject to the approval of the Ministry of Environment under Section 23 and Section 24 of the Ontario Water Resources Act, R.S.O. 1980.
4. The Ministry of Environment did not review this subdivision with respect to any groundwater, soil or soil atmosphere testing to fully discount the possibility that waste materials and/or other contaminants are present within or in close proximity to this subdivision. If either the Municipality or the Owner requires this assurance before proceeding, a consultant(s) should be engaged to conduct the necessary investigations.
5. The Ministry of Environment must be advised immediately should waste materials or other contaminants be discovered during the development of this plan of subdivision. If waste materials or contaminants are discovered, a further approval under Section 46 of the Environmental Protection Act may be required from that Ministry.

Applicant: Hunt Club Creek Inc.
File No.: 37-T-02006
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5

6. The costs of any relocations or revisions to Hydro One Networks Inc. (HONI) facilities or any other local electrical utility that are necessary to accommodate the subdivision will be borne by the developer.
7. Any easement rights of Hydro One Networks Inc. (HONI) or any other local electrical utility are to be respected.
8. The developer should contact the local Hydro One Networks Inc. Services office or any other local electrical utility to verify if any low voltage distribution lines may be affected by this proposal.
9. The developer is hereby advised that prior to commencing any work within the plan, the developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the developer is hereby advised that the developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services, i.e., 911 Emergency Services.
10. Clearances are required from the following agencies:

Ms. Lory Bratt
Planning Coordinator
Town of Amherstburg
271 Sandwich Street South
Amherstburg, ON N9V 2Z3

Ms. Rebecca Belanger
Essex Region Conservation Authority
360 Fairview Avenue West
Essex, ON N8M 1Y6

Applicant: Hunt Club Creek Inc.
File No.: 37-T-02006
Municipality: Town of Amherstburg
Location: Part of Lots 6 & 7, Concession 1, and
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6

Greater Essex County District School Board
2109 Ottawa Street,
PO Box 24002
Windsor, ON N8Y 4Y9

Mr. Mario Iatonna
Windsor-Essex Catholic District School Board
1325 California Avenue
Windsor, ON N9B 3Y6

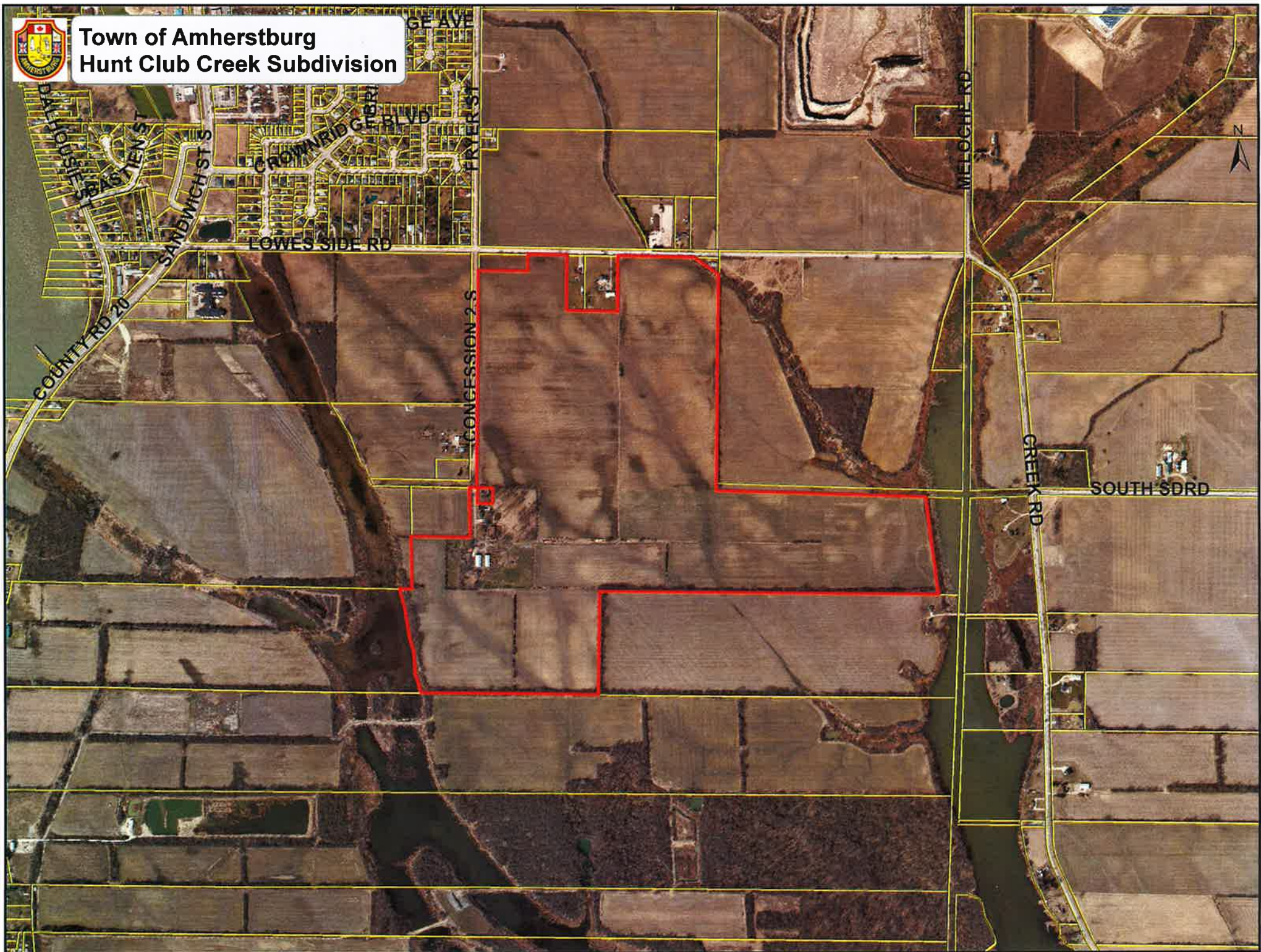
If the agency's clearance concerns a condition in the subdivision agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan. The County of Essex does not require a copy of the agreement.

11. All measurements in subdivision and condominium final plans must be presented in metric units.
12. The approval of the draft plan will lapse on **June 2, 2012**. It is the responsibility of the applicant to request an extension of the draft approval if one is needed.

A request for extension should be made at least 60 days before the approval lapses because no extension can be given after the lapsing date. The request should include the reasons why an extension is needed and a resolution in support of the extension from the Town of Amherstburg.



Town of Amherstburg Hunt Club Creek Subdivision

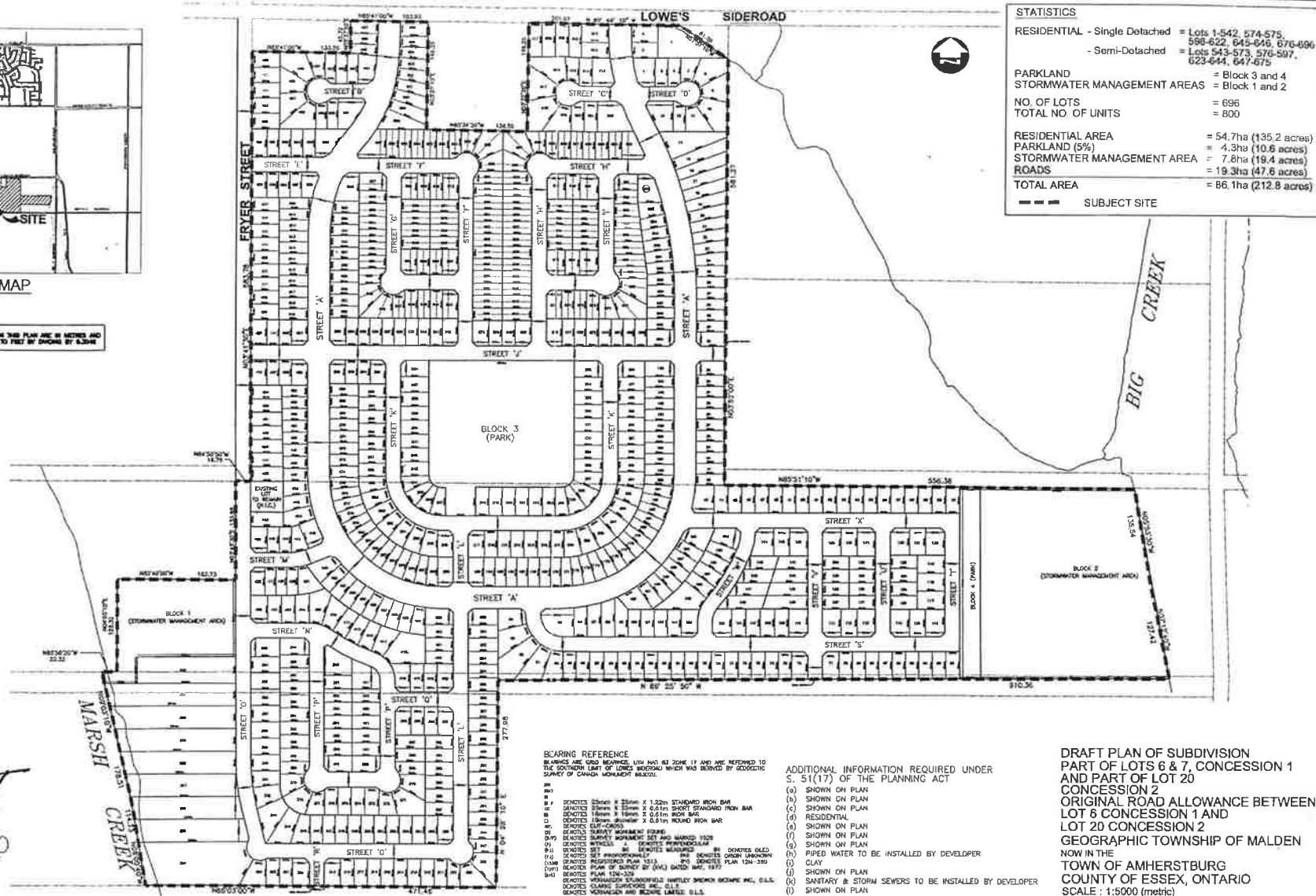




KEY MAP

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

STATISTICS	
RESIDENTIAL - Single Detached	= Lots 1-542, 574-575, 586-622, 645-648, 676-696
- Semi-Detached	= Lots 543-573, 576-587, 623-644, 647-675
PARKLAND	= Block 3 and 4
STORMWATER MANAGEMENT AREAS	= Block 1 and 2
NO. OF LOTS	= 696
TOTAL NO. OF UNITS	= 800
RESIDENTIAL AREA	= 54.7ha (135.2 acres)
PARKLAND (5%)	= 4.3ha (10.6 acres)
STORMWATER MANAGEMENT AREA	= 7.6ha (18.4 acres)
ROADS	= 19.3ha (47.6 acres)
TOTAL AREA	= 86.1ha (212.8 acres)
--- SUBJECT SITE	



BEARING REFERENCE
 BEARINGS ARE GIVEN REVERSED FROM AND TO ALL LOTS, 11 AND ARE REFERRED TO THE SOUTHERN LIMIT OF LOWE'S SIDEROAD WHICH WAS DERIVED BY GEODESIC SURVEY OF CANADA MONUMENT 883203.

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) CLAY
 (j) SHOWN ON PLAN
 (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
 (l) SHOWN ON PLAN

DRAFT PLAN OF SUBDIVISION
 PART OF LOTS 6 & 7, CONCESSION 1
 AND PART OF LOT 20
 CONCESSION 2
 ORIGINAL ROAD ALLOWANCE BETWEEN
 LOT 6 CONCESSION 1 AND
 LOT 20 CONCESSION 2
 GEOGRAPHIC TOWNSHIP OF MALDEN
 NOW IN THE
 TOWN OF AMHERSTBURG
 COUNTY OF ESSEX, ONTARIO
 SCALE: 1:5000 (metric)

MAY 11
 OWNER'S CERTIFICATE
 I, the undersigned, being the owner of the land described in the foregoing plan, do hereby certify that the same is a true and correct copy of the original plan as filed in the office of the Registrar of Deeds.

SURVEYOR'S CERTIFICATE
 I, the undersigned, being a duly qualified and licensed Surveyor of the Province of Ontario, do hereby certify that the foregoing plan is a true and correct copy of the original plan as filed in the office of the Registrar of Deeds.

PROJECT NO. 04-3944-1000
 FEBRUARY 16, 2007

37-T-02006