



County of  
Essex

Office of the Manager, Planning Services

William J. King, AMCT, MCIP, RPP

Manager, Planning Services

May 3, 2017

**VIA EMAIL ONLY**

Town of Kingsville  
Attention: Mr. Robert Brown  
2021 Division Road North  
Kingsville, ON N9Y 2Y9

**Subject: Draft Plan of Subdivision**  
**Location: Part of Lots 8, 9 and 10, Concession 1, Western**  
**Division (Gosfield South)**  
**File No: 37-T-12005 (Valente – 1646322 Ontario Limited)**

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Dear Mr. Brown:

The above noted draft plan of subdivision application was appealed to the Ontario Municipal Board in 2014. The parties met in advance of the Board hearing and agreed to a concept plan (amended draft plan) that reduced the number of units from 973 to 750. In August, 2015, the Board conducted a hearing and allowed the appeal, thereby approving the amended draft plan of subdivision as agreed to by the parties, subject to the fulfillment of the conditions attached to the Board's order. The attachment reflected the normal set of conditions usually prepared by the County of Essex as the approval authority under the Planning Act.

Unfortunately, the Board failed to amend Condition #1 to reflect the concept plan (amended draft plan). The applicant has now prepared a draft plan (based upon the concept plan) in accordance with the requirements of the Planning Act. In order to formally complete the draft plan approval process, the County must issue a "Decision to Change the Conditions of Draft Approval" to amend Condition #1 to reflect the amended draft plan.

Please find attached a copy of the concept plan and the amended draft plan. The County requests that the Town of Kingsville, by Council resolution, acknowledge that the amended draft plan accurately reflects the concept plan, and endorses the proposed change to the draft plan conditions. Given

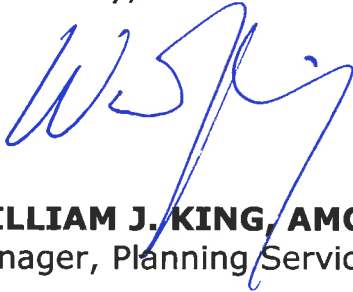
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that this is a fulfillment of the Board's order, the County deems this to be a minor change to the conditions of draft approval under Section 51(44) of the Planning Act, and the County is not required to give notice under Section 51(47) of the Act. Any further amendments to the draft plan that result in changes to the lotting and/or road pattern will not be deemed to be minor in nature and will be subject to a full public meeting and appeal process if a "Notice of Changed Conditions" is required under Section 51(45).

Please do not hesitate to contact me should you require any further information.

Yours truly,



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

c.c. Christine Riley  
VSHBB Inc. (Brian Coad)  
1646322 Ontario Limited