



June 10th, 2020

Town of Essex
33 Talbot Street South
Essex, Ontario N8M 1A8

ATTENTION: Ms. Rita Jabbour
Assistant Planner

Dear Ms. Jabbour:

Re: Dalla Bona Estates Inc.
File No. 37-T- 06004
Part Lot Exemption Request
Red Line Amendment to
Approval Draft Plan
Town of Essex

Further to our meeting with Ms. Rebecca Belanger held on January 12, 2020 at which we discussed proposed revisions to Plan 12M-558 and to the Approved Draft Plan required due to the expansion of the lands set aside for Storm Water Management and Park purposes we advise as follows:

1. **Storm Water Management:** Block 25 on Plan 12M-558 which was to accommodate the Storm Water Management facility and the Park is no longer sufficient to comply with the new standards adopted by ERCA.

The land area now identified as required for the above noted purposes is part of Block 25 Plan 12M-558 and the new Block 43 shown on the Red Lined Amendment Plan.

2. **McKenzie Street:** The revised Plan will require a new N/S connection by extending Jewel Street southerly and the elimination of McKenzie Street south of Graf Street.
3. **Re-lotting on the South Side of Graf Street:** The revised development will now require a re-lotting of the south side of Graf Street. The Owner proposed to create new lots on Block 25, Plan 12M-558 fronting Graf Street, closing and conveyance to the Owners of McKenzie Street south of Graf and creation of a new

road allowance, to be conveyed to the Town, for the extension of Jewell Street southerly.

4. **Red Lined Amendment:** We request Council for approval and support to amending the Approved Draft Plan. The amendments include the following:

- a) Increase the size of Block 43;
- b) Create new road allowance (Street "D");
- c) Revise area of Block 44.

Originally the drain on Block 44 was to continue down the southerly limit of the property and then to run along the westerly limit of the property. It was anticipated that the existing drain crossing the land was to be rerouted as noted above and the existing drain closed. The new storm water management system will not require the rerouting. Colio Drive abutting Block 43 is slightly shifted southerly which could be useful for traffic calming.

- d) Block 42 is now shown as Street C with a reserved block shown as Block 55.

5. **Approvals Required from Town Council:**

- a) Close McKenzie Street south of Graf Street and approval to convey same to Dalla Bona. Said conveyance to be made at the time the new road allowance is transferred to the Town for the extension of Jewell Street.
- b) Part Lot Exemption By-law to allow re-lotting of Lots 14-24 (both inclusive) on Plan 12M 558, Block 25, 26, 29, 30 and 33 on Plan 12M-558.

The proposed Reference Plan for the South side of Graf Street is enclosed.

Part 1 on said Plan is subject to an easement for the trunk sanitary sewer and will also serve as overland conveyance of storm water from Graf Street to the storm water management system.

Part 20 on said Plan will be conveyed to the Town for the extension of Jewell Street.

Part 7 on said Plan is McKenzie Street to be closed and conveyed to Dalla Bona.

- c) Approval and support of the Red Lined Amendment of the Approved Draft Plan which must be forwarded to **County of Essex Planning Services, Attention: Rebecca Belanger** who has final approval authority for both the Part Lot Exemption By-law and proposed Red Lined Amendment to the Approval Draft Plan.

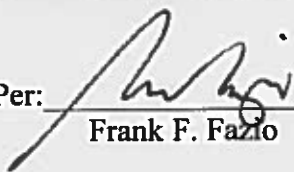
Enclosed please find:

1. Plan 12M-558;
2. Draft 12R for re-lotting of lots on the south side of Graf Street.
3. Red Line Amendment of Approved Draft Plan.
4. Part Lot Exemption Application fee of \$1,800.00.

Please advise if you require any further information in this regard.

Warm Regards,

FAZIO GIORGI LLP

Per: 
Frank F. Fazio

FFF/mn

cc: Franz & Mauro Dalla Bona
cc: Heide Mikkelsen
cc: Rebecca Belanger