

**PLANNING JUSTIFICATION
REPORT**

ADDENDUM

PREPARED FOR:

1000083282 Ontario Limited

RIVERS EDGE PHASE 3
PROPOSED RESIDENTIAL
INFILL DEVELOPMENT

BRUNNER AVENUE
TOWN OF AMHERSTBURG

PREPARED BY:

STOREY SAMWAYS PLANNING LTD.
CHATHAM, ONTARIO

March 25, 2025

ADDENDUM to
PLANNING JUSTIFICATION REPORT

RIVERS EDGE PHASE 3

MARCH 25, 2025

1.0 BACKGROUND

At the time of writing of the December 19, 2024 Planning Justification Report (PJR), the intent of 100083282 Ontario Ltd. (Piroli) was to relocate an existing ditch along the north side of the subject lands on to the lands held by Amherstburg Land Holdings Limited (ALHL), by means of an agreement between the two parties. As part of this relocation, the new ditch location was proposed to become part of a municipal drain system, eventually outletting into the Detroit River, which would serve the storm drainage requirement of the proposed Rivers Edge Phase 3 development. A drainage report was prepared and duly filed under the Drainage Act.

Unfortunately, that process has been delayed by an appeal, and at the time of writing of this addendum, it appears it will be months before the appeal will be resolved.

The Official Plan Amendment (OPA), the Zoning By-law Amendment (ZBA) and the Draft Plan of Subdivision (POS) application have been filed under the Planning Act and are presently being considered by the approval authorities – the Town of Amherstburg, and the County of Essex.

It is my opinion that it is in the public interest that these applications proceed with all expedition.

2.0 UPDATED ENGINEERING REPORTS

Recently, Baird AE, the consulting engineer, provided updated reports with regard to stormwater management and drainage, namely:

- Functional Servicing Report, March 18, 2025
- Stormwater Management Plan, March 18, 2025
- Capacity Assessment, March 18, 2025

These reports confirm that storm drainage for the proposed development can occur utilizing the Brunner Avenue / Fraser Avenue existing storm sewer system,

without any need to modify the draft plan layout, and therefore it is proposed that Rivers Edge Phase 3 can proceed under this scenario.

3.0 EXISTING PLANNING JUSTIFICATION REPORT (PJR)

The existing PJR makes reference to the use of the relocated ditch on the ALHL lands under the Drainage Act in the following subsections:

- Section 2.0, Conclusion (P.6)
- Section 4.0, Development Proposal (P.7)
- Subsection 7.2.2, Existing Circumstances (P.10)
- Section 7.2, 2024 Provincial Planning Statement (PP.13, 15 & 16)
- Section 10, Summary (P.30)

In each of these instances, the reader is advised that, based on updated engineering studies, the stormwater drainage outlet utilizing the existing Brunner Avenue / Fraser Avenue is an acceptable alternative to the proposed relocated ditch proposal under the Drainage Act.

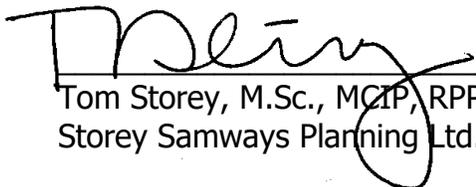
4.0 CONCLUSION

Although the relocated drainage ditch is the preferred approach, proceeding with the Brunner Avenue / Fraser Avenue storm drainage system is a logical alternative, particularly as the amended zoning will be subject to the H – Holding Symbol, meaning the draft plan can not proceed without approval from the Town.

Therefore, Item 6, in my original conclusion, Section 2.0 of the PJR, remains unchanged:

- 6. In my opinion, based on the foregoing, the proposed Rivers Edge Phase 3 development is the best planning outcome, and in the public interest, for the subject lands on Brunner Avenue.*

Prepared by:


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