

February 3<sup>rd</sup>, 2014

Mr. Kevin Edwards  
Director of Planning  
Planning and Building Department  
City of Sarnia  
255 North Christina Street  
Sarnia, Ontario  
N7T 7N2

**RECEIVED**

**MAR 04 2014**

**PLANNING AND  
BUILDING**

Dear Mr. Edwards:

**RE: DRAFT PLAN OF SUBDIVISION APPROVAL, OFFICIAL PLAN AND ZONING BY-LAW  
AMENDMENT APPROVALS  
SIFTON PROPERTIES LTD.  
PART OF LOT 46, BROKEN FRONT CONCESSION  
NW CORNER OF MICHIGAN AVENUE AND MODELAND ROAD, SARNIA  
YOUR FILE NO'S OPA NO. 41 AND 42, ZBA 14-2009-85 AND 15-2009-85, AND DRAFT PLAN  
APPLICAITON 2-2009  
OUR FILE Y3160**

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On behalf of our client, Sifton Properties Limited ("Sifton"), we are pleased to resubmit revised document for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-Law Amendment applications. As you are aware, Sifton Properties Ltd., wishes to develop their property for a range of residential and commercial uses at the corner of Michigan Avenue and Modeland Road.

In support of our application, we have enclosed the following studies:

- Updated Draft Plans of Subdivision, signed by the property owner and surveyor in accordance with City requirements;
- Five (5) copies of the updated Planning Justification Report (MHBC),
- Five (5) copies of the updated draft Official Plan Amendment and Zoning By-law Amendment;
- Five (5) copies of the updated Transportation Impact Assessment (Dillon),
- Five (5) copies of the updated Retail/Commercial Market Impact Assessment (urbanMetrics);, and
- Five (5) copies of the updated Function Servicing Report (RW Stratford Consulting).

Proposed changes from the original submission include:

- 45 single detached residential lots have been added to the plan, increasing the total single detached residential lots from 21 to 66;

- Retirement homes and multiple residential units have been moved away from existing single detached residential lots in the community, replaced with more compatible single detached residential lots to allow for a more appropriate continuation of residential development in the area;
- The retirement home and multiple dwelling blocks have been combined into one medium density residential block, and have been shifted east, away from the existing single detached dwellings in the area. This relocation allows for appropriate transition of density from existing residential areas;
- The proposed park block has been increased in size from 1.9 acres to 2.2 acre, and an additional 0.7 acre park and vegetation preserve has been added to increase recreational options. Recognizing that parkland opportunities contemplated by the Secondary Plan for the lands to the west did not materialize, this proposal assists in meeting the greater community's needs for recreational options;
- Proposed commercial uses have been reduced considerably, replacing two blocks (total area of 13.2 acres) with a smaller 2.43 acre commercial block at the corner of Michigan Avenue and Modeland Road; and,
- The street pattern has been modified, removing any potential vehicular connection of Stathis Boulevard from Modeland Road to the community to the west. All proposed streets within the subdivision will be local streets, and only the Commercial and Medium Density Residential blocks will have access to Michigan Avenue and/or Modeland Road.

Please circulate the revised documents and call should you require anything further.

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read 'E. Theodore', written over a large, stylized oval shape.

Eldon C. Theodore, MUDS, MCIP, RPP, LEED AP  
Partner

cc. *Phillip Masschelein, Sifton Properties Ltd.*  
*Maureen Zunti, Sifton Properties Ltd.*  
*David McKay, MHBC*