



**Figure 1 Area Map**

The property is known municipally as 3210 Essex County Rd 18 and consists of Concession 3, Pt Lot 26. The site is 99 acres in size with 4,160 ft. of frontage. The property is bisected by a tributary of Big Creek, It is zoned Agricultural (A) except for a narrow strip along Big Creek which is zoned Environmental Protection (EP)



**Figure 2 Sanitary Sewer Coverage Area**

The subject site is right on the edge of the urban area with residential development permitted right across the street. The site has access to Big Creek for storm water management, a significant sanitary sewer nearby, a major recreation complex across the street, and a French elementary school and a new high school North Star, are within reach. All three surrounding roads are paved. Meloche is an arterial Rd. and Simcoe is an arterial up to the west edge of the site where it becomes a collector Rd. We anticipate that the Town will benefit from increased use of the existing infrastructure as well as providing additional patrons for the recreation complex. By any measure this is a highly desirable and developable property.



**Figure 3 The Site**



A wetland view bridge would be built by the landowner and their parties, will meet the requirement of Town of Amherstburg and ECRA. Would be a great sign of view for town and for the future development.

