



## Summary of Correspondence Received on Proposed ZBA on W/S concession 6 N

Below is a summary of the comments received by the Planning Services Division on ZBA/02/23.

### Essex Region Conservation Authority:

The Town of Amherstburg has received an Application for Zoning By-Law Amendment for the subject property. The purpose of the rezoning will be to allow for general agricultural use on the subject property and prohibit any new dwelling unit on the land. The following is provided as a result of our review of Zoning By-Law Amendment ZBA-02-23.

### **DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS (PPS) AND REGULATORY RESPONSIBILITIES OF THE CONSERVATION AUTHORITIES ACT**

The following comments reflect our role as representing the provincial interest in natural hazards as outlined by Section 3.1 of the Provincial Policy Statement of the *Planning Act* as well as our regulatory role as defined by Section 28 of the *Conservation Authorities Act*.

We have reviewed our floodline mapping for this area and it has been determined that this site is not located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

### **NATURAL HERITAGE**

Please be advised that pursuant to Bill 23 and regulations enacted as a result, Planning Authorities are now solely responsible for ensuring consistency with section 2.1 (i.e., natural heritage policies) of the 2020 Provincial Policy Statement (PPS). Effective January 1, 2023, the current amended *Conservation Authorities Act*, specifically sections 21.1.1 (1.1) and 21.1.2 (1.1), prohibit Conservation Authority staff from providing this service. Should Planning Authorities lack internal expertise, they have the option to outsource this function to consulting firms.

### **FINAL RECOMMENDATION**

ERCA has no objection to Zoning By-Law Amendment Application ZBA-02-23.

### Windsor Police:

Please be advised that upon reviewing the particulars of Zoning By-law amendments for both 41 Sandwich Street South and 6436 Concession 6 North, the Windsor Police Service has no concerns or objections with either application. The end result from both will not have a discernible impact to police patrol or incident response capability.