



Summary of Correspondence Received on Proposed Zoning By-law Amendment at 41 Sandwich St. S.

Below is a summary of the comments received by the Planning Services division on the proposed ZBA for lands located at 41 Sandwich St. S.

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.

Essex Region Conservation Authority:

The Town of Amherstburg has received a Zoning By-Law Amendment application for the subject property. The re-zoning will allow for a total of five (5) residential units, with four (4) of the residential units currently existing in the main building and one (1) residential unit proposed in the existing accessory structure. The following is provided as a result of our review of Zoning By-Law Amendment ZBA-1-23.

DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES ASSOCIATED WITH 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 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).

FINAL RECOMMENDATION

ERCA has no objection to Zoning By-Law Amendment Application ZBA-1-23.