



Summary of Correspondence Received on Proposed Zoning By-law Amendment at 7601 Middle Sideroad

Below is a summary of the comments received by the Planning Services division on the proposed ZBA for lands located at 7601 Middle Sideroad.

Windsor Police:

Windsor Police has no concerns or objections with this proposal to amend the site's zoning from "Agricultural" to a site specific zoning that will permit a retail store as an additional permitted use to allow the sale of products from the farm and local small businesses. The applicant is reminded to ensure this new retail store is designed and constructed in such a way on the property that it can be maintained in a secure manner, particularly for off hours periods, to safeguard it against unlawful/criminal access that could lead to loss. In this regard, it should be appropriately secured with sound target hardening features such as good lighting, high security door locks, break-resistant glazing, and a security alarm system that can detect unlawful entry. It should also have a highly visible (from the roadway) street address number to facilitate effective police incident response, when required.

County of Essex:

Please be advised that the County has reviewed the aforementioned application and the comments provide engineering-related related only. This application has not been reviewed from a planning perspective. The subject lands have frontage on County Road No. 10. The Applicant will be required to comply with the following County Road regulations:

County By-Law Number 2481 – A By-Law to Provide for the Protection of Highways and to Provide for the Installation of Entrance Ways.

County By-Law Number 2480 – A By-Law of the Corporation of the County of Essex to Regulate the Location of Buildings and Structures on Land Adjacent to County Roads.

The minimum setback for any structures must be 110 feet from the centre of the original ROW of County Road No. 10. Permits are necessary for any changes to existing entrances and structures, or the construction of new entrances or structures.

Based on the change of land use, a traffic consultant to contact the County of Essex to discuss the Traffic Impact it will have on the County Road system. At that time, based on provided traffic information, an estimate of the scope and requirements will be further discussed.

Any/signage (including temporary development signs) visible from County Road No. 10 must be identified on the plans, must conform to County of Essex guidelines, and will require a valid County Sign Permit before installation.

Enbridge Gas Inc.:

Thank you for your correspondence with regard to the proposed Site Plan Application. Enbridge Gas Inc, operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed Site Plan. Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

If there is any work (i.e. underground infrastructure rebuild or grading changes...) at our easement and on/near any of our existing facilities, please contact us as early as possible (1 month in advance at least) so we can exercise engineering assessment of your work. The purpose is to ensure the integrity of our main is maintained and protected.

Confirmation of the location of our natural gas pipeline should be made through Ontario One Call 1- 800-400-2255 for locates prior to any activity. We trust the foregoing is satisfactory.

Essex Region Conservation Authority:

The Town of Amherstburg has received an Application for Zoning By-Law Amendment for the subject property. This rezoning, if approved, will amend the existing Agricultural Zone to permit a Retail Store as a permitted use on the subject lands. All other provisions of the Agricultural Zone will continue to apply. Site-specific lot and building regulations will be incorporated at this location, in accordance with an approved site plan. The following is provided as a result of our review of Zoning By-Law Amendment ZBA-25-22.

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.

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the Conservation Authorities Act (Ontario Regulation No. 158/06). The parcel falls within the regulated area of the Major Drain Extension and Major Bondy Drain. The property owner will be required to obtain a Permit and/or Clearance from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the Conservation Authorities Act.

WATERSHED BASED RESOURCE MANAGEMENT AGENCY

The following comments are provided in an advisory capacity as a public commenting body on matters related to watershed management.

SECTION 1.6.6.7 PPS, 2020 - Stormwater Management

If this property is subject to Site Plan Control, we request to be included in the circulation of the Site Plan Control application. We reserve to comment further until we have had an opportunity to review the specific details of the proposal through the site plan approval stage.

CONSERVATION AUTHORITIES AS LANDOWNERS

The parcel is adjacent to a property which is owned by the Essex Region Conservation Authority. Prior to any construction or site alteration activities adjacent to this property, or for general information regarding this property, please contact Kevin Money, Director of Conservation Services at (519) 776-5209 ext. 351.

FINAL RECOMMENDATION

ERCA requests to be included in the circulation of any future Site Plan Control applications on the subject property.

Email from Sonia Donatelli-Scott, resident on Concession 4 S:

I am writing you today in support of the Farmhouse Market. When this small business opened, I immediately wanted to support it. They stock a variety of high quality foods and make it very easy to for their consumers to enjoy foods, produce, dairy, meat, and breads from around our wonderful county and province.

This location is important to my family as we have come to rely on specific products unique to their business. Therefore, we are in full support of this business continuing to operate at their current location.

Sonia Donatelli-Scott

Email from Sue Kozar, nearby resident:

Re: Farmhouse Market

Hello,

I have been a proud resident of Amherstburg for 19 years. We are an amazing community with so much to offer. I have children who have benefited from the amazing schools, the minor hockey program among many other things.

I live in the subdivision adjacent to Fox Glen (Coachwood) Golf Course.

I am a runner who enjoys the County Roads and the access to the Greenway Trail. When I observed activity at the property on Middleside Road (10) where The Farmhouse Market now sits when I was embarking on a run one day, I was curious and also a bit nervous about what was going to be built.

We are a pretty quiet neighbourhood but we do experience more traffic noise from Howard Avenue than ever before and in the mornings at the golf course from Maintenance Equipment and a bit from Jones Recycling and The Quarry. But none of that is a problem as it isn't constant.

I was delighted to find out that there was going to be a Farm and a Market within walking Distance from my home. Ron, Lori and Elisa are a beautiful Family doing the community a great service by promoting Local and showcasing area products and healthy choices.

They have also given my youngest son an opportunity to work on the Farm and collect volunteer hours that are required as part of graduation requirements for the high school diploma.

The Farmhouse Market is accessible to all with organized parking and handicap accesibility. There is always someone to lend a hand. The only noise I hear is the Rooster in the morning. It is very quiet and there isn't a big volume of traffic and customers are very considerate when pulling in and out of the driveway. The hours of operation are mindful of being in a residential area.

The Farmhouse Market promotes healthy living and above all kindness and community. We need more of that. I am so grateful to call Ron, Lori and Elisa neighbours. I am so glad they chose our Community to build their dream and be of service to all of us.

Thank you

Sue Kozar

Email from Mike Scholey, resident of Birdie Street:

I live across from this property in the sub division behind coachwood golf course on Birdie St.

I have never had any noise issues with this farmhouse market. In fact their presence has done nothing but enhance the community.

- the Scholey Family

Email from Lexi Storey, resident of Eagle Crescent:

To whom it may concern:

The Farmhouse Market has made many of our local residents dreams come true. We evolved from a deserted subdivision, to a destination that people come to! Before The Farmhouse Market, there was just an empty field across from us. Now we enjoy the beautiful countryside feel and view of what my kids call "The Big Red Barn". My family came from both Belle River (my husband) and Windsor (myself). We have family all over and friends as well. They love to come all the way to this location to visit the farmhouse market! It is their idea of a country drive.

My children and their neighbors have learned about kittens, puppies, horses, chicken, bunnies and goats. They have taken horse lessons there. They have watched older neighbors gain employment there, which is an excellent thing for them to see, young adolescents contributing to the community. They have learned about local food sources, we love to go there to stock up on fruits, veggies and meat. We also enjoy the luxury of farm fresh eggs, baked goods and pre-made meals. We have the option to run over to the market when in need of an ingredient that we don't have on hand. This is fantastic since we are so far outside of the city!

The market has honestly revived our community. It brings me and my entire family so much joy every day. We watch the horses in the morning as we wait for the bus. We ride our bikes over to get pumpkins in the wagon. We stop in to get Christmas baskets custom made for our friends, and colleagues - since EVERYONE loves The Farmhouse Market!

While this is probably more information than you needed and wanted, it is only a tidbit of what I have to say on the location and value of this outstanding establishment. We hit the Jackpot when it was built right across from us, and we don't ever want to have to live without it!

Thank you for taking the time to hear this,

Sincerely,

Lexi Storey

Letter from Al and Theresa Kralovensky, residents on Birdie Street:

To Members of Council and Amherstburg Administration,

I am writing this letter on behalf of my husband and I in support of the proposed by-law amendment allowing Farm House Market located at 7601 Middle Side Road to continue as a retail store.

As you are aware, the Farm House Market is a local retail store specializing in local and Ontario made produce and products only. It is open year-round and is considered an essential part of the neighbourhood.

While The Town of Amherstburg has a rich, culturally diverse downtown core, the Town House Market located in our neighbourhood is seen as an extension of that core, finally reaching beyond the main area of town and linking us to the Amherstburg community providing a sense of belonging and identity.

My husband and I are in support of allowing the Town House Market to continue as a retail store. It is an absolute wonderful addition to our neighbourhood and would be sad and disappointing if they were not allowed to continue.

Should you require any further input, please do not hesitate to contact us. Thank you for giving our comments and input thoughtful consideration.

Sincerely,

Al and Theresa Kralovensky