



## THE CORPORATION OF THE TOWN OF AMHERSTBURG

### OFFICE OF DEVELOPMENT SERVICES

*MISSION STATEMENT: Committed to delivering cost-effective and efficient services for the residents of the Town of Amherstburg with a view to improve and enhance their quality of life.*

Author's Name: Janine Mastronardi	Report Date: August 24, 2023
Author's Phone: 519 736-5408 ext. 2131	Date to Council: September 11, 2023
Author's E-mail: jmastronardi@amherstburg.ca	Resolution #:

**To: Mayor and Members of Town Council**

**Subject: Suitability for Development on a Private Septic System on Front Rd N**

---

#### 1. **RECOMMENDATION:**

It is recommended that:

1. The development of one lot on Front Road North (severed from 2005 Front Rd N), on a private septic system, **BE APPROVED.**

#### 2. **BACKGROUND:**

Council's approval is required to develop a new lot on a private septic system. The Town of Amherstburg Official Plan requires that development of 5 or less lots/units, may take place on private individual on-site septic systems and in areas where public systems are not intended or are not readily available, only after Council approval has been granted.

Stephen Halls and Amy Lee obtained approval from the Committee of Adjustment on August 2, 2023, File No. B/21/23, to sever a parcel of land for a residential lot containing a single detached dwelling and one accessory structure. The retained parcel is proposed to be used as a residential building lot.

The applicant has severed a parcel of land being 37 m frontage ± by an irregular depth with an area of 2020 sq m for the purpose of creating a residential lot with access from and frontage on County Road 20. The retained parcel is to be used a residential building lot. The subject lands are designated Low Density Residential, Agricultural, Provincially Significant Wetland and Natural Environment in the Town's Official Plan and zoned Residential Type 1A (R1A), Wetland (W), Environmental Protection (EP) in the Zoning By-law 1999-52, as amended. The severed lands are wholly within the Low Density Residential in the Town's Official Plan.

Condition (11) of the Consent Approval requires that the developer obtain permission of Council for the development of the lot on a private individual septic system, as follows:

11. That Council approve the development of the newly created lot on private individual septic systems after the soil analysis and septic design for the proposed lot is completed. This requirement shall be fulfilled prior to the stamping of deeds.

### **3. DISCUSSION:**

The subject lands affected by the requested approval are severed/retained from a parcel on the east side of Front Rd N (County Rd 20).

Section 2.6.3 of the Official Plan states the following:

“[D]evelopment of 5 or less lots/units, if permitted by the Land Use Policies of this Plan, may take place on private individual on-site sewage disposal systems and/or private wells in areas where public and private communal systems are not intended or are not readily available.

Within a Settlement Area, Council approval will be required before any development is permitted on private individual sewage disposal and/or water systems. Approval may be conditional on proof of a potable water supply and soil suitable for septic tanks for the long term. Connection to public systems, should they become available, will be mandatory. Information that Council may need will include the potable groundwater quality, groundwater yield, groundwater interference, soil suitability and the lot area for effluent treatment.”

Although it is preferable to have all development connected to the municipal sanitary sewers, in this case it would not be feasible. Further, for Council’s reference all existing lots on Front Rd N from just south of Ranta Marina area northerly to Malden Road are serviced by private septic systems.

A building permit will be required for all private septic systems. The design of the septic system will have to be satisfactory to all approval authorities, and approved by the applicable municipal department(s).

### **4. RISK ANALYSIS:**

The recommendation in this report presents little to no risk to the municipality. The subject lot was created through the consent process.

### **5. FINANCIAL MATTERS:**

All costs associated with the consent application are the responsibility of the applicants.

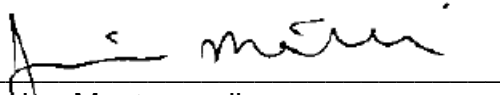
**6. CONSULTATIONS:**

The Essex Region Conservation Authority (ERCA) and the Town of Amherstburg Drainage Superintendent/Engineering Coordinator were consulted during the consent process to provide feedback and comments regarding these properties.

The Building Services Division identified no concerns with the proposed lot sizes, soil conditions or the ability for structures and private septic systems to be constructed.

**7. CONCLUSION:**

Administration recommends the approval for the development of one lot on Front Rd N on a private septic system.



Janine Mastronardi  
**Planner**

JM

## Report Approval Details

Document Title:	Suitability for Development on a Private Septic System on Front Rd N.docx
Attachments:	- Appendix A- B-21-23- Sketch, close up.pdf - Appendix B- B-21-23- Sketch, whole lot.pdf - Appendix C- B-21-23- Decision.pdf
Final Approval Date:	Aug 31, 2023

This report and all of its attachments were approved and signed as outlined below:

### No Signature found

Chris Aspila



Melissa Osborne

### No Signature - Task assigned to Tracy Prince was completed by delegate Yufang Du

Tracy Prince



Valerie Critchley



Kevin Fox