



Summary of Correspondence Received on Proposed ZBA for 6871 Concession 6 N

Below is a summary of the comments received by the Planning Services Division on ZBA/05/24 as of March 6, 2024.

Essex Region Conservation Authority:

See attached letter.

Windsor Police

The Windsor Police Service has no concerns or objections with this application.

Infrastructure Services:

The following submission package was reviewed for conformance with Amherstburg's Development Manual and the Windsor-Essex Region Stormwater Management Standards Manual (WERSMSM):

- Aerial Photo
- Application for Zoning By-law Amendment

Based on the review, we offer the following comments.

General

1. Engineering review fees per Amherstburg's user fee by-law are applicable for this development. The Developer is responsible to borne all costs associated with this review and all subsequent reviews therein.
2. Infrastructure Services will not object to allowing a third driveway for the subject lands. The following should be noted:
 - a. Permits for any installation or alteration of driveways within the municipal right-of-way are mandatory.
 - b. The proposed third driveway does not comply with Amherstburg's Driveway Alteration Policy (Council approved) and therefore a right-of-way permit cannot be issued by Administration. The above-noted Policy does not provide any opportunity for any deviation from administration with respect to this restriction.
3. All downspouts from any new structure must not be connected into lot subdrains; downspouts must be constructed to splash onto the adjacent ground.
4. A new water service will not be permitted for the secondary dwelling. The secondary dwelling must use the existing water service on the property. A second

meter may be issued to the property for the secondary dwelling at the discretion of the Manager of Environmental Services.



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February 29, 2024

Ms. Sarah French

Planner

Town of Amherstburg

3295 Meloche Rd.

Amherstburg, ON N9V 2Y8

Dear Ms. Sarah French:

RE: Zoning By-Law Amendment ZBA-05-24 6871 CONCESSION 6 N

ARN 372948000004300; PIN: 015500068

Applicant: MC GUIRE MARK JOSEPH

The Town of Amherstburg has received Application for Zoning By-law Amendment ZBA-05-24 for the above noted subject property, which seeks to support the construction of a second dwelling unit to be located 26m from the main dwelling unit, where a maximum separation distance of 20m is permitted. The amendment will also permit a third driveway to provide access to the second dwelling unit. The rezoning, if approved, will change the zoning of the subject property from "Agricultural (A) Zone" to "Special Provision Agricultural (A-47) Zone."

The following is provided as a result of our review of Zoning By-Law Amendment ZBA-05-24.

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under 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 Imeson-Charette Drain and Shuell Creek Drain. The property owner will be required to obtain an approval 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*.

Ms. Sarah French
February 29, 2024

FINAL RECOMMENDATION

Our office has **no objection** to ZBA-05-24. As noted above, the property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site alteration.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Alicia Good

Watershed Planner

/ag