



CORPORATION OF THE TOWN OF AMHERSTBURG  
271 SANDWICH ST S, AMHERSTBURG, ONTARIO N9V 2A5

**NOTICE OF PUBLIC HEARING**

In the matter of the *Planning Act*, R.S.O. 1990, as amended, and, in the matter of application for consent by:

**Stephanie Savoni, Ryan & Monique Diotte, c/o Ryan Solcz, Agent**

TAKE NOTICE THAT application for **consent (severance)** under the above-noted file will be heard by the TOWN OF AMHERSTBURG COMMITTEE OF ADJUSTMENT on the date, time and place shown below:

**Amherstburg Council Chambers, 271 Sandwich St. S., Amherstburg, ON  
Wednesday, May 1, 2024 at 8:00 A.M. (morning)**

This is a public hearing for the purpose of hearing evidence in support of or in opposition to the above-noted application. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are asked to inform that person of this hearing.

If you wish to attend the meeting by electronic means, you must register on-line at the Town of Amherstburg website a minimum of 48 hours prior to the meeting time. Please go to the Committee of Adjustment page at:

<https://www.amherstburg.ca/en/town-hall/Committee-of-Adjustment.aspx>

Alternatively, you may visit the Town website, search "Committee of Adjustment" using the search feature provided and follow the Registration instructions located at the bottom of the Committee of Adjustment page.

Upon completion of the on-line registration form, you will receive an automated email response that will provide registration instructions that can be used to gain access to the electronic Committee of Adjustment meeting at the specified date and time indicated above.

**Public Comment Submission:**

If you have comments on this application, they may be forwarded in writing to the Secretary-Treasurer either by mail or in person to:

Janine Mastronardi, Secretary-Treasurer  
3295 Meloche Road  
Amherstburg, ON  
N9V 2Y8

Comments can also be submitted by email by 4:00 p.m. two nights before the hearing (Monday, April 29, 2024) to the Planning Department, [planning@amherstburg.ca](mailto:planning@amherstburg.ca). All public comments received prior to the meeting by the above noted due date, will be read aloud at the beginning of the relevant application.

This is a public hearing for the purpose of hearing evidence in support of or in opposition to the above-noted application. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are asked to inform that person of this hearing. If you have comments on this application, they may be forwarded in writing to the Secretary-Treasurer at the address shown above.

If you do not attend and are not represented at this hearing, the Committee may proceed in your absence (including possible amendments to the original request). Except as otherwise provided for in the *Planning Act*, you will not be entitled to any further notice of the proceedings.

If a specified person or any public body that files an appeal of a decision of the Town of Amherstburg Committee of Adjustment in respect of the proposed consent does not make written submissions to the Town of Amherstburg Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Town of Amherstburg Committee of Adjustment in respect of the proposed consent, you must make a written request to Town of Amherstburg Committee of Adjustment.

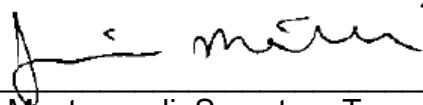
**Location of Property:** 296 Crystal Bay Drive  
(Roll No.: 3729-640-000-19400)

**Purpose of Consent Application B/12/24:** The applicant is proposing to sever a parcel of land being 17.5 ft frontage by 157.68 ft depth with an area of 2795 sq ft for the purpose of a lot addition to merge with 300 Crystal Bay Drive, 640-000-19300. The remaining parcel having 17.5 ft frontage by 157.68 ft depth with an area of 2802 sq ft contains a gazebo and will merge with 290 Crystal Bay Drive, 640-19610. The gazebo is proposed to be removed.

The subject property is designated Recreational Development in the Town's Official Plan and is zoned Resort Residential/Report Commercial (RR/RC) in the Town's Zoning By-Law 1999-52.

Additional Information relating to the proposed application is available by contacting the Town of Amherstburg Planning Offices by phone or email, during normal office hours, 8:30 a.m. to 4:30 p.m. or at the Town website [www.amherstburg.ca](http://www.amherstburg.ca).

**Dated: April 12, 2024**



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Janine Mastronardi, Secretary-Treasurer  
Town of Amherstburg Committee of Adjustment  
3295 Meloche Road, Amherstburg, ON N9V2Y8



TOWN OF AMHERSTBURG  
Application for  
CONSENT/LAND SEVERANCE

OFFICE USE ONLY	
Application No.: B/12/24	Date Application Received: April 9, 2024
Date of Pre-consultation Meeting: March 2024	Staff Person Present: J. Mastrenardi
Date Application Deemed Complete: April 9, 2024	Municipal Fee Received: PAID
	ERCA Fee Received:

1. CONTACT INFORMATION		
<b>Applicant/Owner Information</b> <i>Municipal Freedom of Information and Protection of Privacy Act – Personal information on this form is collected under authority of the Planning Act and will be used to process this application.</i>		
Name of Registered Owner: Stephanie Savoni Ryan Diotte Monique Diotte	Mailing Address and Postal Code: [REDACTED]	Telephone Number: [REDACTED]
		Email Address: N/A
		Fax: N/A
Name of Authorized Agent: Ryan Solcz CSO 714604	Mailing Address and Postal Code: [REDACTED]	Telephone Number: [REDACTED]
		Email Address: [REDACTED]
		Fax: [REDACTED]
To whom should correspondence be sent? <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Both		
If known, if there are any holders of any mortgages, charges or other encumbrances on the subject land, please provide details as follows: Name: _____ N/A _____ Address: _____		

2. LOCATION AND DESCRIPTION OF SUBJECT LANDS	
Assessment Roll No.: 3729 640 000 19400	
Municipal Address: V/L Crystal Bay, 296	
Concession:	Lot:
Registered Plan No.:	Lot(s):
Reference Plan No.:	Part(s): Pt Bois Blanc Island Halter Pts 1+3 12R18157 S/F R1343018, R1499072F

3. CURRENT OFFICIAL PLAN DESIGNATION AND ZONING OF SUBJECT LANDS:	
Official Plan Designation: Recreational Development	Zoning: RR/RC

4. CURRENT SIZE OF SUBJECT PARCEL:		
Frontage: 35 ft	Depth: 157.68 ft	Area: 5597 sq ft

5. ARE THERE ANY EASEMENTS OR RESTRICTIVE COVENANTS AFFECTING THE SUBJECT LAND?	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please provide a description of each easement or covenant and its effect.	
R1343018	
R1499072F	



**6. TYPE AND PURPOSE OF TRANSACTION (please check all applicable)**

Conveyance	Agricultural Area	
	<input type="checkbox"/> farm split	<input type="checkbox"/> lot addition
	<input type="checkbox"/> surplus dwelling	<input type="checkbox"/> technical severance
	Other Areas	
	<input type="checkbox"/> creation of new lot	<input checked="" type="checkbox"/> lot addition
Other	<input type="checkbox"/> technical severance	
	<input type="checkbox"/> mortgage or charge	<input type="checkbox"/> partial discharge of mortgage
	<input type="checkbox"/> easement/right-of-way	<input type="checkbox"/> correction of title
	<input type="checkbox"/> other (specify) _____	

Name of person(s) [Purchaser, lessee, mortgage, etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged

Stephanie Savoni

Relationship (if any) of person(s) named above to owner (specify nature of relationship)

Owner

**7. DESCRIPTION AND USE OF LAND INTENDED TO BE SEVERED:** Pts 1+4 on 12R

Frontage: 17.5 ft	Depth: 157.68 ft	Area: 2795 sq ft
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Existing Use: V/L

Proposed Use: V/L

Number and use of buildings and structures on the land intended to be severed

Existing:  No

Proposed:  No

Is there an existing access bridge on this parcel?

<input type="checkbox"/> Yes (locate on sketch)	<input checked="" type="checkbox"/> No
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Is there a water service connection on this parcel?

<input type="checkbox"/> Yes (locate on sketch)	<input checked="" type="checkbox"/> No
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Is there a sanitary sewer connection on this parcel?

<input type="checkbox"/> Yes (locate on sketch)	<input checked="" type="checkbox"/> No
---	--

Access to proposed severed lot

<input checked="" type="checkbox"/> Municipal Road	<input type="checkbox"/> County Road	<input type="checkbox"/> Provincial Highway
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<input type="checkbox"/> Private	<input type="checkbox"/> Water
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If access to the subject land is by water only, indicate the parking and docking facilities to be used and the approximate distance between these facilities and the nearest public road.

**8. NUMBER OF NEW LOTS PROPOSED (NOT INCLUDING RETAINED LOT):**

9. DESCRIPTION AND USE OF LAND INTENDED TO BE RETAINED:		
Frontage: 17.5 ft	Depth: 157.68 ft	Area: 2802 sq ft
Existing Use: V/L		
Proposed Use: V/L		
Number and use of buildings and structures on the land intended to be retained		
Existing:	Ø - gazebo as per draft (2R to be removed prior to meeting May 1st.)	
Proposed:	Ø	
Is there an existing access bridge on this parcel?		
<input type="checkbox"/> Yes (locate on sketch)	<input checked="" type="checkbox"/> No	
Is there a water service connection on this parcel?		
<input type="checkbox"/> Yes (locate on sketch)	<input checked="" type="checkbox"/> No	
Is there a sanitary sewer connection on this parcel?		
<input type="checkbox"/> Yes (locate on sketch)	<input checked="" type="checkbox"/> No	
Access to proposed retained lot		
<input checked="" type="checkbox"/> Municipal Road	<input type="checkbox"/> County Road	<input type="checkbox"/> Provincial Highway
<input type="checkbox"/> Private	<input type="checkbox"/> Water	
If access to the subject land is by water only, indicate the parking and docking facilities to be used and the approximate distance between these facilities and the nearest public road.		

10. TYPE OF WATER SUPPLY AND SANITARY SEWAGE DISPOSAL (please check all applicable)			
Type		Severed	Retained
Water	Municipally owned and operated piped water supply	<input type="checkbox"/>	<input type="checkbox"/>
	Well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary	Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
	Septic tank	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>
When will water supply and sewage disposal services be available?			

11. PROPERTY HISTORY	
Have there been any previous severances of land from this holding?	
<input type="checkbox"/> Yes (locate on sketch)	<input checked="" type="checkbox"/> No
If yes, please indicate previous severances on the required sketch and supply the following information for each lot severed:	
Grantee's name	
Relationship (if any) to the owner:	
Use of parcel:	
Date parcel created:	



Has the parcel ever been the subject of an application for approval of a plan of subdivision under Section 51 or a consent under Section 53 of the Act, as amended, or its predecessors?	
<input type="checkbox"/> Yes (locate on sketch)	<input checked="" type="checkbox"/> No
If yes, please indicate the file number and the decision:	

12. CURRENT APPLICATIONS	
Please indicate whether the property is the subject of an application for one of the following:	
<input type="checkbox"/>	Official plan or official plan amendment approval
<input type="checkbox"/>	Zoning by-law amendment
<input type="checkbox"/>	Minister's zoning order amendment
<input type="checkbox"/>	Minor variance
<input type="checkbox"/>	Consent or approval of a plan of subdivision
If known, indicate the file number and status of the foregoing application(s)	
Is the owner, solicitor or agent applying for additional consents on this holding simultaneously with this application, or considering applying for additional consents in the future?	
<input type="checkbox"/> Yes (locate on sketch)	<input checked="" type="checkbox"/> No
Is the owner, solicitor or agent applying for any minor variance or permission to extend or enlarge under Section 45 of the Planning Act, R.S.O. 1990, as amended, in relation to any land that is the subject of this application?	
<input type="checkbox"/> Yes (locate on sketch)	<input checked="" type="checkbox"/> No

12. CURRENT APPLICATIONS CONTINUED			
Is the requested application consistent with policy statements issued under subsection 3(1) of the Planning Act? (ie. 2020 Provincial Policy Statement)			
<input checked="" type="checkbox"/>	Yes (locate on sketch)	<input type="checkbox"/>	No
Comments: _____			
Is the subject land within an area of land designated under any provincial plan or plans?			
<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	No
If yes, does the requested application conform to or does not conflict with the provincial plan or plans? _____			
Is the land associated with any natural environment area or adjacent to or abutting lands that are designated as a Wetland or Natural Environment?			
<input checked="" type="checkbox"/>	Yes (locate on sketch)	<input type="checkbox"/>	No
If yes, an Environmental Impact Assessment is required, for approval by the Town and Essex Region Conservation Authority, to be completed in accordance with the County of Essex Guidelines for Environmental Impact Assessments or when Council considers it appropriate, additional requirements may be made to the Guidelines in accordance with more detailed locally adopted terms of reference for an Environmental Impact Assessment. <i>- EIA not required for lot addition as per MECP.</i>			
Does the proposed project include the addition of permanent above ground fuel storage?			
<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	No

**13. CONSENT OF OWNER**

The owner must also complete the following or a similar authorization attached to the application.

**Consent of Owner(s) to the Use and Disclosure of Personal Information and to Allow Site Visits to be Conducted**

In accordance with the provisions of the Planning Act, it is the policy of the Town of Amherstburg Planning Services Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I/we Stephanie Savoni the owner(s)/authorized applicant, hereby acknowledge the above-noted policy and provide my/out consent, in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

<u>April 9 2024</u>	<u>Stephanie Savoni</u>
Date	Signature
_____	_____
Date	Signature

**13. CONSENT OF OWNER**

The owner must also complete the following or a similar authorization attached to the application.

**Consent of Owner(s) to the Use and Disclosure of Personal Information  
and to Allow Site Visits to be Conducted**

In accordance with the provisions of the Planning Act, it is the policy of the Town of Amherstburg Planning Services Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I/we RYAN DIOTTE AND MONIQUE DIOTTE the owner(s)/authorized applicant, hereby acknowledge the above-noted policy and provide my/out consent, in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Apr 09 2024

Ryan Diotte

Date

Signature

Apr 09 2024

Monique Diotte

Date

Signature



**14. AFFIDAVIT** (This affidavit must be signed in the presence of a Commissioner)

I/We, Stephanie Savoni of the  
Town of Amherstburg in the  
County of Essex solemnly declare  
that all of the information and the statements contained in this application are true, and  
I/we, make this solemn declaration conscientiously believing it to be true, and knowing  
that it is of the same force and effect as if made under oath and by virtue of the *Canada  
Evidence Act*.

DECLARED before me at the City of Windsor  
in the Province of Ontario this 9<sup>th</sup>  
day of April, 20 24

Apr 09 2024 Stephanie Savoni  
Date Signature of Owner or Authorized Agent

Apr 09 2024 [Signature]  
Date Signature of Commissioner

Sworn before me remotely pursuant to OR 431/20 Administering the Oath Remotely this 9th  
day of April, 2024.

**14. AFFIDAVIT** (This affidavit must be signed in the presence of a Commissioner)

I/We, RYAN DIOTTE AND MONIQUE DIOTTE of the  
TOWN of AMHERSTBURG in the  
PROVINCE of ONTARIO solemnly declare  
 that all of the information and the statements contained in this application are true, and  
 I/we, make this solemn declaration conscientiously believing it to be true, and knowing  
 that it is of the same force and effect as if made under oath and by virtue of the *Canada  
 Evidence Act*.

DECLARED before me at the CITY of WINDSOR  
 in the PROVINCE of ONTARIO this 9TH  
 day of APRIL, 2024.

<u>Apr 09 2024</u>	<u>Apr 09 2024</u>	<u>Ryan Diotte Monique Diotte</u>
Date		Signature of Owner or Authorized Agent
<u>Apr 09 2024</u>		<u>[Signature]</u>
Date		Signature of Commissioner

**15. AUTHORIZATION**

If the applicant is not the owner(s) of the land that is subject of this application, the owner(s) must complete the following or a similar authorization attached to the consent application.

To: Town of Amherstburg

Description and Location of Subject Lands: Pt Bois Blanc Island  
Malden Pts 1+3 12R18157 on 01569-0022 (LT)

I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize Ryan Diotte, LSO 71460H of City of Windsor to:

- (1) make an application on my/our behalf to the Committee of Adjustment of the Town of Amherstburg;
- (2) appear on my behalf at any hearings(s) of the application; and
- (3) provide any information or material required by the Committee relevant to the application.
- (4) submit this application on my/our behalf and, for the purposes of the Freedom of Information and Protection of Privacy Act, to provide any of my/our personal information that will be included in this application or collected during the process of the application

DATED at the City of Windsor  
in the Province of Ontario this 9th  
day of April, 20 24

Apr 09 2024

*Stephanie Savoni*

Witness

Signature of Owner

Apr 09 2024

*Ryan Diotte*

Witness

Signature of Owner

Apr 09 2024

*Manique Diotte*

Witness

Signature of Owner

**16. POSTING COMMITTEE OF ADJUSTMENT ADVISORY SIGN**

This will confirm the requirements of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon submission of your application(s). You are directed to post the sign in a prominent location that will enable the public to observe the sign.

The location of the sign will depend on the lot and location of structures on it. The sign should be placed so as to be legible from the roadway in order that the public see the sign and make note of the telephone number should they wish to make inquiries. The Zoning By-law prohibits the signs from being located in any corner lot sightlines. In most cases, please post the sign on a stake as you would a real estate sign. For commercial or industrial buildings it may be appropriate to post the sign on the front wall of the building at its entrance. Please contact the undersigned if you have any queries on the sign location.

Each sign must remain posted beginning 14 days prior to the Hearing, until the day following the decision of the Committee of Adjustment. Please complete the form below indicating your agreement to post the sign(s) as required. This form must be submitted with the application so that it may be placed on file as evidence that you have met the Committee's requirements. Failure to post the sign as required will result in deferral of the application.

Chris Aspila, MCIP RPP  
Manager of Planning Services

Property Address: 296 Crystal Bay Drive

Application Number(s): B/12/24

I understand that each sign must be posted at least 14 days before the Hearing, and will remain posted and be replaced if necessary, until the day following the Decision.

I acknowledge that the Secretary-Treasurer has confirmed these requirements with me.

Stephanie Savani Ryan Diotte

Apr 09 2024  
Apr 09 2024

Manique Diotte

Apr 09 2024

Signature (Owner/Authorized Agent)

Date





Town of Amherstburg  
B/12/24- 296 Crystal Bay



306

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CRYSTAL BAY DR





# CRYSTAL BAY DRIVE

PART 60, PLAN 12R-14224  
(DEDICATED AS A PUBLIC HIGHWAY BY TOWN OF AMHERSTBURG BY-LAW  
1998-61, REGISTERED AS INSTRUMENT No. R1440050)

P.I.N. 01569 - 0415

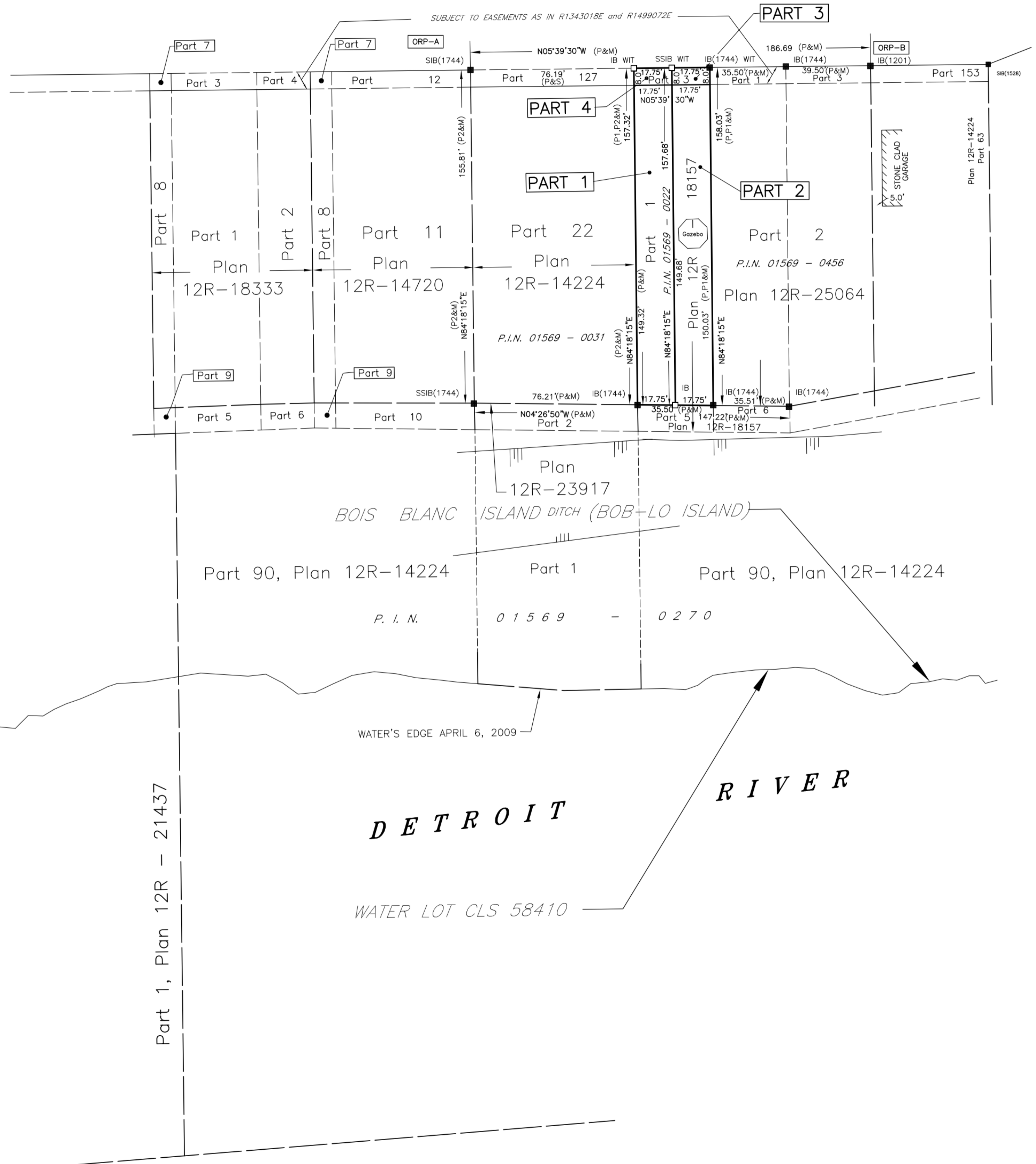
SUBJECT TO EASEMENTS AS IN R1343018E and R1499072E

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
DATE \_\_\_\_\_  
ANDREW S. MANTHA  
ONTARIO LAND SURVEYOR

PLAN 12R-  
RECEIVED AND DEPOSITED  
DATE \_\_\_\_\_  
AN ASSISTANT DEPUTY LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)

PARTS SCHEDULE			
PART	DESCRIPTION	P.I.N.	AREA (Sq.Ft.)
1			2,653
2	PART OF BOIS BLANC ISLAND ( BOB-LO ISLAND )	ALL OF 01569-0022	2,660
3			142
4			142

PARTS 3 AND 4 - SUBJECT TO EASEMENT AS IN INST. No.'s R1343018E & R1499072E.



**PLAN OF SURVEY**  
OF  
**PART OF BOIS BLANC ISLAND (BOB-LO ISLAND)**  
GEOGRAPHIC TOWNSHIP OF MALDEN  
NOW IN THE  
**TOWN OF AMHERSTBURG**  
**COUNTY OF ESSEX, ONTARIO**  
VERHAEGEN LAND SURVEYORS - A DIVISION OF J.D. BARNES LTD.  
SCALE : 1"=30'  
0 15.0 30.0 60.0 90.0 150.0 FEET

"IMPERIAL" DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

**NOTES**  
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (2010.0).  
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999957.

**LEGEND**  
SIB DENOTES 1" X 1" X 4'-0" STANDARD IRON BAR  
SSIB DENOTES 1" X 1" X 2'-0" SHORT STANDARD IRON BAR  
IB DENOTES 5/8" X 5/8" X 2'-0" IRON BAR  
IB # DENOTES 3/4" diameter X 2'-0" ROUND IRON BAR  
CC DENOTES CUT-CROSS  
CP DENOTES 5mm X 50mm STEEL PIN  
■ DENOTES SURVEY MONUMENT FOUND  
□ DENOTES SURVEY MONUMENT SET AND MARKED 1528  
WIT DENOTES WITNESS ⊥ DENOTES PERPENDICULAR  
(S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED  
SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.  
(S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN  
(P) DENOTES PLAN 12R-14224 (P1) DENOTES PLAN 12R-14720  
(1528) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.  
(1194) DENOTES JOHN B. SMEETON INC., O.L.S.  
(1744) DENOTES VSHBB INC.

**INTEGRATION DATA**

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).  
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N15299259.90	E1064283.51
ORP-B	N15299073.98	E1064301.78

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THIS SURVEY WAS COMPLETED ON THE 2nd DAY OF DECEMBER, 2021  
DATE JANUARY 13, 2021  
ANDREW S. MANTHA  
ONTARIO LAND SURVEYOR

**VERHAEGEN** SURVEYING  
LAND SURVEYORS MAPPING  
A Division of GIS  
J. D. Barnes Limited  
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1  
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: NMG	CHECKED BY: A.S.M.	REFERENCE NO.: 21-47-573-00
FILE: E-MALDEN-BOBLO		CAD Date: February 1, 2022 11:52 AM CAD File: 21-47-573-00.dwg

**B/12/24- 296 Crystal Bay Drive Site Photo**





## Summary of Correspondence Received on Proposed ZBA for 6387-6391 Concession 6 N

Below is a summary of the comments received by the Planning Services Division on B/12/24 as of April 25, 2024.

### Essex Region Conservation Authority:

See attached letter.

### Building Department:

- Grade design demonstrating that property will maintain own rain water
- Protection of any town trees

### Infrastructure Services:

- No comments.

### Fire Department:

Fire Department has no issues with this items.





planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West  
Suite 311, Essex, ON N8M 1Y6

April 18, 2024

**Ms. Janine Mastronardi**

Secretary-Treasurer  
3295 Meloche Road  
Amherstburg, ON  
N9V 2Y8

Dear Ms. Janine Mastronardi:

RE: Application for Consent B-12-24 296 CRYSTAL BAY DR  
ARN 372964000019400; PIN: 015690022

Applicant: SAVONI STEPHANIE & RYAN & MONIQUE DIOTTE

The Town of Amherstburg has received Application for Consent B-12-24 for the above noted subject property, which seeks to sever a parcel of approximately 2795 sq ft for the purpose of a lot addition to merge with 300 Crystal Bay Drive. The remaining parcel with an area of approximately 2802 sq ft contains a gazebo that is proposed to be removed and will merge with 290 Crystal Bay Drive.

The following is provided as a result of our review of Application for Consent B-12-24.

**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 Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 41/24). The parcel falls within the regulated area of the Detroit River. If new construction is proposed, the property owner will be required to obtain a Permit 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*.

**FINAL RECOMMENDATION**

Our office has no objection to B-12-24. As noted above, if new construction is proposed, the property owner will be required to obtain a Permit 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. Janine Mastronardi  
April 18, 2024

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

Sincerely,



Alicia Good  
*Watershed Planner*  
/ag

# Amherstburg Committee of Adjustment

May 01, 2024



**B/12/24- 296 Crystal Bay Dr.**

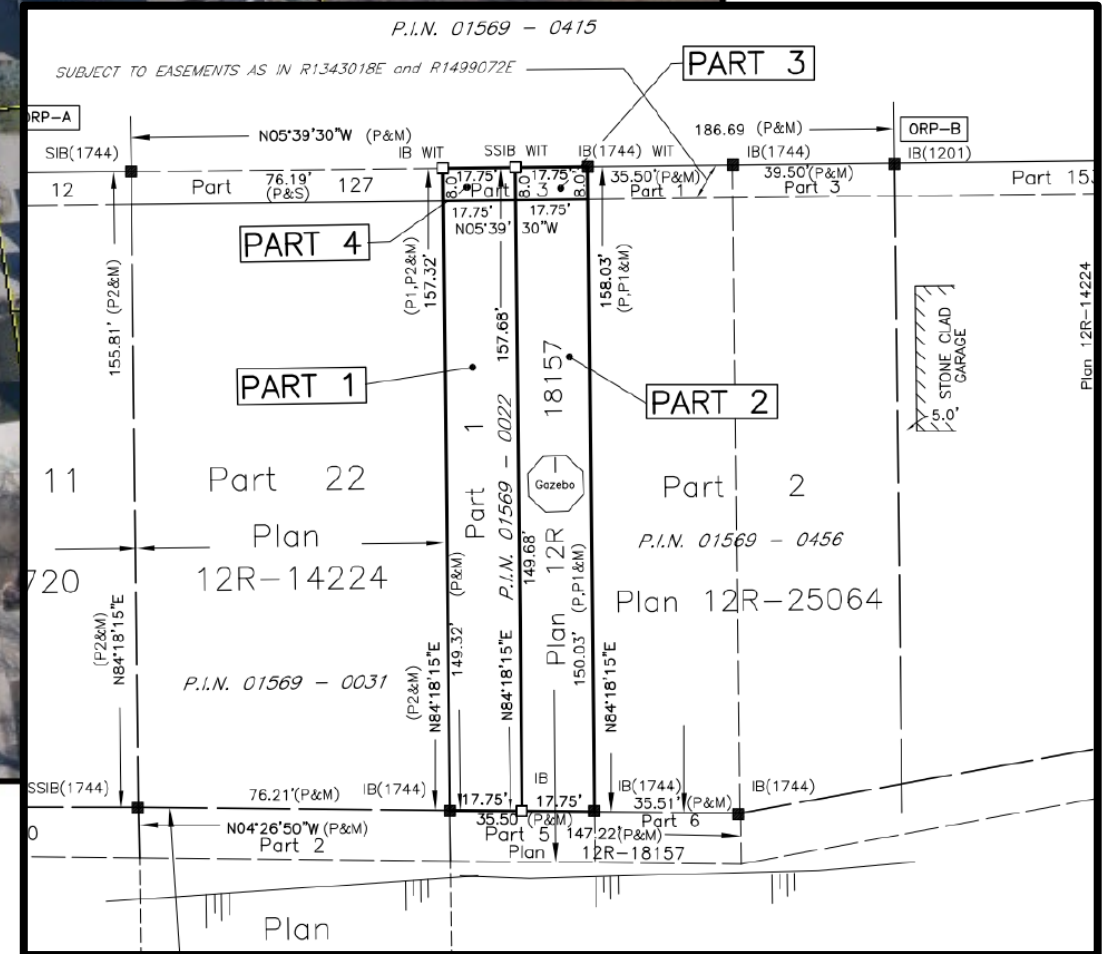


# Purpose of Application B/12/24

The applicant is proposing to sever a parcel of land being 17.5 ft frontage by 157.68 ft depth with an area of 2795 sq ft for the purpose of a lot addition to merge with 300 Crystal Bay Drive, 640-000-19300. The remaining parcel having 17.5 ft frontage by 157.68 ft depth with an area of 2802 sq ft contains a gazebo and will merge with 290 Crystal Bay Drive, 640-000-19610. The gazebo is proposed to be removed.

The subject property is designated Recreational Development in the Town's Official Plan and is zoned Resort Residential/Report Commercial (RR/RC) in the Town's Zoning By-Law 1999-52.





Sketch



# Policy Review

The subject property is designated Recreational Development in the Town's Official Plan and is zoned Resort Residential/Report Commercial (RR/RC) in the Town's Zoning By-Law 1999-52.

A policy review of the application has been completed by the Planning department considering the following;

- Planning Act, R.S.O. 1990
- Provincial Policy Statement 2020
- County of Essex Official Plan
- Town Official Plan
- Town Zoning By-law 1999-52, as amended







# Recommendation

Based on the foregoing and subject to the Committee's consideration of written and oral submissions at the public meeting it is recommended that application B/12/24 be approved subject to the recommended conditions.

