



Summary of Correspondence Received on Proposed ZBA for 527 Sandwich St. S.

Below is a summary of the comments received by the Planning Services Division on ZBA/07/24 received as of April 26, 2024.

Essex Region Conservation Authority:

See attached letter.

Building Department:

No comments.

Fire Department:

No comments.

Infrastructure Services:

No comments.

Windsor Police:

The Windsor Police Service has no concerns or objections with this application, as the nature of what is being requested in the proposed amendment will not have a negative impact on police incident response capability. Furthermore, all applicable public safety and security details of what is to be constructed on this property have already been dealt with via the site plan review process, whereby specific measures were identified.

Bell Canada:

The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure and we appreciate the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments / input be required on the information included in the circulation received. Bell Canada kindly requests that even if a specific comment is not provided at this time that you continue to circulate us at circulations@wsp.com on any future materials related to this development project or infrastructure / policy initiative so that we can continue to monitor its progress and are informed of future opportunities for engagement.

1) Bell Canada Responses to Pre-Consultation & Complete Development Application
Circulations:

Pre-consultation Circulations

Please note that Bell Canada does NOT generally comment on pre-consultation circulations unless the information provided identifies that a future draft plan of subdivision, draft plan of condominium and/or site plan control application will be required to advance the development proposal.

Complete Application Circulations & Recirculations

Please note that Bell Canada does NOT generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Bell Canada will generally comment on recirculations where the change modifies the proposed residential dwelling unit count and/or non-residential gross floor area in a draft plan of subdivision, draft plan of condominium and/or site plan control application.

2) Bell Canada Responses to Infrastructure and Policy Initiative Circulations:

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure / policy initiative circulation received at this time.

Concluding Remarks:

If you have any other specific questions, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.



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April 22, 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-07-24 527 SANDWICH ST S
ARN 372902000001300, 372902000001400; PIN: 705680233, 705680234
Applicant: 1000043272 ONTARIO INC

The Town of Amherstburg has received Application for Zoning By-Law Amendment ZBA-07-24, which proposes to change the zoning of the subject lands noted above from the "Commercial Highway (CH) Zone" to "Special Provision Commercial Highway (CH-15) Zone. The lands are designated General Commercial in the Town's Official Plan.

The effect of the amendment will be to allow patios accessory to three fast food restaurant/ drive-through restaurant pads. Section 3.22 (b)(i) restricts outdoor patios where any lot line adjoins lands which are in a residential zone class. The amendment will specifically allow patios accessory to fast food restaurants/ drive-through restaurants and will not permit patios accessory to any other uses. All other requirements of the Commercial Highway (CH) Zone will be maintained, except as amended through minor variance application A/02/23, approved February 1, 2023.

The following is provided as a result of our review of Zoning By-Law Amendment ZBA-07-24.

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*.

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 (Ontario Regulation 41/24 under 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*.



Ms. Sarah French
April 22, 2024

FINAL RECOMMENDATION

Our office has no objection to ZBA-07-24.

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

Sincerely,



Alicia Good
Watershed Planner
/ag