



Summary of Correspondence Received on Proposed Minor Variance for A/23/24 – Easy Street

Below is a summary of the comments received by the Planning Services Division for A/23/24 as of June 26, 2024.

Essex Region Conservation Authority:

See attached letter.

Building Department:

Maintain minimum width of driveway
Grading design and service drawings required

Infrastructure Services:

- All comments provided by Infrastructure Services on application B/04/24 apply.
- As per the Jeths Drain (2024) Engineer's Report under provisional by-law #2024-046:

“Access to the work site for construction and future maintenance of the drain shall be from roadways. From Station 0+105 to 0+486 access shall be from Easy Street and through the property with L.I.N. 9B and 9A or from Marsh Court and through the property with L.I.N. 9A. Access may also be gained through the property with L.I.N. 15 from Texas Road. All accesses shall be restricted to a width of 6m.”

Therefore, minimum setback of 6 meters is required to be maintained along the east property line of lot 2 to access the Jeths Drain. If this setback is not able to be maintained, anything (including structures) placed within the 6-meter working corridor will be removed to gain access to the drain at 100% expense to the Owner.

Fire Department:

Fire Department has no issues.



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June 25, 2024

Ms. Sarah French

Planner
Town of Amherstburg
3295 Meloche Rd.
Amherstburg, ON N9V 2Y8

Dear Ms. Sarah French:

RE: Application for Minor Variance A-23-24 MARSH CRT
ARN 372942000024139; PIN: 707230758
Applicant: Nicholas & Casey Martin

The Town of Amherstburg has received Application for Minor Variance A-23-24 for the above noted subject property, also known as 0 Easy Street, which requests relief from Zoning By-law 1999-52, as amended, Section 6(3)(b) which requires a minimum lot frontage of 20 m for a new lot within the Residential Type 1A (R1A) Zone.

Subsequent to a severance approved through application B/04/24 on February 7, 2024, the approved severed lot will have a frontage of 17 m and the approved retained lot will have a frontage of 17.2 m. Therefore, the amount of relief requested is 3 m in lot frontage for the severed lot and 2.8 m in lot frontage for the retained lot. The minor variance is required as a condition of the approved consent application.

The subject lands are designated Low Density Residential in the Town's Official Plan and zoned holding Residential Type 1A (h-R1A) Zone in the Zoning By-law 1999-52.

The following is provided as a result of our review of Application for Minor Variance A-23-24.

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 Jeths 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
June 25, 2024

We note that this development will be subject to setbacks from the Jeths Drain.

FINAL RECOMMENDATION

Our office has no objection to A-23-24. 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 or other activities affected by Section 28 of the *Conservation Authorities Act*. Additionally, we note that this development will be subject to setbacks from the Jeths Drain.

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

Sincerely,



Alicia Good
Watershed Planner
/ag

