



## Summary of Correspondence Received on Proposed Minor Variance for A/24/24 – 208 St. Arnaud St.

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

### Essex Region Conservation Authority:

See attached letter.

### Building Department:

Building permits required

Drainage around building to be addressed with the new asphalt at north and east property line

### Infrastructure Services:

Infrastructure Services' comments on the application shall be addressed through the site plan control process.

### Fire Department:

Note of the Application for 208 St Arnaud, at time of building permits Access Routes designs will need to be included in documents for review.



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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-24-24 208 ST ARNAUD ST

ARN 372933000000400; PIN: 015441503

Applicant: 1243470 ONTARIO LTD

The Town of Amherstburg has received Application for Minor Variance A-24-24 for the above noted subject lands, which requests relief from Zoning By-law 1999-52, as amended, Section 20(3)(c)(iv) which requires a minimum rear yard depth of 8 m (26.24 ft) within the Light Industrial (LI) Zone.

The applicants are proposing the replacement of the existing storage structure on the property with a 75 ft by 120 ft (9000 sq. ft.) warehouse. The existing storage structure on the property currently has a rear yard setback of 2 m (6.56 ft). The applicants are proposing to locate the new warehouse 3.07 m (10.08 ft) from the rear property line, therefore increasing the existing setback. However, since the proposal is for a new structure with a larger footprint than the existing structure, the 8 m minimum setback would apply. Therefore, the amount of relief requested is 4.93 m (16.17 ft) in rear yard depth.

The subject lands are designated Light Industrial in the Town's Official Plan and zoned Light Industrial (LI) Zone in the Zoning By-law 1999-52.

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

**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*.

Please be advised that the subject lands are not within the regulated area of the Essex Region Conservation Authority. However, the requirement for an approval under Section 28 of the *Conservation Authorities Act* or for a development review, by the Authority, will be dependant upon our future review of the site plan application and details pertaining to stormwater management. We are requesting at this time, that the formal site plan application be circulated to the Authority for further review of the stormwater management solution and its details, at application circulation by the municipality.



Ms. Sarah French  
June 25, 2024

In addition, the subject property may lie wholly or partially within the Event Based Area (EBA) of the Essex Region Source Protection Plan, which came into effect October 1, 2015. The Source Protection Plan was developed to provide measures to protect Essex Region's municipal drinking water sources. As a result of these policies, new projects in these areas may require approval by the Essex Region Risk Management Official (RMO) to ensure that appropriate actions are taken to mitigate any potential drinking water threats. Should your proposal require the installation of fuel storage on the site, please contact the RMO to ensure the handling and storage of fuel will not pose a significant risk to local sources of municipal drinking water. The Essex Region's Risk Management Official can be reached by email at [riskmanagement@erca.org](mailto:riskmanagement@erca.org) or 519-776-5209 ext. 214. If a Risk Management Plan has previously been negotiated on this property, it will be the responsibility of the new owner to contact the Essex Region Risk Management Official to establish an updated Risk Management Plan. For any questions regarding Source Water Protection and the applicable source protection plan policies that may apply to the site, please contact the Essex Region Risk Management Official.

We are concerned with the potential impact of the quality and quantity of runoff in the downstream watercourse due to future development of this site. We recommend that the municipality ensure through the Site Plan Control process that the release rate for any future development is controlled to the capacity available in the existing storm sewers/drains.

If this property is subject to Site Plan Control, we request to be included in the circulation of the Site Plan Control application. We reserve to comment further on storm water management concerns until we have had an opportunity to review the specific details of the proposal through the site plan approval stage.

### **FINAL RECOMMENDATION**

Our office has **no objection** to A-24-24. We request continued circulation on future *Planning Act* applications for this development, such as Site Plan Control, as we may have further comments to provide regarding stormwater management.

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

Sincerely,



Alicia Good  
Watershed Planner  
/ag

