



Summary of Correspondence Received on Proposed A/40/24 for 2001 Front Rd. N.

Below is a summary of the comments received by the Planning Services Division on A/40/24 as of October 31, 2024.

Infrastructure Services:

- Infrastructure Services has no comments.

Essex Region Conservation Authority

Please see attached.

Building Department

- Engineering will be required for the retaining wall portion and the high walls of the building

County of Essex

Please be advised that the County of Essex has reviewed the aforementioned application and the comments provided are engineering-related only. This application has not been reviewed from a planning perspective. No objections to this application. The subject lands have frontage on County Road 20.

This road was formerly King's Highway 18 until it was downloaded to the County of Essex. Therefore, setback and entrance requirements will be applied as per MTO corridor control procedures.

The minimum setback for any proposed structures on this property must be 85 feet from the centre of the original ROW of County Road 20. Permits are necessary for any changes to existing entrances and structures, or the construction of new entrances or structures.

We are requesting a copy of the Decision of the aforementioned application. Thank you for your assistance and cooperation in this matter.

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October 29, 2024

Ms. Janine Mastronardi

Planner
3295 Meloche Road
Amherstburg, ON
N9V 2Y8

Dear Ms. Janine Mastronardi:

RE: Application for Minor Variance A-40-24 2001 FRONT RD N

ARN 372950000034300; PIN: 015470187

Applicant: Stephen Hall & Amy Lee

The Town of Amherstburg has received Application for Minor Variance A-40-24 for the above noted subject property. The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(1)(c) which permits a maximum height of 5.5 m in for an accessory structure in a Residential Zone.

The subject property is designated Low Density Residential, Agricultural, Provincially Significant Wetland and Natural Environment in the Town's Official Plan and zoned Residential Type 1A (R1A), Wetland (W) and Environmental Protection (EP) in the Town's Zoning By-Law. The proposed structure is located wholly within the R1A Zone.

The applicant is proposing the construction of a 32 ft x 48 ft, 1536 sq ft, accessory structure to contain personal vehicle storage including equipment used for property maintenance on the first floor and personal storage on the second floor with a height of 7.8 m (25.7 ft) to the peak of the roof. A secondary dwelling unit is not proposed.

The applicant is also proposing the construction of a single detached dwelling in the same design as the accessory structure with the exact same height. Zoning relief is not required for the dwelling. Therefore, the amount of relief requested is 2.3 m in accessory structure height.

We note that this property was created as a result of Consent B-21-23.

The following is provided as a result of our review of Application for Minor Variance A-40-24.

Ms. Janine Mastronardi
October 29, 2024

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 River Canard.

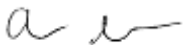
ERCA has issued Permit # 453 - 24, dated Oct. 15, 2024, for this development, which provides the applicant with setback and elevation requirements. If there are any changes to the proposed works, including the location, the applicant must confirm with ERCA if a minor revision is required to the Permit.

FINAL RECOMMENDATION

Our office has **no objection** to A-40-14. As noted above, **it is the responsibility of the applicant to notify our office if any changes are required to the approved works.**

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

Sincerely,



Alicia Good
Watershed Planner
/ag

