



Summary of Correspondence Received on Proposed B/22/24 & A/38/24 for 86 Willow Beach Rd.

Below is a summary of the comments received by the Planning Services Division on B/22/24 & A/38/24 as of October 31, 2024.

Infrastructure Services:

- The Applicant shall confirm that each property (severed and retained) have separate sanitary, storm and water connections. If additional services are required to be installed to satisfy this comment, a permit from the Public Works Department must be submitted for review and approval (per property) prior to construction on the newly created lots for the following:
 - Water Connection
 - Water Meter
 - Sanitary Connection
 - Storm Connection
 - Driveway Entrance/Modification to current driveway entrance

Please contact the undersigned for assistance the Public Works Permit. Fees/deposits outlined in Amherstburg's most recent version of the User Fee by-law are applicable.

- All new driveway entrances or modifications to current driveway entrances shall be constructed in compliance with the current Driveway Alteration or Installation Policy.
- The applicant/owners shall enter into the reapportionment of the drainage assessment for the subject lands in accordance with Section 65(2) of the Ontario Drainage Act, R.S.O. 1990 as amended and provide the Town of Amherstburg, a signed agreement and that any associated cost of same be borne solely by the applicant. The reapportionment for any affected Municipal Drains be required and are to be assessed against the affected lands in accordance with any past, current or future drainage bylaws, until such time as otherwise determined under the provisions of the Drainage Act.
- Private Drain Connection (PDC) sheets will be required to be submitted once installation of new services is completed.
- All downspouts shall be disconnected and splash to the ground.

Website: www.amherstburg.ca

271 SANDWICH ST. SOUTH, AMHERSTBURG, ONTARIO N9V 2A5 Phone:
(519) 736-0012 Fax: (519) 736-5403 TTY: (519)736-9860

Essex Region Conservation Authority

Please see attached.

Fire Department

The Amherstburg Fire department continues to maintain the capabilities to respond into the flood zone for rescue and fire fighting activities. Standard operating procedures and equipment are in place to ensure that if the 100 year flood were to happen, we would be able to respond in that area.

As such, we do not have any objections to the proposed lot and future building on this property.

Building Department

- Full grading design and service drawings
- ERCA approval prior permit issuance
- Building permits required for all structures
- ROW permits required

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(519) 736-0012 Fax: (519) 736-5403 TTY: (519)736-9860



planning@erca.org

P.519.776.5209

F.519.776.8688

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

October 29, 2024

Ms. Janine Mastronardi

Planner
3295 Meloche Road
Amherstburg, ON
N9V 2Y8

Dear Ms. Janine Mastronardi:

RE: Application for Consent B-22-24, and Minor Variance A-38-24 86 WILLOW BEACH RD, 0 WILLOW BEACH RD

ARN 372955000003900, 372955000003800; PIN: 705711024,

Applicant: GOODCHILD GERALD WALTER

The Town of Amherstburg has received Application for Consent B-22-24 and Application for Minor Variance A-38-24 for the above noted subject lands.

The purpose of B-22-24 is to sever a parcel of land being approximately 18.9 m frontage by approximately 45.72 m depth with an area of approximately 864 sq m to create a new residential building lot for a single detached dwelling unit. The remaining parcel being approximately 17.7 m frontage by 45.72 m depth with a total area of 808.25 sq m contains a single detached dwelling and one accessory structure.

The purpose of A-38-24 is to request relief from Zoning By-law 1999-52, as amended, Section 6(3)(a) which requires a minimum lot area of 900 sq m and from Section 6(3)(b) which requires a minimum lot frontage of 30 m both for parcels created in a Residential Type 1A (R1A) Zone. Subsequent to B-22-24, the severed parcel will have a lot area of approximately 864 sq m and a lot frontage of approximately 17.7 m. The applicant is also seeking permission for the existing accessory structure to remain as existing subject to confirmation of the location of the structure being wholly within the subject property.

Therefore, the amount of relief requested is 36 sq m in lot area and 1.1 m in lot frontage for the severed parcel and 91.75 sq m in lot frontage for the retained parcel.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Type 1A (R1A) Zone in the Town's Zoning By-law.

The following is provided as a result of our review of Application for Consent B-22-24, and Minor Variance A-38-24.

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*.

Note that ERCA's comments on natural hazards are related to both the *Conservation Authorities Act*, and ERCA's delegated responsibility to represent the Province's interest on natural hazards per Ontario Regulation 686/21.

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 Lake Erie.

We understand that the applicant is proposing to create a new residential lot for the purpose of constructing a single detached dwelling. The Provincial Policy Statement 2024 Section 5.1.1 states:

"Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards."

Additionally, the Provincial Planning Statement 2024 Section 5.2.3 states:

"Development as site alteration shall not be permitted within:

c) areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards, erosion hazards* and or *dynamic beach hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard".

Essex Region Conservation Authority has identified that the subject lands may have a depth of water over the road of over 0.8 m during a 1:100 flood event and is likely to be rendered inaccessible to people and vehicles during times of flooding hazards. As the proposal includes the creation of a new residential lot within a low-lying area subject to potential deep flood waters, and does not appear to satisfy the current Provincial Planning Statement with respect to natural hazards, our office is therefore recommending that applications B-22-24 and A-38-24 be **denied**.



Ms. Janine Mastronardi
October 29, 2024

FINAL RECOMMENDATION

Our office recommends B-22-24 and A-38-24 for denial, as the subject lands are likely to be rendered inaccessible to people and vehicles during times of flooding hazards.

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

Sincerely,



Alicia Good
Watershed Planner
/ag

