



Summary of Correspondence Received on Proposed A/47/24 for 1641 Park Ave.

Below is a summary of the comments received by the Planning Services Division for A/47/24 as of January 30, 2025.

Infrastructure Services:

Infrastructure Services Department has reviewed A/47/24 – 1641 Park Avenue minor variance application and offer the following comments:

- Construction of the accessory buildings should not adversely impact the rear yard drainage or adjacent neighbouring lands
- It should be noted that the approval of the minor variance request and building permit does not permit a second driveway to the accessory building. All new driveway entrances or modifications to current driveway entrances will require a Right-of-way Permit from the Town of Amherstburg and be constructed in compliance with the current Driveway Alteration or Installation Policy.

Building Department

- No window permitted on the north side of structure. (property line closest to the proposed structure)
- Permits required
- Proper grading at project completion to ensure drainage is maintain on own property



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January 28, 2025

Ms. Janine Mastronardi

Planner
3295 Meloche Road
Amherstburg, ON
N9V 2Y8

Dear Ms. Janine Mastronardi:

RE: Application for Minor Variance A-47-24 1641 PARK AVE
ARN 372955000018100; PIN: 705710280
Applicant: ZAHALUK ANNETTE M

The Town of Amherstburg has received Application for Minor Variance A-47-24 for the above noted subject property. The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 6(3)(e) which requires a minimum exterior side yard of 7.5 m in a Residential Type 1A (R1A) Zone.

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

The applicant is proposing the construction of a 14 ft x 20 ft, 280 sq ft, accessory structure to contain personal storage with a 0.61 m exterior side yard setback. There is an existing gazebo on the property with an exterior side yard setback of 3 m. The proposed accessory structure could be constructed in line with the gazebo but due to the location of the gas service to the home the only location that is possible for the proposed accessory structure is 0.61 m from the north property line. Therefore, the amount of relief requested is 6.89 m in exterior side yard setback.

The following is provided as a result of our review of Application for Minor Variance A-47-24.

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 Lake Erie. 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. Janine Mastronardi
January 28, 2025

FINAL RECOMMENDATION

Our office has **no objection** to A-47-24. 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*.

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

Sincerely,



Alicia Good
Watershed Planner

