



Summary of Correspondence Received on Proposed A/01/25 for 10 Shaw Dr.

Below is a summary of the comments received by the Planning Services Division for A/01/25 as of January 29, 2025.

Infrastructure Services:

Infrastructure Services has no comments.

Building Department

- Existing columns and foundation to be reconstructed. Existing structure not acceptable to support sunroom.
- Ensure spatial calculations are provided at permit submission
- Proper grading at project completion to ensure drainage is maintain on own proper
- Permits required



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January 27, 2025

Ms. Sarah French

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

Dear Ms. Sarah French:

RE: Application for Minor Variance A-01-25 10 SHAW DR
ARN 372960000011405; PIN: 705700725
Applicant: Noel and Juliette Herdman

The Town of Amherstburg has received Application for Minor Variance A-01-25 for the above noted subject property.

The applicant is requesting relief from Zoning By-law 199-52, as amended, Section 9(4)(b) which requires a 9 m (29.53 ft) rear yard setback for semi-detached units. A minor variance (A-15-14) was approved on July 29, 2014 to permit a 7.5 m rear yard setback and encroachment of a deck up to a minimum setback of 4.1 m from the rear property line.

The applicants are proposing to construct a sunroom on top of the deck and renovations to the existing deck. The proposed sunroom will be 5.87 m from the rear property line and the proposed deck will be 4.9 m from the rear property line. Therefore, relief from the 7.5 m rear yard setback (approved by minor variance A-15-14) of 1.63 m is required to approve a rear yard setback of 5.87 m for the sunroom. The proposed setback of the deck was authorized by minor variance A-15-24.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Special Provision Residential Third Density (R3-2) in the Town's Zoning By-law.

The following is provided as a result of our review of Application for Minor Variance A-01-25.

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 Detroit River.



Ms. Sarah French
January 27, 2025

Our office has issued ERCA Permit # 668 - 24 for this development, dated November 19, 2024. It is the responsibility of the applicant to notify our office if any changes are required to the site plans by contacting the assigned reviewer or regs@erca.org.

FINAL RECOMMENDATION

Our office has **no objection** to A-01-25. As noted above, our office has issued ERCA Permit # 668 - 24 for this development, dated November 19, 2024. It is the responsibility of the applicant to notify our office if any changes are required to the site plans by contacting the assigned reviewer or regs@erca.org.

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

Sincerely,



Alicia Good
Watershed Planner

