



## Summary of Correspondence Received on Proposed B/01/25 for 131-133 Park Street

Below is a summary of the comments received by the Planning Services division for B/01/25 as of January 30, 2025.

### Infrastructure Services:

Infrastructure Services Department has reviewed B/01/25 – 131 & 133 Park Street consent application and offer the following comments:

- The Applicant shall confirm that each property has separate municipal servicing connections and driveway entrances. 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 for the following:
  - Sanitary Connection
  - Storm Connection
  - Water Connection
  - Water Meter
  - Driveway Entrance/Modification to current driveway entrancePlease contact Sydnee Botham, CET, Development Engineering Coordinator, for assistance and payment with the Public Works Permit.
- All new driveway entrances or modifications to current driveway entrances shall be constructed in compliance with the current Driveway Alteration or Installation Policy.
- All downspouts shall be disconnected and splash to the ground.
- Private Drain Connection (PDC) sheets will be required to be submitted once installation of new services is completed.
- (1) tree per newly created lot shall be planted within the municipal right-of-way. Coordination with the undersigned is required to confirm species and caliper to be planted. Cash in lieu may also be provided to satisfy this requirement in the amount of \$500.00 per lot created.

### Building Department

- Full grade design and location of all services-retaining walls may be required completed by a surveyor
- Permits required for all new construction
- Minimum separation from electrical lines in the rear
- Addressing

### Essex power Comments

Customer to reach out to EPL with power needs. We would require a plan to determine the hydro meter location.



planning@erca.org  
P.519.776.5209  
F.519.776.8688  
360 Fairview Avenue West  
Suite 311, Essex, ON N8M 1Y6

January 27, 2025

**Ms. Janine Mastronardi**

Planner  
3295 Meloche Road  
Amherstburg, ON  
N9V 2Y8

Dear Ms. Janine Mastronardi:

RE: Application for Consent B-01-25 131 PARK ST, 133 PARK ST  
ARN 372910000002000; PIN: 705660317  
Applicant: GODBOUT ROBERT JOSEPH

The Town of Amherstburg has received Application for Consent B-01-25 for the above noted subject property. The applicant is proposing to sever a parcel of land being approximately 10.76 m frontage by 30.5 m depth with an area of approximately 327.8 sq m to create a new residential semi-detached building lot. The remaining parcel being approximately 10.76 m frontage by 30.5 m depth with a total area of 327.8 sq m will contain a semi-detached dwelling unit. The following is provided as a result of our review of Application for Consent B-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*.

We have reviewed our floodline mapping for this area and it has been determined this site is not located within a regulated area that is under the jurisdiction of the ERCA (Ontario Regulation 41/24 under the *Conservation Authorities Act*). As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*.

**FINAL RECOMMENDATION**

Our office has **no objection** to B-01-25. If you have any questions or require any additional information, please contact the undersigned.

Sincerely,

Alicia Good, *Watershed Planner*

