



## Summary of Correspondence Received on Proposed B/03/25 for 3465 Concession 3N

Below is a summary of the comments received by the Planning Services division for B/03/25 as of January 30, 2025.

### Infrastructure Services:

Infrastructure Services Department has reviewed B/03/25 – 3465 Concession 3N consent application and offer the following comments:

- Surface water and subsurface drainage tiles and water should be redirected around the severed parcel.
- The applicant/owners are required to enter into a reapportionment of the drainage assessment for the subject lands in accordance with Section 65 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. The severance shall not be granted until a Council resolution is passed to execute the reapportionment agreement. (Long Marsh Drain)

### Building Department

- Provide grade design to ensure property maintains own drainage



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January 27, 2025

**Ms. Janine Mastronardi**

Planner  
3295 Meloche Road  
Amherstburg, ON  
N9V 2Y8

Dear Ms. Janine Mastronardi:

RE: Application for Consent B-03-25 3465 Concession 3 N

ARN 372940000006900; PIN: 015430287

Applicant: CAROSELLA NICK

The Town of Amherstburg has received Application for Consent B-03-25 for the above noted subject property. The applicant is proposing to sever a parcel of land being approximately 33.5 m (110 ft) width by 24.4 m (80 ft) depth with an area of approximately 817.5 sq m to merge with the abutting property at 3471 Concession 3 N.

The retained parcel being approximately 102 m of frontage by an irregular depth with an area of 8.256 ha is an existing undersized lot which contains a single detached dwelling and two accessory structures.

The following is provided as a result of our review of Application for Consent B-03-25.

**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 Long Marsh. If any future construction is proposed, 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*.

**FINAL RECOMMENDATION**

Our office has no objection to B-03-25. As noted above, if any future construction is proposed, the property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site



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January 27, 2025

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*

