



Summary of Correspondence Received on Proposed B/05/25 for 243 Fort St.

Below is a summary of the comments received by the Planning Services division for B/05/25 as of January 30, 2025.

Infrastructure Services:

Infrastructure Services Department has reviewed B/05/25 – 243 Fort Street consent application and offer the following comments:

- The Applicant shall confirm that all municipal servicing for the severed and retained parcels remain within the frontage of the parcel the connection is servicing.

Building Department

- Full grade design and location of all services-retaining walls may be required completed by a surveyor
- Protection of any town trees



planning@erca.org

P.519.776.5209

F.519.776.8688

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

January 28, 2025

Ms. Janine Mastronardi

Planner
3295 Meloche Road
Amherstburg, ON
N9V 2Y8

Dear Ms. Janine Mastronardi:

RE: Application for Consent B-05-25 243 FORT ST
ARN 372922000004900; PIN: 705540105
Applicant: IACOVONE PETER DANIEL

The Town of Amherstburg has received Application for Consent B-05-25 for the above noted subject property. The applicant is proposing to sever an irregular shaped parcel of land being approximately 5.12 m frontage by 77.18 m depth with an area of approximately 121.5 sq m to merge with the vacant residential building lot at 249 Fort Street. The retained parcel being approximately 17.38 m of frontage by an irregular depth with an area of approximately 1280 sq m contains a single detached dwelling and one accessory structure.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Second Density (R2) Zone in the Town's Zoning By-law, 1999-52, as amended.

The following is provided as a result of our review of Application for Consent B-05-25.

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-05-25.



Ms. Janine Mastronardi
January 27, 2025

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

Sincerely,



Alicia Good
Watershed Planner

