



Summary of Correspondence Received on Proposed B/04/25 & A/03/25 for 5010 County Rd. 18

Below is a summary of the comments received by the Planning Services division for B/04/25 & A/03/25 as of January 29, 2025.

Infrastructure Services:

Infrastructure Services has no comments.

Building Department

- Septic evaluation of the existing septic system
- Provide grade design to ensure property maintains own drainage on both parcel
- Is the parcel with the one accessory structure going to be a building lot? If so grading plan will be required as well



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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 Consent B-04-25, Minor Variance A-03-25 ESSEX COUNTY RD 18 (5010 COUNTY RD 18)

ARN 372963000004001, 372963000004200; PIN: 015400183

Applicant: JEO FAMILY HOLDINGS ULC

The Town of Amherstburg has received Application for Consent B-04-25 and Application for Minor Variance A-03-25 for the above noted subject property. The applicant is proposing to sever a parcel of land being approximately 63.4 m frontage by 63.4 m depth with an area of 0.4035 ha which includes a single detached dwelling and two accessory structures which are surplus to the needs of the farming operation. The remaining parcel has irregular frontage by and irregular depth with an area of approximately 21.05 ha and is vacant agricultural land with one accessory structure.

The applicant is also requesting relief from Zoning By-law 1999-52, as amended, Section 26(3)(a)(i) which requires a minimum lot area of 40 ha in an Agricultural (a) Zone. Subsequent to a severance of a 0.4035 ha surplus dwelling from an existing 21.45 ha hectare parcel, the retained farm parcel will have an area of approximately 21.05 hectares. Therefore, the amount of relief requested is 18.95 hectares.

The subject property is designated Agricultural in the Town's Official Plan and zoned Agricultural (A) 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-04-25 and Minor Variance A-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 Ernest Paquette Drain.



Ms. Sarah French
January 27, 2025

FINAL RECOMMENDATION

Our office has **no objection** to B-04-25 and A-03-25.

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

Sincerely,



Alicia Good
Watershed Planner

