



Summary of Correspondence Received on Proposed A/05/25 for 6 Laird Avenue South

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

Infrastructure Services:

Infrastructure Services Department has reviewed A/05/25 – 6 Laird Avenue minor variance application and offer the following comments:

- Stormwater runoff generated as a result of the proposed accessory building must be maintained on the private land and managed by the proponent to reduce risk of rear yard flooding.
- Construction of the accessory buildings should not adversely impact the rear yard drainage or adjacent neighbouring lands

Building Department

- The only issue of concern is the wall section and plan indicate that the steel column is bearing on a concrete slab. Should be provided with a foundation and footing. This will be resolved through the Building Permit review process.
- No other issues.



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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 Minor Variance A-05-25 6 LAIRD AVE S
ARN 372925000002850; PIN: 705520240
Applicant: Remo & Jo-Anne Mancini

The Town of Amherstburg has received Application for Minor Variance A-05-25 for the above noted subject property. The applicant is proposing to construct an accessory structure.

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(1)(d)(i) which requires a 1.2 m (4 ft) side yard setback for accessory structures. Relief is also being requested from Section 3(26)(d) which requires an 8 m setback from shoreline protection works along the Detroit River.

The applicant is proposing the construction of an outdoor kitchen and entertainment enclosure on an existing concrete pad in the rear yard. The proposed structure will be 0.34 m (1.12 ft) from the north property line and will be 5 m (16.5 ft) from the shoreline protection works along the Detroit River.

Therefore, relief from the 0.86 m in side yard setback and 3 m in setback from shoreline protection works along the Detroit River.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Special Provision Residential First Density (R1-8) in the Town's Zoning By-law.

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



Ms. Janine Mastronardi
January 28, 2025

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.

Our office has issued ERCA Permit # 608 - 24 for this development, dated November 12, 2024. It is the responsibility of the applicant to notify our office if any changes are required to the site plans approved in the Permit by contacting the assigned reviewer, or regs@erca.org.

FINAL RECOMMENDATION

Our office has **no objection** to A-05-25.

As noted above, our office has issued ERCA Permit # 608 - 24 for this development, and it is the responsibility of the applicant to notify our office if any changes are required tot the site plans approved in the Permit 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

