



Summary of Correspondence Received on Proposed ZBA for 6754 County Road 50

Below is a summary of the comments received by the Planning Services Division on ZBA/18/24 as of January 10, 2025.

Essex Region Conservation Authority:

See attached letter.

Windsor Police:

The Windsor Police Service has no concerns or objections with the proposed amendment to the Zoning By-law to permit a gas station and convenience store operation at this location. If approved, there are no restrictions anticipated for ensuring proper emergency police vehicle access or other service delivery requirements once the redevelopment is constructed and becomes operational. We will have more detailed remarks relating to the optimization of public safety and security features for the property when the application moves to the site plan review stage of the overall application process.

Infrastructure Services:

All Infrastructure Services' comments will be addressed during the site plan control process.

Fire Services:

Fire has no issues with this ZBA change.

County of Essex:

Please be advised that the County has reviewed the aforementioned Zoning By-Law Amendment and the comments provided are engineering-related only. Subject property abuts to two County Roads and the subject lands will be required to comply with the following County Road regulations:

County By-Law Number 2480 – A By-Law of the Corporation of the County of Essex to Regulate the Location of Buildings and Structures on Land Adjacent to County Roads.

County By-Law Number 2481 – A By-Law to Provide for the Protection of Highways and to Provide for the Installation of Entrance Ways.

A traffic brief will be required to be completed for the development. Further, a geometric and sightline analysis of the proposed accesses will be required to determine if there will be concerns of the turning movements of the largest size vehicle entering and exiting the property.

Based on provided plan, permits are necessary for any changes to existing entrances and structures, or the construction of existing and new structures.

Any/all signage (including temporary signs) visible from County Rd 20 & 50 must be identified on the plans, must conform to County guidelines, and will require a valid County Sign Permit before installation.

Any servicing works within the right-of-way will require additional approvals and permits and are to be obtained from the County of Essex.

We are requesting a copy of the Decision of the aforementioned application. Thank you for your assistance and cooperation in this matter.

[Julie Spasuk – Resident](#)

Good Morning,

I am writing in response to the public notice in the river town times on July 17th, regarding a proposed 0.2 Hectare zoning change at the corner of County Roads 50 and 20 to include a future gas bar. I believe this is kitty corner to Ure's Country Store & Golf.

I would question allowing another gas bar so close to Ure's. They are a good family business serving both the residential and farm community with fuel. Beyond their gas bar, they are also a good country store and restaurant with a goofy golf tourism draw. I don't think we should be doing anything that would affect their business without their blessing. As for me, I would hate to lose Ure's gas bar, as they actually pump your gas for a reasonable price. As someone with a disability, I drive out of my way for this benefit.

Thanks for your consideration,

Julie Spasuk
Whelan Drive

[Adam Kane – Resident](#)

Good morning,

I live across the street at [REDACTED] and this is absolutely ridiculous that someone is trying to put up a gas station across the street from a gas station in Malden Centre. We don't need another gas station or store. I 100% oppose to the rezoning of this property.

Thanks,

Adam Kane

Kim & Ron Hooper-Resident

To Whom this Concerns

We Ron & Kim Hooper at [REDACTED] Amherstburg oppose this Zoning By-law Amendment for many reasons.

We moved into this house because of its location and being a vacant lot next door with a car wash on it, which was perfectly ok, not too busy. The owners closed it because of too many break-ins. That worries me if it was rezoned for a gas bar for crime, theft. Too close to our home.

This would be way too close to our property just on the other side of our driveway. We think would also cause many traffic issues. Trying to get out of our driveway can be tricky sometimes with cars coming from Harrow as well as cars turning from County Rd. 50. Having a gas bar would add many more cars trying to get out at the same time at a corner with 1 stop sign.

Also been very quiet and peaceful here, there is a chain link fence with trees and vines which makes it a beautiful privacy fence for us and homes to many different species of birds which we feed. Cardinals, Blue Jays, Doves and many more. We enjoy sitting under our tree and watching all the different kinds of birds and not seeing anything on the other side of the fence.

Now the new owner started digging up and killing the vines, which is very sad.

Most of all we do not need another gas bar across from a gas bar. Makes absolutely no sense at all.

Ures has been there many many years and has everything we need. Gas, food, cig., snacks, lottery, etc.

We do not need another gas bar or want another gas bar.

Thank you
Kim Hooper
Ron Hopper

P.S. We believe this property should stayed zoned "Commercial Neighborhood (CN-8) Zone."

P.S.S. We also wish to be notified of the passage of the proposed Zoning By-law Amendment.

Lisa & Jeff McBride

Town of Amherstburg
Libro Centre
3295 Meloche Road
Amherstburg, ON
N9V 2Y8

Dear Mayor, Mr. Aspila, and Council:

Re: 6754 County Road 50 (Gas Bar) Zoning By-law File #ZBA/18/24 Amendment

This is in response to the proposed rezoning of 6754 County Road 50 to add a gas bar to the list of permitted uses. The concerns we have are:

1. Lighting. A high concern is lighting of the site. Will this gas bar be open 24-hours with lights illuminating the area? Will the lighting illuminate beyond the gas bar property onto neighbouring properties? As Ure's Country Kitchen on the opposite corner does, will the lights be turned off at night? We enjoy the natural beauty of the pitch black of night here and hope that isn't disrupted. It also should be kept in mind that we are on the migration route and night lighting would affect migration.
2. Safety of entrance/exit of the site from County Road 20. We would have concern for safety as an entrance/exit on County Road 20 would be in the middle of the turn lane. As is, if one is turning before the corner, it poses a risk of being rear-ended. There have been instances where we've been turning into a driveway on County Road 20 in that same turning lane and have almost been rear-ended. We would like to know that this will be addressed.
3. Drainage. This is always a concern anytime any new construction takes place in the area. Again, we would like to know that this will be addressed if anything proposed will affect drainage.

Sincerely,

Lisa & Jeff McBride





planning@erca.org

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F.519.776.8688

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

July 09, 2024

Mr. Chris Aspila

Manager, Planning Services
3295 Meloche Road
Amherstburg, ON
N9V 2Y8

Dear Mr. Chris Aspila:

RE: Zoning By-Law Amendment ZBA-18-24 6754 ESSEX 50 RD

ARN 372953000001000; PIN: 705720359

Applicant: 1461658 ONTARIO LIMITED

The Town of Amherstburg has received Application for Zoning By-Law Amendment ZBA-18-24 for the above noted subject lands, which proposes to add a "gas bar" to the list of permitted uses at this location, and would establish site-specific zone regulations. The applicant is proposing to renovate an existing carwash to become a variety store and gas bar.

The following is provided as a result of our review of Zoning By-Law Amendment ZBA-18-24.

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*). However, the requirement for a permit and / or clearance under Section 28 of the *Conservation Authorities Act* or for a development review, by the Authority, will be dependant upon our future review of the site plan application and details pertaining to stormwater management. We are requesting at this time, that the formal site plan application be circulated to the Authority for further review of the stormwater management solution and its details, at application circulation by the municipality.

In addition, the subject property may lie wholly or partially within the Event Based Area (EBA) of the Essex Region Source Protection Plan, which came into effect October 1, 2015. The Source Protection Plan was developed to provide measures to protect Essex Region's municipal drinking water sources. As a result of these policies, new projects in these areas may require approval by the Essex Region Risk Management Official (RMO) to ensure that appropriate actions are taken to mitigate any potential drinking water



Mr. Chris Aspila
July 09, 2024

threats. **Should this proposal require the installation of fuel storage on the site, please contact the RMO to ensure the handling and storage of fuel will not pose a significant risk to local sources of municipal drinking water.** The Essex Region's Risk Management Official can be reached by email at riskmanagement@erca.org or 519-776-5209 ext. 214. If a Risk Management Plan has previously been negotiated on this property, it will be the responsibility of the new owner to contact the Essex Region Risk Management Official to establish an updated Risk Management Plan. For any questions regarding Source Water Protection and the applicable source protection plan policies that may apply to the site, please contact the Essex Region Risk Management Official.

If this development is subject to Site Plan Control, we request continued circulation of this file, as we may have further comments to provide regarding stormwater management at that time.

FINAL RECOMMENDATION

Our office has no objection to ZBA-18-24. As noted above, please continue to circulate our office with future *Planning Act* applications for this development, such as Site Plan Control. Additionally, the request for the applicant to contact the RMO to ensure the handling and storage of fuel will not pose a significant risk to local sources of municipal drinking water. The Essex Region's Risk Management Official can be reached by email at riskmanagement@erca.org or 519-776-5209 ext. 214.

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

Sincerely,



Alicia Good
Watershed Planner
/ag

