



## Summary of Correspondence Received on Proposed ZBA for 865 Front Rd. S

Below is a summary of the comments received by the Planning Services Division on ZBA/23/24.

### Essex Region Conservation Authority:

See attached letter.

### County of Essex

See attached letter.

### Infrastructure Services:

Infrastructure Services has no comments on the ZBA application.



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Suite 311, Essex, ON N8M 1Y6

November 21, 2024

**Mr. Chris Aspila**

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

Dear Mr. Chris Aspila:

RE: Zoning By-Law Amendment ZBA-23-24 865 FRONT RD S (849 FRONT RD S)

ARN: 37296000002000

PIN: 705700292

Applicant: LE Group Developments

The Town of Amherstburg has received Application for Zoning By-law Amendment ZBA-23-24 for the above noted subject property.

This rezoning application will affect a parcel of land 48.5 m (159.12 ft) frontage and an irregular depth with a total area of 0.37 hectares (0.91 acres) described as Concession 1, Part of Lot 6, municipally known as 865 Front Road South. In 2021 Council approved a three-year temporary zoning by-law amendment that expired on August 9, 2024. Under Section 39(3) of the Planning Act a Temporary By-law Amendment can be extended for an additional three years with Council approval. Due to the expiration of the 2021 by-law the subject lands have reverted back to the original zoning of Residential Second Density (R2) Zone and are designated Low Density Residential in the Town's Official Plan.

This rezoning, if approved, will change the "Residential Second Density (R2) Zone" to "Temporary Special Provision Residential Second Density (T-R2-7) Zone". The extension of the temporary re-zoning is requested in order to allow the existing accessory structure to remain on the property without a dwelling unit and to continue to be used until a dwelling is constructed.

The effect of the amendment will temporarily allow an existing accessory structure to remain without a single detached dwelling unit (main use) on the subject property.

The following is provided as a result of our review of Zoning By-Law Amendment ZBA-23-24.

**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



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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 Detroit River. If 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 ZBA-23-24. As noted above, if 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*.

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

Sincerely,



Alicia Good  
Watershed Planner  
/ag





November 26, 2024

Ms. Janine Mastronardi  
Town of Amherstburg  
271 Sandwich Street South  
Amherstburg, Ontario  
N9V 2A5

Dear Ms. Mastronardi:

**Re: Zoning By-Law Amendment, ZBA-23-24,865 Front Rd. S**

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Please be advised that the County of Essex has reviewed the aforementioned application and the comments provided are engineering-related only. This application has not been reviewed from a planning perspective. No objections to this application. The subject lands have frontage on County Road 20.

This road was formerly King's Highway 18 until it was downloaded to the County of Essex. Therefore, setback and entrance requirements will be as per MTO corridor control procedures.

The minimum setback for any proposed structures on this property must be 85 feet from the centre of the original ROW of County Road 20. Permits are necessary for any changes to existing entrances and structures, or the construction of new entrances or structures.

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

Should you require further information, please contact Kristoffer Balallo by email at [kbalallo@countyofessex.ca](mailto:kbalallo@countyofessex.ca) or by phone at extension 1564

Regards,

A handwritten signature in black ink, appearing to read "Kristoffer Balallo".

Kristoffer Balallo  
Engineering Technologist

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TTY 1-877-624-4832

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