



Summary of Correspondence Received on Proposed ZBA for hold removal on VL Easy Street

Below is a summary of the comments received by the Planning Services Division on ZBA/05/25.

Infrastructure Services:

Infrastructure Services has no comments on the H removal.

ERCA:

See attached.



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Suite 311, Essex, ON N8M 1Y6

February 04, 2025

Ms. Sarah French

Planner

Town of Amherstburg

3295 Meloche Rd.

Amherstburg, ON N9V 2Y8

Dear Ms. Sarah French:

RE: Zoning By-Law Amendment 2025-009 MARSH CRT

ARN 372942000024139; PIN: 707230758

Applicant: MARTIN CASEY JAMES RAY

The Town of Amherstburg has received application for Zoning By-law Amendment 2025-009 for the above noted subject property. The lands affected by this by-law are legally described as Part Lots 14 and 15, Plan 13; Part 1, 12R-29143, municipally known as V/L Easy Street.

The applicants are proposing to remove the Holding Symbol "h" on the subject lands to rezone the property from holding Residential Type 1A (h-RIA) Zone to Residential Type 1A (R1A) Zone to permit the development of two single detached dwellings.

The amendment to the Zoning By-law is in conformity with the Official Plan. The prerequisite for the removal of the Holding Symbol "h" as set out in By-law 1999-52, as amended, is the orderly development of the lands and proper planning processes are completed prior to the removal of the holding symbol. The property owners are entering into a Consent Agreement to address the servicing of the two proposed lots on Easy Street and have provided the proper studies to support the removal of the holding symbol.

The following is provided as a result of our review of ZBA 2025-009.

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 Jeths Drain. 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*.



Ms. Sarah French
February 04, 2025

We note that this development will be subject to appropriate setbacks from the Jeths Drain.

FINAL RECOMMENDATION

Our office has **no objection** to Zoning By-law Amendment 2025-009. As noted above, 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*.

Additionally, we note that this development will be subject to appropriate setbacks from the Jeths Drain.

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

Sincerely,



Alicia Good
Watershed Planner

