



Summary of Correspondence Received Proposes OPA #26 and ZBA-22-24 300 Victoria Street

Below is a summary of the comments received by the Planning Services Division on OPA #26 and ZBA-22-24 prior to November 27th 2024.

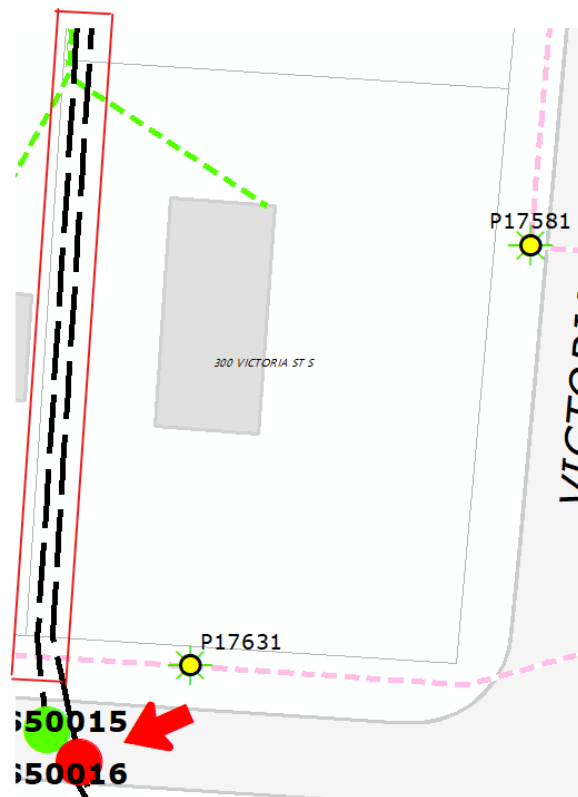
Essex Power Lines:

Please reach out to EPL for service disconnection/removal of existing building prior to demolition.

Be aware that EPL has 3-phase primary infrastructure in the ground along the East side of the property line (See screen clip below).

- Please ensure locates are called to identify the buried infrastructure prior to any work commencing.
- Please reach out to EPL if work is going to occur within 3 meters of the identified infrastructure so that isolation may be conducted.

Dashed black lines identify EPL Primary infrastructure.



Windsor Police Service:

WPS has no objections with the request to amend both the Zoning By-law and the Official Plan for this redevelopment

We will provide detailed comments that pertain to the optimization of public safety and security once the application progresses to the site plan review stage, where such comments will be most applicable.

Fire Service:

Fire has no issues with this zoning and plan change.

When it comes to site plan, we will be looking for updated maps to include fire routes and hydrant location.

Essex Region Conservation Authority:

Our office has no objection to OPA 26 and ZBA-22-24.

Infrastructure Services:

See attached letters below. One letter addresses the Official Plan Amendment Application and the other letter addresses the Zoning By-law Amendment Application.



The Corporation of The Town of Amherstburg

MEMO

To: Adam Coates, Planner 3
From: Sydnee Botham, Development Engineering Coordinator
Date: October 16, 2024
Subject: OPA #26 – 300 Victoria Street
Town of Amherstburg

The following submission package was reviewed for conformance with Amherstburg's Development Manual and the Windsor-Essex Region Stormwater Management Standards Manual (WERSMSM):

- Concept Building Rendering, dated September 23, 2024
- Concept Site Plan, dated September 25, 2024
- Application for Zoning By-law Amendment
- Application for Official Plan Amendment

Based on the review, we offer the following comments.

1. Infrastructure Services has no comments.

Engineering review fees per Amherstburg's user fee by-law are applicable for this development. The Developer is responsible to borne all costs associated with this review and all subsequent reviews therein.

If you have any questions, please do not hesitate to contact the undersigned.

Sydnee Botham
Development Engineering Coordinator



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Based on the review, we offer the following comments.

Additional Documents to be submitted (stamped and sealed by a licensed Engineer):

- Stormwater Management Report
- Functional Servicing Report
- Traffic Impact Assessment

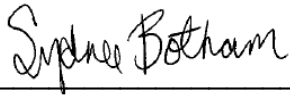
General

1. Engineering review fees per Amherstburg's user fee by-law may be applicable for this development. The Developer is responsible to borne all costs associated with this review and all subsequent reviews therein.
2. Currently, it is unclear how the proposed development will be serviced. A functional servicing report will be required to address all municipal servicing requirements and define anticipated usages.

3. A stormwater management strategy is to be established and designed in accordance with the Windsor-Essex Region Stormwater Management Standards Manual (WERSMSM).
4. A Traffic Impact Assessment (TIA) must be completed to confirm the operations of the site and assess impact on the surrounding area. The terms of reference for the TIA shall be confirmed with Infrastructure Services prior to commencement of the assessment.

This Zoning By-law Amendment application cannot be supported by Infrastructure Services at this time due to lack of supporting studies submitted with the application.

If you have any questions, please do not hesitate to contact the undersigned.



Sydnee Botham
Development Engineering Coordinator