



Summary of Correspondence Received on Proposed ZBA for 5010 County Rd. 18

Below is a summary of the comments received by the Planning Services Division on ZBA/04/25 since March 7, 2024.

Essex Region Conservation Authority:

See attached letter.

Windsor Police:

No Comments

Essex Powerlines:

No Comments

Fire Department:

No Comments

Infrastructure Services:

See attached letter.

County of Essex:

See attached letter.



2025-03-05

File Number: 0443-25

Sarah French Planner
Town of Amherstburg Libro Centre
Amherstburg, ON
N9V 2Y8

RE: ZBA-04-05 Surplus Farm Dwelling Severance
ESSEX COUNTY RD 18 (5010 ESSEX COUNTY 18 RD)

The Town of Amherstburg has received Application for Zoning By-law Amendment ZBA-04-25. This rezoning application will affect approximately 21.05 hectares ± of land described as Concession 5, Part Lots 44 and 45, municipally known as the retained farm parcel from a surplus dwelling severance at 5010 County Road 18.

This Zoning Amendment, if approved, will rezone the subject lands from “Agricultural (A) Zone” to “Special Provision Agricultural (A-49) Zone”. The parcel is designated Agricultural in the Town’s Official Plan. The lands described above are subject to an application for consent (File B/04/25) to sever a dwelling which is surplus to the needs of a farming operation.

The purpose of the rezoning will be to allow for general agricultural use on the subject property and prohibit any new dwelling unit on the land. The site-specific zoning will also restrict the use of the existing accessory structure for housing livestock due to its proximity to existing residential dwellings on neighbouring properties. The “Special Provision Agricultural (A-49) Zone” is established as a site-specific zone for the retained agricultural parcel created through consent, to prohibit new residential uses on these lands.

NATURAL HAZARDS AND REGULATOR RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT. O. REG 686/21

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 Ernest Paquette Drain.

FINAL RECOMMENDATION

Our office has no objection to ZBA-04-05.

Sincerely,

Alicia Good

Alicia Good
Watershed Planner



AMHERSTBURG

ONTARIO, CANADA

EST. 1796

MEMO

To: Sarah French, Planner

From: Sydnee Botham, Development Engineering Coordinator

Date: February 28, 2025

Subject: ZBA/04/25 – 5010 County Road 18
Town of Amherstburg

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

- Notice of Statutory Meeting, dated February 26, 2025

Based on the review, we offer the following comments.

General

1. Engineering review fees per Amherstburg's user fee by-law may be applicable for this development application. 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



March 6, 2025

Sarah French
Town of Amherstburg
3295 Meloche Rd.
Amherstburg, ON, N9V 2Y8

Dear Ms. French:

Re: A ZONING BY-LAW AMENDMENT: ZBA-04-25

Please be advised that the County has reviewed the aforementioned applications and the comments provided are engineering-related only. These applications have not been reviewed from a planning perspective. No objection to this application. The subject lands have frontage on County Road No. 18. The Applicant 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.

The minimum setback for any proposed structures on this property must be 85 feet from the centre of the original ROW of County Road No. 18. Permits are necessary for any changes to existing entrances and structures, or the construction of new 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 the undersigned by email at 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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