



Summary of Correspondence Received on Proposed ZBA for Victoria Street

Below is a summary of the comments received by the Planning Services Division on ZBA/06/25 as of March 6, 2025.

Essex Region Conservation Authority:

See attached letter

Essex Powerlines

Developer/customer must reach out to EPL to discuss their power needs. We will provide a meter spot and determine which location the power will come from.

Infrastructure Services:

See attached letter.

Fire Department:

No comments

Windsor Police:

No comments



2025-03-06

File Number: 0445-25

Sarah French

Planner

Town of Amherstburg Libro Centre

Amherstburg, ON

N9V 2Y8

RE: ZBA-06-25 Rezone to permit semi-detached dwellings
320 RICHMOND ST

The Town of Amherstburg has received Application for Zoning By-Law Amendment ZBA-06-25. This rezoning application will affect approximately 0.19 ha (0.48 ac) ± of land described as Parts 1 and 2 on 12R-29344 municipally known as Vacant Land Victoria Street S. The subject lands are currently zoned Residential First Density (R1) Zone and designated Low Density Residential in the Town's Official Plan.

This rezoning, if approved, change the zoning of the subject lands noted above from the "Residential First Density (R1) Zone" to "Special Provision Residential Third Density (R3-4) Zone".

The effect of the amendment will be to allow additional residential uses on the subject lands, specifically semi-detached dwellings, and all other residential uses as permitted by the Residential Third Density (R3) zone, with a special provision to allow a minimum lot frontage of 16 m for a semi-detached dwelling and a minimum lot frontage of 8 m for a semi-detached dwelling unit. Additionally, the amendment will allow the driveway to be cut at 50% of the lot frontage (13.75 ft) at the Town right-of-way but will flare out to 18 ft within the required front yard. The current R1 zoning does not permit a semi-detached dwelling, therefore the rezoning will facilitate the development of two semi-detached dwellings on the subject lands for a total of four (4) dwelling units, where two (2) single detached dwelling units are currently permitted. All other requirements of the Residential Third Density (R3) Zone provisions will be maintained.

The following comments are provided as a result of our review of ZBA-06-25.

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

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). As a result, an approval is not required from ERCA for issues related to Section 28 of the Conservation Authorities Act.

FINAL RECOMMENDATION



Our office has no objection to ZBA-06-25.

Sincerely,

Alicia Good

Alicia Good
Watershed Planner



AMHERSTBURG

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EST. 1796

MEMO

To: Sarah French, Planner

From: Sydnee Botham, Development Engineering Coordinator

Date: February 28, 2025

**Subject: ZBA/06/25 – 0 Victoria Street
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.
2. The Applicant shall confirm that each unit have separate sanitary, storm and water connections. If additional services are required to be installed to satisfy this comment, a permit from the Public Works Department must be submitted for review and approval (per property) prior to construction on the newly created lots for the following:
 - a. Water Connection
 - b. Water Meter
 - c. Sanitary Connection
 - d. Storm Connection
 - e. Driveway Entrance/Modification to current driveway entrance

Please contact the undersigned for assistance the Public Works Permit. Fees/deposits outlined in Amherstburg's most recent version of the User Fee by-law are applicable. An overall servicing plan (with driveway layouts/widths) shall be submitted to Infrastructure Services for review and approval prior to commencement of the works.

3. The Applicant will be responsible for the restoration of the roadway and boulevard on Victoria once all sewer connections are completed. The Applicant shall repave the east lane width from the first sewer connection to the last sewer connection. 4 small patch repairs will not be permitted.

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4. All new driveway entrances or modifications to current driveway entrances shall be constructed in compliance with the current Driveway Alteration or Installation Policy.
5. Private Drain Connection (PDC) sheets will be required to be submitted once installation of new services is completed for the newly created lots.
6. There appears to be trees owned by the Town of Amherstburg surrounding the subject properties. The proposed development should be designed to prevent harm or damage to the Town tree and tree root system. The applicant must include a Tree Protection Zone as determined by the Town's Arborist. If any Town-owned tree is impacted, the applicant may be responsible for the cost of removal, cost of planting three (3) trees and the cost of the value of tree as determined by the Town Arborist through a report to the CAO.
7. Traffic Control Plan for the servicing work to be completed on Victoria St shall be submitted to the undersigned prior to the commencement of the work. Infrastructure Services will require 10-day notice prior to any road closures.

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

Sydnee Botham
Development Engineering Coordinator