



Summary of Correspondence Received on Proposed ZBA for 6321 County Rd. 20

Below is a summary of the comments received by the Planning Services Division on ZBA/20/24 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: 0441-25

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

RE: ZBA-20-24 Rezone for Farm Retail
6321 COUNTY RD 20

The Town of Amherstburg has received Application for Zoning By-law Amendment ZBA-20-24. This rezoning application will affect approximately 0.428 ha (1.06 ac) ± of land described as Concession 6, Part Lot 68; Part 2 and 3 on 12R-6139, municipally known as 6321 County Road 20. The subject lands are currently zoned Agricultural (A) Zone and designated Agriculture in the Town's Official Plan.

This Zoning Amendment, if approved, will rezone the subject lands from "Agricultural (A) Zone" to "Special Provision Agricultural (A-48) Zone". This rezoning, if approved, will add additional permissions to Home Occupation – Rural (Section 3(10)) provisions, specific to the subject site. The additional permissions will allow for the retail sales of goods that are produced both on the property through the rural home occupation and off the property through local farms and businesses, and allow for the retail sales of goods to occupy up to 50% of the floor area of the rural home occupation.

The effect of this amendment will be to allow for the existing roadside stand to sell goods that are produced both on the subject site and locally by other businesses. The rural home occupation will not be permitted to exceed the maximum lot coverage permitted in the Zoning By-law 1999-52, as amended, of 10% of the area of the lot. All other requirements of the Agricultural (A) Zone provisions will be maintained.

The following comments are provided as a result of our review of ZBA-20-24.

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-20-24.

Sincerely,

Alicia Good

Alicia Good
Watershed Planner
/ag



AMHERSTBURG

ONTARIO, CANADA

EST. 1796

MEMO

To: Sarah French, Planner

From: Sydnee Botham, Development Engineering Coordinator

Date: February 28, 2025

Subject: ZBA/20/24 – 6321 County Road 20
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-20-24

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. 20. 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 the County Road. Permits are necessary for any changes to existing entrances and structures, or the construction of new structures.

Structures are prohibited within the right-of-way.

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

☎ 519-776-6441
TTY 1-877-624-4832

📍 360 Fairview Ave. W.
Essex, ON N8M 1Y6

💻 countyofessex.ca