



## Summary of Correspondence Received on Proposed A/06/25 for 1359 Front Rd S

Below is a summary of the comments received by the Planning Services Division for A/06/25 as of March 26, 2025.

### Infrastructure Services:

Infrastructure Services Department has reviewed A/06/25 – 1359 Front Road South minor variance application and offer the following comments:

- It should be noted that a secondary set of municipal services will not be permitted to connect to the secondary dwelling unit. The future secondary dwelling unit must be serviced through the existing municipal services on the property.
- Construction of the accessory buildings should not adversely impact the rear yard drainage or adjacent neighbouring lands

### Building Department

- That a grade design be approved and implemented to the satisfaction of the municipality.
- The septic system is to be reviewed at the time of building permits.
- Building permits required for the accessory structure and the additional residential units.

### County of Essex

Please see attached letter

### Essex Region Conservation Authority

Please see attached letter



March 24, 2025

Ms. Janine Mastronardi  
Town of Amherstburg  
271 Sandwich Street South  
Amherstburg, Ontario  
N9V 2A5

Dear Ms. Mastronardi:

**Re: COA Submission, A-06-25, Sean Cota**

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Please be advised that the County of Essex has reviewed the aforementioned application and the comments provided are engineering-related only. This application has not been reviewed from a planning perspective. No objections to this application. The subject lands have frontage on County Road 20.

This road was formerly King's Highway 18 until it was downgraded to the County of Essex. Therefore, setback and entrance requirements will be applied as per MTO corridor control procedures.

The minimum setback for any proposed structures on this property must be 85 feet from the centre of the original ROW of County Road 20. Permits are necessary for any changes to existing entrances and structures, or the construction of new entrances or 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 Kristoffer Balallo by email at [kbalallo@countyofessex.ca](mailto: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

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Essex, ON N8M 1Y6

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March 24, 2025

2025-03-24

File Number: 0619-25

Janine Mastronardi, Town of Amherstburg  
Town of Amherstburg – Libro Centre  
3295 Meloche Rd., Amherstburg, ON  
N9V 2Y8

RE: Construct an ADU  
1359 FRONT RD S  
Municipal File Number: A-06-25

The Town of Amherstburg has received Application for Minor Variance A-06-25 for the above noted subject property. The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(1)(c) which permits a maximum height of 5.5 m for an accessory structure in a Residential Zone. The applicant is proposing to remove the existing 480 sq ft accessory structure (detached garage) and is proposing the construction of a 32.75 ft x 43 ft, 1400 sq ft, accessory structure to contain personal vehicle storage on the first floor and a future additional residential unit on the second floor with a height of 7.42 m (24.4 ft) to the peak of the roof. Through consultation with the Building department and to provide for potential construction errors resulting in the finished structure exceeding what is proposed the relief requested for the height is proposed to be rounded up to 7.62 m (25 ft). The proposed setbacks, size, lot coverage and distance between the primary and additional dwellings all comply with the applicable zoning provisions. The existing single detached dwelling has a footprint of approximately 1480 sq ft and a height of 7.92 m (26 ft) to the peak of the roof. Therefore, the amount of relief requested is 2.12 m (7 ft) in accessory structure height. The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Type 1A (R1A) in the Town's Zoning By-law.

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

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 Detroit River and John Parks Drain No. 2. The property owner will be required to obtain an approval from the Essex Region



Janine Mastronardi, Town of Amherstburg  
March 24, 2025

Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the Conservation Authorities Act. We note that the Applicant has applied for ERCA approval #0444-25, which is currently under review. It is the responsibility of the Applicant if any changes are required to the site plans by contacting the assigned reviewer or [regs@erca.org](mailto:regs@erca.org).

**FINAL RECOMMENDATION**

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

Sincerely,



Alicia Good  
*Watershed Planner*

