



Summary of Correspondence Received on Proposed A/10/25 for 126 Tilford Lane

Below is a summary of the comments received by the Planning Services Division for A/10/25 as of March 26, 2025.

Infrastructure Services:

Infrastructure Services Department has reviewed A/10/25 – 126 Tilford Lane 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.
- All new driveway entrances or modifications to current driveway entrances will require a Right-of-way Permit from the Town of Amherstburg and be constructed in compliance with the current Driveway Alteration or Installation Policy.
- 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.
- Water and sanitary to be run through the primary dwelling.
- Building permits required for the additional residential unit.

Essex Region Conservation Authority

Please see attached letter.



2025-03-24

File Number: 0620-25

Janine Mastronardi, Town of Amherstburg
360 Meloche St
Amherstburg, ON
N9V 2Y8

RE: Construct an ADU and Pool
126 TILFORD LANE
Municipal File Number: A-10-25

The Town of Amherstburg has received Application for Minor Variance A-10-25 for the above noted subject property. The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(3)(f)(vi) which permits a maximum 20 m setback between a primary dwelling and additional dwelling unit. The applicant is proposing the construction of an inground pool and an additional residential unit in the rear yard. The additional residential unit is proposed to be setback 27.33 m (89.67 ft) from the primary dwelling and 3 m (10 ft) from the rear property line. This will allow for space between the primary and additional dwellings for the proposed inground pool and amenity space. The proposed setbacks, size, lot coverage and height of the proposed additional residential unit all comply with the applicable zoning provisions. Therefore, the amount of relief requested is 7.33 m (24.05 ft) in setback between the primary dwelling and additional dwelling unit. 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 Lake Erie. We note that our office has already issued ERCA Permit # 68 - 25, dated February 24, 2025, for this development. It is the responsibility of the Applicant to notify our office if any changes are required to the site plans approved in the Permit by contacting regs@erca.org or the assigned reviewer.

FINAL RECOMMENDATION

Our office has no objection to A-10-25. As noted above, our office has issued ERCA Permit # 68 - 25 for this development, and it is the responsibility of the Applicant to notify our office if any changes are required to the approved site plans.

Sincerely,



Alicia Good

Alicia Good
Watershed Planner