



## Summary of Correspondence Received on Proposed ZBA for 6801 Concession 6 N

Below is a summary of the comments received by the Planning Services Division on ZBA/01/25.

### Essex Region Conservation Authority:

See attached letter.

### Infrastructure Services:

See attached letter.

### Windsor Police Comments:

The Windsor Police Service has no concerns or objections with this application. The outcome from it, if approved, is not anticipated to carry any adverse impact to police response or service delivery capability.



2025-03-19

File Number: 0594-25

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

RE: Rezone for Surplus Farm Dwelling Severance  
6801 CONCESSION 6 N  
Municipal File Number: ZBA-01-25

The Town of Amherstburg has received application for Zoning By-law Amendment ZBA-01-25. This rezoning application will affect approximately 19.64 hectares ± of land described as Concession 6, Part Lot 11, municipally known as the retained farm parcel from a surplus dwelling severance at 6801 Concession 6 N. This Zoning Amendment, if approved, will rezone the subject lands from “Agricultural (A) Zone” to “Special Provision Agricultural (A-36) 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/02/25) 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 “Special Provision Agricultural (A-36) 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 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 Imerson-Meloche Drain and the Imerson-Charette Drain. If any new construction is proposed, 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.

## **FINAL RECOMMENDATION**

Our office has no objection to ZBA-01-25.

Sincerely,

*Alicia Good*

Alicia Good



## Watershed Planner



**AMHERSTBURG**

ONTARIO, CANADA

EST. 1796

## MEMO

**To:** Janine Mastronardi, Planner  
**From:** Sydnee Botham, Development Engineering Coordinator  
**Date:** March 19, 2025  
**Subject:** ZBA/01/25 – 6801 Concession 6N  
Town of Amherstburg

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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 March 19, 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.

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Sydnee Botham  
Development Engineering Coordinator