



Summary of Correspondence Received on Proposed ZBA for Housekeeping, Institutional Zone and Mapping

Below is a summary of the comments received by the Planning Services Division on ZBA/07/25 since April 14, 2025.

Essex Region Conservation Authority:

See attached letter.

Infrastructure Services:

See attached letter.

Windsor Police:

The Windsor Police Service has no concerns or comments with respect to ZBA/07/25.



2025-04-10

File Number: 0740-25

Dr. Chris Aspila, Town of Amherstburg
Town of Amherstburg Libro Centre
Amherstburg, ON
N9V 2Y8

RE: Housekeeping By-law
Entire Town of Amherstburg
Municipal File Number: ZBA-07-25

The Town of Amherstburg is proposing Zoning By-law Amendment ZBA-07-25, which pertains to the entire Municipality. The proposed Amendment contains both items that are general in nature and applies to various properties throughout the Town of Amherstburg and items that are mapping changes to specific parcels of land.

This rezoning, if approved, will add a definition for stormwater management pond and amend the definition of water system, public to ensure both of these permitted uses have appropriately defined terminology in the Town's Zoning By-law. The amendment also proposes to add water system to the permitted uses in the Institutional Zone which is currently not listed in any zone. This Zoning Amendment, if approved, will also rezone the following subject lands;

- Brittany's Gate Subdivision Stormwater Management Pond from "Residential Type 1A (R1A) Zone" to "Special Provision Institutional (I-4) Zone".
- Canard Valley Estates Subdivision Stormwater Management Pond from "Residential First Density (R1)" and "Residential Type 1A (R1A) Zone" to "Special Provision Institutional (I-4) Zone".
- E/S Front Road North, Town lands for Water Treatment Plant Expansion from "Light Industrial" to "Institutional (I) Zone".

The proposed Amendments to the Zoning By-law are in conformity with the policies of the Official Plan.

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.

We note than in general, lands subject to our Regulation under the Conservation Authorities Act (Ontario Regulation No. 41/24) require an approval from our office prior to any construction or site alteration or other activities affected by Section 28 of the Conservation Authorities Act.

Our office understands that the following definition is proposed to be created under ZBA-07-25:



"A stormwater management facility is an engineered structure comprised of a stormwater management pond and associated appurtenances constructed to gather rainfall and surface water runoff, to temporarily hold water and to release stormwater runoff slowly. A stormwater management pond may be in the form of a wet or dry pond."

Our office recommends the addition of "or underground storage units" to this definition as noted below:

"A stormwater management facility is an engineered structure comprised of a stormwater management pond and associated appurtenances constructed to gather rainfall and surface water runoff, to temporarily hold water and to release stormwater runoff slowly. A stormwater management pond may be in the form of a wet or dry pond, or underground storage units."

FINAL RECOMMENDATION

Our office has no objection to ZBA-07-25. As noted above, we recommend the addition of "underground storage units" to the definition of "stormwater management facility".

Sincerely,

Alicia Good

Alicia Good
Watershed Planner