



Summary of Correspondence Received on Proposed B/11/25 and B/18/25 for 168 Texas Rd.

Below is a summary of the comments received by the Planning Services division for B/11/25 & B/18/25 as of April 25, 2025.

Building Department

B/18/25: A grade design demonstrating that the severed (resulting consolidated parcel) will maintain its own surface water be submitted and implemented to the satisfaction of the municipality.

B/11/25: Lot grading plan required for severed and retained parcels.

Essex Region Conservation Authority

See attached comments.

Fire Department

No comments.

Infrastructure Services:

See attached comments.



2025-04-22

File Number: 0846-25

Janine Mastronardi, Town of Amherstburg
Town of Amherstburg Libro Centre
Amherstburg, ON
N9V 2Y8

RE: Consents to Construct a Semi-Detached Dwelling
168 TEXAS RD
Municipal File Number: B-11-25 & B-18-25

The Town of Amherstburg has received Applications for Consent B-18-25 and B-11-25 for the above noted subject property. The purpose of Consent Application B-18-25 is to sever a parcel of land being 68 ft ± width by 225 ft ± depth with an area of 30 600 sq ft ± to merge with 158 Texas Road for purposes of a lot addition. The retained parcel being 68 ft ± of frontage by 225 ft ± depth with an area of 30 600 sq ft ± is a vacant residential building lot.

The purpose of Consent Application B-11-25 is to sever a parcel of land being 34 ft ± frontage by 225 ft ± depth with an area of 15 300 sq ft ± to create a new residential semi-detached building lot. The retained parcel being 34 ft ± frontage by 225 ft depth with a total area of 15 300 sq ft ± will contain a semi-detached dwelling unit.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Second Density (R2) Zone 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.

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 B-11-25 and B-18-25.

Sincerely,



Alicia Good

Alicia Good
Watershed Planner



The Corporation of The Town of Amherstburg

MEMO

To: Janine Mastronardi, Planner

From: Sydnee Botham, Development Engineering Coordinator

Date: April 17, 2025

Subject: Committee of Adjustment – 168 Texas Road – B/11/25 & B/18/25
Town of Amherstburg

Infrastructure Services Department has reviewed B/18/25 & B/11/25 – 168 Texas Road consent application and offer the following comments:

- The Applicant shall confirm that each unit has separate municipal servicing connections and driveway entrances. If additional services are required to be installed to satisfy this comment, a permit from the Public Works Department must be submitted for review and approval for the following:
 - Sanitary Connection
 - Storm Connection
 - Water Connection
 - Water Meter
 - Driveway Installation/ AlterationPlease contact the undersigned for assistance and payment with the Public Works Permit.
- Private Drain Connection (PDC) sheets will be required to be submitted once installation of new services is completed.
- (1) tree per newly created lot shall be planted within the municipal right-of-way. Coordination with the undersigned is required to confirm species and caliper to be planted. Cash in lieu may also be provided to satisfy this requirement in the amount of \$500.00 per lot created.
- The applicant/owners are required to enter into a reapportionment of the drainage assessment for the subject lands in accordance with Section 65 of the Ontario Drainage Act, R.S.O. 1990 as amended and provide the Town of Amherstburg, a signed

agreement and that any associated cost of same be borne solely by the applicant. The reapportionment for any affected Municipal Drains be required and are to be assessed against the affected lands in accordance with any past, current or future drainage bylaws, until such time as otherwise determined under the provisions of the Drainage Act. The severance shall not be granted until a Council resolution is passed to execute the reapportionment agreement. Consult Amherstburg's Drainage Superintendent for further information. (Jeths Drain)

- Applicant to provide an overall lot grading plan for the parcels (severed, retained and lot addition) to ensure all drainage runoff outlets to the appropriate outlet and each parcel retains it's own stormwater.

If you have any questions or require further clarification, please do not hesitate to contact the undersigned.

Sydnee Botham, CET
Development Engineering Coordinator