



Summary of Correspondence Received on Proposed B/17/25 for 3591 Concession 3 N

Below is a summary of the comments received by the Planning Services division for B/17/25 as of April 25, 2025.

Building Department

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.
Potential upgrade to the septic system on the retained and consolidated parcels may be required for future building permits.

Essex Region Conservation Authority

See attached comments.

Fire Department

No comments.

Infrastructure Services:

See attached comments.



2025-04-22

File Number: 0850-25

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

RE: Consent for a Lot Addition
3591 CONCESSION 3 N
Municipal File Number: B-17-25

The Town of Amherstburg has received Application for Consent B-17-25 for the above noted subject property. The applicant is proposing to sever an L-shaped parcel of land being 4.572 m \pm frontage by 70.104 m \pm depth with an area of 802.68 sq m \pm to merge with the abutting rural residential parcel at 3595 Concession 3 N for purposes of a lot addition. The retained parcel being 17.38 m \pm of frontage by an irregular depth with an area of 12.08 ha \pm contains a single detached dwelling, three accessory structures and farmland. The subject property is designated Agricultural in the Town's Official Plan and zoned Agricultural (A) Zone in the Town's Zoning By-law, 1999-52, as amended.

NATURAL HAZARDS AND REGULATORY 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 severed and retained 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 Long Marsh 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 B-17-25.

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 – 3591 Concession 3N – B/17/25
Town of Amherstburg

Infrastructure Services Department has reviewed B/17/25 – 3591 Concession 3N consent application and offer the following comments:

- Surface water and subsurface drainage tiles should be redirected around the lot addition.
- 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. (Long Marsh Drain)

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

Sydnee Botham, CET
Development Engineering Coordinator