



Summary of Correspondence Received on Proposed B/12-16/25 for 3918 Concession 3 S

Below is a summary of the comments received by the Planning Services division for B/12-16/25 as of April 25, 2025.

Building Department

The Building department agrees with the requirement of the Infrastructure Services department regarding the submission of a site grading and servicing plan for the newly created parcels to address lot grading for the new building lots.

Essex Region Conservation Authority

See attached comments.

Fire Department

The Amherstburg Fire department continues to maintain the capabilities to respond into the flood zone for rescue and fire fighting activities. Standard operating procedures and equipment are in place to ensure that if the 100 year flood were to happen, we would be able to respond in that area. As such, we do not have any objections to the proposed lots and future building on these properties.

Infrastructure Services:

See attached comments.



2025-04-22

File Number: 0848-25

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

RE: 5 Consents to Create Residential Lots

3918 CONCESSION 3 S

Municipal File Number: B-12-13-14-15-16-25

The Town of Amherstburg has received Applications for Consent B-12-25, B-13-25, B-14-25, B-15-25, and B-16-25 for the above noted subject property. Each application seeks to sever the subject property to create a new residential building lot:

Purpose of Consent Application B/12/25: The applicant is proposing to sever a parcel of land being 22.86 m \pm frontage by an irregular \pm depth with an area of 1200 sq m \pm to create a new residential building lot for a single detached dwelling.

Purpose of Consent Application B/13/25: The applicant is proposing to sever a parcel of land being 22.86 m \pm frontage by 48.77 m \pm depth with an area of 1115 sq m \pm to create a new residential building lot for a single detached dwelling.

Purpose of Consent Application B/14/25: The applicant is proposing to sever a parcel of land being 22.86 m \pm frontage by 48.77 m \pm depth with an area of 1115 sq m \pm to create a new residential building lot for a single detached dwelling.

Purpose of Consent Application B/15/25: The applicant is proposing to sever a parcel of land being 22.86 m \pm frontage by 48.77 m \pm depth with an area of 1115 sq m \pm to create a new residential building lot for a single detached dwelling.

Purpose of Consent Application B/16/25: The applicant is proposing to sever a parcel of land being 22.03 m \pm frontage by an irregular depth with an area of 1220 sq m \pm to create a new residential building lot for a single detached dwelling.

The remaining parcel being 70.1 m (230 ft) \pm frontage by an irregular depth with a total area of 11.65 hectares \pm contains a single detached dwelling and two accessory structures.

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 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. 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.

We note that the low-lying nature of the roadway may result in water approximately 0.4 metres deep over the road during a 1:100 year flood event. The Municipality should confirm through applicable emergency services (i.e. fire, police, etc.) or other means as appropriate, that they have the ability to safely access this area during a 1:100 year flood event, in order to fulfill the Municipality's responsibilities under Section 5.2.8 of the Provincial Planning Statement (2024).

FINAL RECOMMENDATION

Our office has no objection to B-12-25, B-13-25, B-14-25, B-15-25, and B-16-25. We encourage the Municipality to consider the cumulative impact of development on stormwater management in this area. As noted above, the Municipality should confirm through applicable emergency services the ability to access this area during a 1:100 year flood event. 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.

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 – 3918 Concession 3S – B/12/25 & B/16/25
Town of Amherstburg**

Infrastructure Services Department has reviewed B/12/25 & B/16/25 – 3918 Concession 3S consent application and offer the following comments:

- The Applicant shall confirm that each property 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
 - Water Connection
 - Water Meter
 - Driveway Installation/ AlterationPlease contact the undersigned for assistance and payment with the Public Works Permit.
- The Applicant will be responsible for the restoration of the roadway and boulevard on Mcleod Avenue once all sanitary sewer connections are completed. The sanitary sewer at this location are very deep. At a minimum, the Applicant shall repave the south lane width from the first sewer connection to the last sewer connection. 5 small patch repairs will not be permitted. A pre-pave inspection is required with representatives from the Town prior to asphalt restoration to confirm scope of asphalt replacement required.
- 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. (McBride Road Branch Drain/ Willow Beach Drain)
- The subject lands are within the watershed of the McBride Road Branch Drain and the Willow Beach Drain, however, there is no immediate connection available to either drain from the subject lands. Drainage approvals will be required to create and legalize a suitable connection to the outlet drainage system. Consult Amherstburg's Drainage Superintendent for further information. (McBride Road Branch Drain/ Willow Beach Drain)
- All downspouts shall be disconnected and splash to the ground.
- The applicant will be required to submit a grading/ servicing plan for the newly created parcels to address the locations of proposed storm, sanitary and water service connections, driveway locations and widths, grading and restoration of municipal right-of-way. The servicing plan is to be reviewed and approved by Infrastructure Services prior to application of a building permit for the newly created parcels. The approved servicing plan must form part of the building permit application. Sanitary connections will not be permitted directly into the existing manholes.

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

Sydnee Botham, CET
Development Engineering Coordinator