



Summary of Correspondence Received on Proposed ZBA at 9540 Walker Rd

Below is a summary of the comments received by the Planning Services Division on ZBA/21/22.

ERCA:

No comments received.

County of Essex:

Please be advised that the County has reviewed the aforementioned applications and the comments provided are engineering-related only. These applications have not been reviewed from a planning perspective. The subject lands have frontage on County Road No. 11. The Applicant will be required to comply with the following County Road regulations:

County By-Law Number 2480 – A By-Law of the Corporation of the County of Essex to Regulate the Location of Buildings and Structures on Land Adjacent to County Roads.

County By-Law Number 2481 – A By-Law to Provide for the Protection of Highways and to Provide for the Installation of Entrance Ways.

The minimum setback for any proposed structures on this property must be 85 feet from the centre of the original ROW of County Road No. 11. Permits are necessary for any changes to existing entrances and structures, or the construction of new structures.

Further consultation will be required once a site plan has been circulated to the County of Essex.

We are requesting a copy of the Decision of the aforementioned application. Thank you for your assistance and cooperation in this matter.

Windsor Police:

Windsor Police has no concerns or objections with this proposal to change the site's zoning from General Commercial to a site specific designation that will permit a one-storey, multi-unit commercial plaza on the subject property. Any issues that pertain to establishing and maintaining public safety and security, plus ensuring proper police incident response capability, can be addressed during the site plan review stage of any applications to redevelop the property.

Fire:

Good morning,

My comments for Housekeeping ZBA, 433 Sandwich ST, and 6101 County Road 20 are all the same.

No issue at this time.

For 9540 Walker Road, I want to reiterate concerns Amherstburg Fire has already issued for future development in McGregor. We currently do not have adequate water flow in the McGregor area for any major build. Though we do not have an issue with a commercial plaza being built in McGregor in principal, depending on the size of the build we will most likely require either:

1. The building to be sprinklered,
2. Built in such a non-combustible way that the building be subdivided with fire walls to ensure that it remains small enough for us to protect, or
3. The municipality upgrade the water main and hydrant system to allow greater flow in that part of town.

This will be a common note for all development in that area of town when a change is requested.

We continue to follow the Water Supply for Public Fire Protection Guidelines by Fire Underwriters.

IS:

No comments on the application. It is the expectation that the future development of these properties will be subject to the Site Plan Control process and it will be at that time that Infrastructure Services will provide comments regarding site servicing, right-of-way issues, drainage, storm water management, etc.. It should be noted that a potable water study will be required to ensure proper flow and fire protection.