



planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West  
Suite 311, Essex, ON N8M 1Y6

August 26, 2020

Ms. Jabbour, Secretary-Treasurer/Planner  
Committee of Adjustment  
Town of Essex  
33 Talbot Street South  
Essex, ON N8M 1A8

Dear Ms. Jabbour:

RE: Zoning By-Law Amendment (ZBA-03-20) 101 POPLAR BLUFF DR  
ARN 375463000000200; PIN: 751880156  
Applicant: GORSKI BERNARD STANLEY

The following is provided as a result of our review of Zoning By-Law Amendment ZBA-03-20. Please consider the following comments in addition to the comments provided to your office on August 12, 2020.

Per our discussions on this application I can advise that no EIA would be required to accompany the re-zoning application based on the additional information you and Corinne provided to ERCA. The area of the proposed structure would be within an identified and cleared manicured lawn setting. In the future, it would benefit ERCA to have additional information provided in advance of the receipt of the Planning Act application in order to provide the Town with natural heritage advice on the applicability of natural heritage policies. In some cases, this may include a selection of photographs, a site plan delineating the proposed area of work including parking expansion the proposed and existing structures in the vicinity of the subject area. This is in particular important in areas where natural heritage features are identified and/or are subject to the application of Town of Essex natural heritage policies.

As it relates to the requirement to have a completed engineering assessment, our office continues to reflect the need to have engineering assessments completed to support the proposed development application. The requirement for the ERCA permit for this development is a requirement of the application. Regardless of whether previous ERCA approvals have been issued for previously completed works, the current application requires additional or supplementary work and analysis to ensure that the proposed development can be supported at this location. However, ERCA recognizes that the intent of the amendment to the Zoning By-law is to allow a larger accessory building than currently permitted in the zone. For future applications located within the flood hazard limit of the Lake Erie shoreline it is recommended that pre-consultation with our office be undertaken to allow us to reflect natural hazard planning requirements and considerations as early in the process as possible. As it stands, the proposed location is located further away from the shoreline than the existing home, which was permitted through a previously issued ERCA approval. Given that the owner is fully aware of the potential additional engineering costs and assessments to locate this additional structure at this location ERCA recommends that with additional information and potential engineering costs that this location can be supported through an ERCA permit.

However, at this time the information to confirm this has not been provided to our office to allow us to provide confirmation that this zoning by-law amendment can be supported at this time.

Ms. Jabbour  
August 26, 2020

ERCA requests to receive a copy of the Notice of Decision on this application.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Nelson", is displayed on a light blue rectangular background.

Michael Nelson, BSc, MSc (Planning)  
*Watershed Planner*  
/mn