

Municipal Fee Received:	
Municipal Deposit Received:	<u>PAID</u>
ERCA Fee Received:	

Paid Combined Page 1
GPA / 2BA 2023 fee.

Application No. 23

**FORM 1
PLANNING ACT
APPLICATION FOR OFFICIAL PLAN AMENDMENT
TOWN OF AMHERSTBURG**

- Name of approval authority County of Essex
- Date application received by municipality April 19, 2023
- Date application deemed complete by municipality July 13, 2023
- Name of registered owner MGV Developments (McGregor) Inc.
Telephone number [REDACTED]
Address [REDACTED]
Email [REDACTED]
Name of registered owner's solicitor
or authorized agent (if any) Dillon Consulting Limited c/o Karl Tanner
Telephone number [REDACTED] Fax: [REDACTED]
Address [REDACTED]
Email [REDACTED]
Please specify to whom all communications should be sent:
 registered owner solicitor agent
- Location and description of subject land:
Municipality _____
Concession No. 8 Lot(s) No. PT LT 7
Registered Plan No. _____ Lot(s) No. _____
Reference Plan No. 12R22304 Part(s) No. PT 1
Street Address 9538 Walker Rd
8559 Concession Road 8 Assessment Roll No. 37294300009900
- Existing Size of Subject Parcel: See attached Figure 1.0
Frontage N/A Depth Irregular Area 4.56 ha / 11.26 ac
- Current use of subject land Vacant / Agricultural
- Proposed change to Official Plan land use **designation** affecting subject land:
Current Official Plan designation Residential
Current land use(s) permitted Residential
Proposed Official Plan designation Woodlots
Proposed land use(s) permitted Woodlots to be maintained
Note: If a change in land use designation is proposed, the applicant is to provide a copy of the Map Schedule from the Official Plan with the proposed change and accompanying text indicated thereon.

9. Proposed change to Official Plan land use **policy** affecting subject land:

Existing land use policy to be deleted or amended Low density residential
to woodlots

Land use policy to be added see PZR

Purpose of new or amended land use policy protect woodlots

New land uses permitted by change in land use policy protecting woodlots

Text of proposed land use policy change being applied for change in
designation, no new language

(use a separate sheet of paper if necessary)

10. Current land use of abutting property:

North Vacant / Agricultural

South Residential

East Residential

West Vacant / Agricultural

11. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or establish a new area of settlement in the municipality?

- Yes No

If yes, state the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.

12. Type of water supply:

- municipally owned and operated piped water supply
 well
 Other (specify) N/A

13. Type of sanitary sewage disposal:

- municipally owned and operated sanitary sewers
 septic system
 Other (specify) N/A

If the requested amendment permits development on a privately owned and operated individual or communal septic system and more than 4,500 litres of effluent will be produced per day as a result of the development being completed the applicant is required to submit a:

- (i) servicing options report, and
- (ii) a hydrogeological report

14. Type of storm drainage:

- sewers
- ditches
- swales
- Other (specify) N/A

15. Please indicate whether the subject land or any land within 120 metres of the subject land is the subject of an application made by the applicant for approval of one of the following:

- an official plan amendment
- a zoning by-law amendment
- a Minister=s zoning order amendment
- a minor variance
- a plan of subdivision
- a consent
- a site plan

Please provide the following with respect to the application(s):

File number 37-T-22006 (plan of subdivision)

Name of the approval authority County of Essex

Lands affected 9538 Walker Road

Purpose Fulfill condition of Draft Plan of Subdivision Approval

Status Approved

Effect on the amendment proposed by this application N/A

16. Does the requested amendment remove the subject land from an area of employment in the official plan?

- Yes
- No

If yes, state the current official plan policies, if any, dealing with the removal of land from an area of employment.

17. Is the requested amendment consistent with policy statements issued under subsection 3(1) of the Planning Act (ie. 2005 Provincial Policy Statement)?

- Yes
- No

Comments: _____

18. Is the subject land within an area of land designated under any provincial plan or plans?

Yes No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans?

19. Is the land associated with any natural environment area or adjacent to or abutting lands that are designated as a Wetland or Natural Environment?

Yes No

If yes, an Environmental Impact Assessment is required for approval by the Town and Essex Region Conservation Authority, to be completed in accordance with the County of Essex Guidelines for Environmental Impact Assessments or when Council considers it appropriate additional requirements may be made to the Guidelines in accordance with more detailed locally adopted terms of reference for an Environmental Impact Assessment.

Dated at the City of Windsor this ___ day of April, 2023.



(signature of applicant, solicitor or authorized agent)

I, Dillon Consulting Limited c/o Karl Tanner of the City of Windsor in the County District/Regional Municipality of Essex solemnly declare that all the statements contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the City of Windsor in the County of Essex this ___ day of April, 2023.



Applicant, Solicitor or Authorized Agent

Sarah Elizabeth French, a Commissioner of the Province of Ontario, for the Corporation of the Town of Amherstburg. Expires November 8, 2025



A Commissioner, etc.

NOTE: A deposit of \$1,000 and a flat fee of \$5,355 along with an ERCA development review fee of \$475 for major Official Plan Amendment applications, must accompany your completed application for an official plan amendment. The total payable to the Town of Amherstburg is \$6755.00 for major OPA applications.

A deposit of \$1,000 plus a flat fee of \$2,678 along with an ERCA development review fee of \$275 for minor Official Plan Amendment applications, must accompany each application for an official plan amendment. The total payable to the Town of Amherstburg is \$3,953 for minor OPA applications.

A deposit of \$2,000 plus a flat fee of \$7,770 along with an ERCA development review fee of \$400 for combined Official Plan Amendment and Zoning By-law Amendment applications, must accompany each application for a combined official plan amendment and zoning by-law amendment. The total payable to the Town of Amherstburg is \$10,170 for combined OPA & ZBA applications.