

Municipal Fee Received:	
Municipal Deposit Received:	PAID
ERCA Fee Received:	

Paid Combined OPA/ZBA 2023 fee

Application No. ZBA/12/23

**FORM 1
PLANNING ACT
APPLICATION FOR ZONING BY-LAW AMENDMENT
TOWN OF AMHERSTBURG**

- Name of approval authority Town of Amherstburg
- 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

- Name and address of any mortgages, charges or other encumbrances in respect of the subject land:
N/A

- Location and description of subject land:
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. 372943000009900

- Size of subject parcel: See attached Figure 1.0
Frontage N/A Depth Irregular Area 4.56 ha / 11.26 ac

- Access to subject parcel: N/A
 Municipal Road County Road Provincial Highway
 Private Road Water

If access to the subject land is **by water** only, state the parking and docking facilities used or to be used and the approximate distance between these facilities and the nearest public road

- Current Official Plan Land Use designation of subject land Residential
 - Explanation of how application conforms to the Official Plan _____
N/A - An OPA application will be submitted concurrently with the ZBA application

(c) Does the application implement an alteration to the boundary of an area of settlement or implement a new area of settlement?

Yes No

If yes, provide details of the official plan or official plan amendment that deals with this matter:

10. Current Zoning of subject land Residential First Density (R1) and Commercial General (CG)

11. Nature and extent of rezoning requested _____

To designate the entirety of Blocks 81,82,83 & 84 to Environmental Protection (EP)

12. Reasons why rezoning is requested _____

As a condition of Draft Plan of Subdivision Approval

13. Current use of subject land Vacant / Agricultural

14. Length of time current use of subject land has continued Unknown

15. Is the subject land within an area where the municipality has pre-determined:

(a) minimum and maximum density requirements

Yes No

(b) minimum and maximum height requirements

Yes No

If yes, state the requirements _____

16. Number and type of buildings or structures **existing** on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area:

N/A

17. Date of construction of existing buildings and structures on the subject land:

N/A

18. Date subject land acquired by current registered owner April 24, 2020

19. Proposed use of subject land Maintained as woodlots

20. Number and type of buildings or structures **proposed** to be built on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area:

N/A

21. Type of water supply:

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

22. 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

23. Type of storm drainage:

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

24. If known, indicate whether the subject land is the subject of an application under the Planning Act for:

- consent to sever
- approval of a plan of subdivision

If known, indicate the file number and status of the foregoing application:

37-T-22006, approved

25. If known, indicate if the subject land has ever been the subject of an application for rezoning under Section 34 of the Planning Act:

N/A

If known, indicate whether the subject land has ever been the subject of a Minister's Zoning Order and, if known, the Ontario Regulation number of that order.

N/A

26. 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.

27. Is the subject land within an area where zoning with conditions may apply?

- Yes
- No

If yes, how does this application conform to the official plan policies relating to zoning with conditions?

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

Yes No

Comments _____

29. 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?

30. 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.

31. Will the proposed project include the addition of permanent above ground fuel storage?

Yes No


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



A Commissioner, etc.

Sarah Elizabeth French, a Commissioner, etc
Province of Ontario
Corporation of Essex
Expires November 8, 2023

NOTES:

Each copy of the application must be accompanied by a sketch, drawn to scale, showing:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines;
- c) the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples of features include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks/tile fields;
- d) the current uses on land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- f) if access to the subject land is by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land.

NOTE: A deposit of \$1,000 and a flat fee of \$5,355, along with an ERCA development review fee of \$400 for major ZBA applications, must accompany your completed application for a zoning by-law amendment. The total payable to the Town of Amherstburg is \$6,755 for major ZBA applications.

A deposit of \$1,000 and a flat fee of \$2,678, along with an ERCA development review fee of \$275 for minor ZBA applications, must accompany your completed application for a zoning by-law amendment. The total payable to the Town of Amherstburg is \$3,953 for minor ZBA applications.

Any unused portion of the deposit will be returned after the passing of the ZBA.

A flat fee of \$1,114 plus an ERCA review fee of \$275, totalling \$1,389, must accompany your completed application for a Holding (h) Removal zone change, zone change from A to A-36, or zone change which is a condition of consent.

AUTHORIZATION

(Please see note below)

To: Clerk
Town of Amherstburg

Description and Location of Subject Land:

9538 Walker Road, N0R 1J0
Blocks 81, 82, 83 & 84 (File No. 37-T-22006)

I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize Dillon Consulting Limited c/o Karl Tanner of the City _____ of Windsor to:

- (1) make an application on my/our behalf to the Council for the Town of Amherstburg;
- (2) appear on my behalf at any hearing(s) of the application; and
- (3) provide any information or material required by Town Council relevant to the application.

Dated at the City _____ of Windsor _____ in
the
County _____ of Essex _____, this _____ day of April _____, 2023.

Signature of Witness



Signature of Owner

Signature of Witness

Signature of Owner

Signature of Witness

Signature of Owner

* Note: This form is only to be used for applications which are to be signed by someone other than the owner.