

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

Application No. ZBA/15/23

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

1. Name of approval authority Town of Amherstburg
2. Date application received by municipality \_\_\_\_\_
3. Date application deemed complete by municipality \_\_\_\_\_
4. Name of registered owner Brendan Renaud, Deanna Crawford, Daniel pento  
Telephone number \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Name of registered owner's solicitor or authorized agent (if any) \_\_\_\_\_  
Telephone number \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Please specify to whom all communications should be sent:  
☒ registered owner    ☐ solicitor    ☐ agent
5. Name and address of any mortgages, charges or other encumbrances in respect of the subject land:  
BMO, 243 Dalhousie St. Amherstburg ON, N9V 1W8
6. Location and description of subject land:  
Concession No. \_\_\_\_\_ Lot(s) No. \_\_\_\_\_  
Registered Plan No. \_\_\_\_\_ Lot(s) No. \_\_\_\_\_  
Reference Plan No. \_\_\_\_\_ Part(s) No. \_\_\_\_\_  
Street Address 196 Fort St. Assessment Roll No. \_\_\_\_\_
7. Size of subject parcel:  
Frontage 30.27m Depth irs. Area 0.18 ha.
8. Access to subject parcel:  
☒ 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  
\_\_\_\_\_
9. (a) Current Official Plan Land Use designation of subject land \_\_\_\_\_  
(b) Explanation of how application conforms to the Official Plan \_\_\_\_\_  
Sec PJR. Maintain low density Res.

- (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 R2
11. Nature and extent of rezoning requested Extend neighbouring R2 Zone to encompass the corner lot
12. Reasons why rezoning is requested ~~To allow~~ To maximize infill while respecting the low density residential area.
13. Current use of subject land Residential
14. Length of time current use of subject land has continued > 70 years
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:

One house - 227.3m<sup>2</sup>, 8.7m front yard, 5.1m interior side yard, 14.1m ext. side yard, 21.5m rear yard, height ≈ 5m

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

≈ 1950 Construction

18. Date subject land acquired by current registered owner May 30<sup>th</sup>, 2023

19. Proposed use of subject land low density residential

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:

- 4 Semi-detached units - Height & setbacks within Compliance of R2 Zone
- 1 Single Family home - Height & setbacks within Compliance of R2 Zone with exception of ext. side yard lot line of 4m

21. Type of water supply:

- ☒ municipally owned and operated piped water supply  
☐ well  
☐ Other (specify) \_\_\_\_\_

22. Type of sanitary sewage disposal:

- ☒ municipally owned and operated sanitary sewers  
☐ septic system  
☐ Other (specify) \_\_\_\_\_

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) \_\_\_\_\_

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:

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:

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.

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 Yes. See PJR. More efficient  
use of the land.

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 Town of Amherstburg this 30<sup>th</sup> day of June, 2023.

Brandon Ronaud  
(signature of applicant, solicitor or authorized agent)

I, \_\_\_\_\_ of the \_\_\_\_\_  
in the County/District/Regional Municipality of \_\_\_\_\_ 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 \_\_\_\_\_ of \_\_\_\_\_ in the \_\_\_\_\_  
of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Applicant, Solicitor or Authorized Agent

\_\_\_\_\_  
A Commissioner, etc.