

Municipal Fee Received:	2762
Municipal Deposit Received:	\$1000
ERCA Fee Received:	\$275

Application No. 78A/5/24

**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 January 29, 2024
3. Date application deemed complete by municipality _____
4. Name of registered owner Mark McGuire

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:

N/A

6. Location and description of subject land:

Concession No. 10th Conc. N

Lot(s) No. _____

Registered Plan No. _____

Lot(s) No. _____

Reference Plan No. _____

Part(s) No. _____

Street Address 6871Assessment Roll No. 3729 480

7. Size of subject parcel:

Frontage 495'Depth 2225'Area 25 acres approx.

00004300.0000

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

N/A

9. (a) Current Official Plan Land Use designation of subject land Agricultural
- (b) Explanation of how application conforms to the Official Plan _____

Second dwelling units are permitted in the Agricultural designation

- (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 Agriculture
11. Nature and extent of rezoning requested ① Driveway to be added & additional ② 6m btwn primary & secondary dwelling
12. Reasons why rezoning is requested ① Allow direct access to secondary dwelling to road + provide emergency access
13. Current use of subject land ② Additional 6m. to preserve mature tree line on property. Agriculture
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 10m height maximums

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:

Primary Dwelling: 35.6m(front), 62.5m(rear), 79.5m(N. side), 52.5m(S. side), 2600ft².

Cement Garage: 24x26x8H, 35.5(front), 632.5(rear), 118(N. side), 25.3m(S. side).

Pole Barn: 36x48x12H, 32x32x12H(addition), 72.2m(front), 58.5m(rear), 101m(N. side), 30.5m(S. side).

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

Primary Dwelling: 1993 Pole Barn: 2003, 2019(addition).

Cement Garage: 1955

18. Date subject land acquired by current registered owner 1989-September

19. Proposed use of subject land Secondary Dwelling

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:

Secondary Dwelling: approx. 1990 aerial footprint
49.3m(front), 61.9m(rear), 33m(N. side), 98m(S. side).

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:

N/A

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 PPS 2020 permits second/additional dwelling
units Province supports additional housing

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 Already completed

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 29 day of January, 2024.

[Signature]
(signature of applicant, solicitor or authorized agent)

I, Mark McGuire of the Town Amherstburg
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 Town of Amherstburg in the County
of Essex this 29 day of January, 2024.

[Signature]
Applicant, Solicitor or Authorized Agent

S. French
A Commissioner, etc.

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