



CORPORATION OF THE TOWN OF AMHERSTBURG
271 SANDWICH ST S, AMHERSTBURG, ONTARIO N9V 2A5

NOTICE OF PUBLIC HEARING

In the matter of the *Planning Act*, R.S.O. 1990, as amended, and, in the matter of applications for consent and minor variance by:

Brian Renaud, c/o Alexander Sharma, Agent

TAKE NOTICE THAT applications for **consent (severance) and minor variance** under the above-noted files will be heard by the TOWN OF AMHERSTBURG COMMITTEE OF ADJUSTMENT on the date, time and place shown below:

**Amherstburg Council Chambers, 271 Sandwich St. S., Amherstburg, ON
Wednesday, June 5, 2024 at 8:00 A.M. (morning)**

This is a public hearing for the purpose of hearing evidence in support of or in opposition to the above-noted applications. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are asked to inform that person of this hearing.

Those seeking to attend meetings in-person should follow all public health guidance to ensure the safety of themselves and others.

If you wish to attend the meeting by electronic means, you must register on-line at the Town of Amherstburg website a minimum of 48 hours prior to the meeting time. Please go to the Committee of Adjustment page at:

<https://www.amherstburg.ca/en/town-hall/Committee-of-Adjustment.aspx>

Alternatively, you may visit the Town website, search "Committee of Adjustment" using the search feature provided and follow the Registration instructions located at the bottom of the Committee of Adjustment page.

Upon completion of the on-line registration form, you will receive an automated email response that will provide registration instructions that can be used to gain access to the electronic Committee of Adjustment meeting at the specified date and time indicated above.

Public Comment Submission:

If you have comments on this application, they may be forwarded in writing to the Secretary-Treasurer either by mail or in person to:

Janine Mastronardi, Secretary-Treasurer
3295 Meloche Road
Amherstburg, ON
N9V 2Y8

Comments can also be submitted by email by 4:00 p.m. two nights before the hearing (Monday, June 3, 2024) to the Planning Department, planning@amherstburg.ca. All public comments received prior to the meeting will be read aloud at the beginning of the relevant application.

This is a public hearing for the purpose of hearing evidence in support of or in opposition to the above-noted applications. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are asked to inform that person of this hearing. If you have comments on this application, they may be forwarded in writing to the Secretary-Treasurer at the address shown above.

If you do not attend and are not represented at this hearing, the Committee may proceed in your absence (including possible amendments to the original request). Except as otherwise provided for in the *Planning Act*, you will not be entitled to any further notice of the proceedings.

If a person or public body that files an appeal of a decision of the Town of Amherstburg Committee of Adjustment in respect of the proposed consent and minor variance does not make written submissions to the Town of Amherstburg Committee of Adjustment before it gives or refuses to give a provisional consent and minor variance, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Town of Amherstburg Committee of Adjustment in respect of the proposed consent and minor variance, you must make a written request to Town of Amherstburg Committee of Adjustment.

Location of Property: 6081 County Road 18 (Roll No. 3729-620-000-01200)

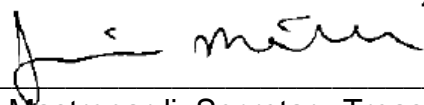
Purpose of Consent Application B/13/24: The applicant is proposing to sever a parcel of land being 54.9 m (180 ft) ± width by 22.9 m (75 ft) ± depth with an area of 0.126 ha (0.31 ac) ± and contains an existing accessory structure for the purposes of a lot addition to merge with 6061 County Road 18. The remaining parcel being 481.3 m ± frontage by an irregular depth with an area of 19.13 ha ± is vacant agricultural lands.

Purpose of Minor Variance Application A/15/24: The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 26(3)(a)(i) which requires a minimum lot area of 40 hectares in an Agricultural (A) Zone. Subsequent to a severance of a 0.126 ha ± lot addition from an existing 19.256 ha hectare parcel the retained farm parcel will have an area of 19.13 hectares ±. Therefore, the amount of relief requested is 20.87 hectares.

The subject property is designated Agricultural in the Town's Official Plan and zoned Special Provision Agricultural (A-36) Zone in the Town's Zoning By-law, 1999-52, as amended.

Additional Information relating to the proposed applications is available by contacting the Town of Amherstburg Planning Offices by phone or email, during normal office hours, 8:30 a.m. to 4:30 p.m. or at the Town website www.amherstburg.ca.

Dated: May 15, 2024



Janine Mastronardi, Secretary-Treasurer
Town of Amherstburg Committee of Adjustment
3295 Meloche Road, Amherstburg, ON N9V2Y8



TOWN OF AMHERSTBURG
Application for
CONSENT/LAND SEVERANCE

OFFICE USE ONLY	
Application No.: B/13/24	Date Application Received: April 23, 2024
Date of Pre-consultation Meeting: April 2024	Staff Person Present: J. Mastroradi
Date Application Deemed Complete: May 6, 2024	Municipal Fee Received: PAID ERCA Fee Received:

1. CONTACT INFORMATION		
Applicant/Owner Information <i>Municipal Freedom of Information and Protection of Privacy Act – Personal information on this form is collected under authority of the Planning Act and will be used to process this application.</i>		
Name of Registered Owner: Brian Renaud	Mailing Address and Postal Code: [Redacted]	Telephone Number: [Redacted]
		Email Address: [Redacted]@[Redacted].com
		Fax:
Name of Authorized Agent: Alvander Sharma	Mailing Address and Postal Code: [Redacted]	Telephone Number: [Redacted]
		Email Address: [Redacted]@[Redacted].com
		Fax:
To whom should correspondence be sent? <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Both		
If known, if there are any holders of any mortgages, charges or other encumbrances on the subject land, please provide details as follows:		
Name: N/A		
Address: [Redacted]		

2. LOCATION AND DESCRIPTION OF SUBJECT LANDS	
Assessment Roll No.: 620-01200	
Municipal Address: 6081 City Rd 18	
Concession: 6	Lot: Pt Lt 74
Registered Plan No.:	Lot(s):
Reference Plan No.:	Part(s):

3. CURRENT OFFICIAL PLAN DESIGNATION AND ZONING OF SUBJECT LANDS:	
Official Plan Designation: Agricultural	Zoning: A-3b

4. CURRENT SIZE OF SUBJECT PARCEL:		
Frontage: ≈ 1579 ft	Depth: Irregular	Area: 47.58 ac

5. ARE THERE ANY EASEMENTS OR RESTRICTIVE COVENANTS AFFECTING THE SUBJECT LAND?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please provide a description of each easement or covenant and its effect.	

6. TYPE AND PURPOSE OF TRANSACTION (please check all applicable)

Conveyance	Agricultural Area		
	<input type="checkbox"/>	farm split	<input checked="" type="checkbox"/> lot addition
	<input type="checkbox"/>	surplus dwelling	<input type="checkbox"/> technical severance
	Other Areas		
	<input type="checkbox"/>	creation of new lot	<input type="checkbox"/> lot addition
	<input type="checkbox"/>	technical severance	
Other	<input type="checkbox"/>	mortgage or charge	<input type="checkbox"/> partial discharge of mortgage
	<input type="checkbox"/>	easement/right-of-way	<input type="checkbox"/> correction of title
	<input type="checkbox"/>	other (specify) _____	

Name of person(s) [Purchaser, lessee, mortgage, etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged

Alexander Sharma - ^{mortgage w.} 6061 City Rd 18
 (Part 1, 12R-11840, PIN 01540-0260)

Relationship (if any) of person(s) named above to owner (specify nature of relationship)

none

7. DESCRIPTION AND USE OF LAND INTENDED TO BE SEVERED:

Frontage: Width 54.9m (180ft)	Depth: 22.9m (75ft)	Area: (0.126ha 13,500#) (3.1 ac)
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Existing Use: Agricultural

Proposed Use: Rural Residential

Number and use of buildings and structures on the land intended to be severed

Existing: 1 pole barn - 40' x 56' - built 1990

Proposed: backyard amenity space - no new buildings

Is there an existing access bridge on this parcel?

<input type="checkbox"/> Yes (locate on sketch)	<input checked="" type="checkbox"/> No <u>NIA</u>
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Is there a water service connection on this parcel?

<input type="checkbox"/> Yes (locate on sketch)	<input checked="" type="checkbox"/> No <u>NIA</u>
---	---

Is there a sanitary sewer connection on this parcel?

<input type="checkbox"/> Yes (locate on sketch)	<input checked="" type="checkbox"/> No <u>NIA</u>
---	---

Access to proposed severed lot

<input type="checkbox"/> Municipal Road	<input checked="" type="checkbox"/> County Road	<input type="checkbox"/> Provincial Highway
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<input type="checkbox"/> Private	<input type="checkbox"/> Water
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If access to the subject land is by water only, indicate the parking and docking facilities to be used and the approximate distance between these facilities and the nearest public road.

8. NUMBER OF NEW LOTS PROPOSED (NOT INCLUDING RETAINED LOT): 0

9. DESCRIPTION AND USE OF LAND INTENDED TO BE RETAINED:			
Frontage: 481.3m (1579 ft)	Depth: irregular	Area: (47.27 ac) 19.13 ha	
Existing Use: farmland			
Proposed Use: farmland			
Number and use of buildings and structures on the land intended to be retained			
Existing: vacant land			
Proposed: vacant land - no change			
Is there an existing access bridge on this parcel?			
<input checked="" type="checkbox"/>	Yes (locate on sketch)	<input type="checkbox"/>	No
Is there a water service connection on this parcel?			
<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	No
Is there a sanitary sewer connection on this parcel?			
<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	No
Access to proposed retained lot			
<input type="checkbox"/>	Municipal Road	<input checked="" type="checkbox"/>	County Road
<input type="checkbox"/>	Private	<input type="checkbox"/>	Water
If access to the subject land is by water only, indicate the parking and docking facilities to be used and the approximate distance between these facilities and the nearest public road.			

10. TYPE OF WATER SUPPLY AND SANITARY SEWAGE DISPOSAL (please check all applicable)			
Type		Severed	Retained
Water	Municipally owned and operated piped water supply	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary	Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
	Septic tank	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A
	Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>
When will water supply and sewage disposal services be available?			

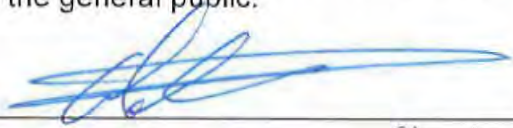
11. PROPERTY HISTORY			
Have there been any previous severances of land from this holding?			
<input checked="" type="checkbox"/>	Yes (locate on sketch)	<input type="checkbox"/>	No
If yes, please indicate previous severances on the required sketch and supply the following information for each lot severed:			
Grantee's name			
Relationship (if any) to the owner: N/A			
Use of parcel: Severed surplus dwelling - rural residential			
Date parcel created: 8/7/13 - approved Feb. 24, 2012. deeds stamped Sept. 24, 2013			

Has the parcel ever been the subject of an application for approval of a plan of subdivision under Section 51 or a consent under Section 53 of the Act, as amended, or its predecessors?	
<input type="checkbox"/> Yes (locate on sketch)	<input checked="" type="checkbox"/> No
If yes, please indicate the file number and the decision:	

12. CURRENT APPLICATIONS	
Please indicate whether the property is the subject of an application for one of the following:	
<input type="checkbox"/>	Official plan or official plan amendment approval
<input type="checkbox"/>	Zoning by-law amendment
<input type="checkbox"/>	Minister's zoning order amendment
<input checked="" type="checkbox"/>	Minor variance
<input type="checkbox"/>	Consent or approval of a plan of subdivision
If known, indicate the file number and status of the foregoing application(s)	
<i>Concurrent MV A/15/24</i>	
Is the owner, solicitor or agent applying for additional consents on this holding simultaneously with this application, or considering applying for additional consents in the future?	
<input type="checkbox"/> Yes (locate on sketch)	<input checked="" type="checkbox"/> No
Is the owner, solicitor or agent applying for any minor variance or permission to extend or enlarge under Section 45 of the Planning Act, R.S.O. 1990, as amended, in relation to any land that is the subject of this application?	
<input type="checkbox"/> Yes (locate on sketch)	<input checked="" type="checkbox"/> No

12. CURRENT APPLICATIONS CONTINUED			
Is the requested application consistent with policy statements issued under subsection 3(1) of the Planning Act? (ie. 2020 Provincial Policy Statement)			
<input checked="" type="checkbox"/>	Yes (locate on sketch)	<input type="checkbox"/>	No
Comments: _____			
Is the subject land within an area of land designated under any provincial plan or plans?			
<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	No
If yes, does the requested application conform to or does not conflict with the provincial plan or plans? _____			
Is the land associated with any natural environment area or adjacent to or abutting lands that are designated as a Wetland or Natural Environment?			
<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	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.			
Does the proposed project include the addition of permanent above ground fuel storage?			
<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	No

Is the land within 600 m of property that is designated as Extractive Industrial?			
<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If yes, as per Section 3.3.3 of the Official Plan a noise and vibration study is required for approval by the Town, to be completed			

13. CONSENT OF OWNER	
<p>The owner must also complete the following or a similar authorization attached to the application.</p> <p style="text-align: center;">Consent of Owner(s) to the Use and Disclosure of Personal Information and to Allow Site Visits to be Conducted</p> <p>In accordance with the provisions of the Planning Act, it is the policy of the Town of Amherstburg Planning Services Department to provide the public access to all development applications and supporting documentation.</p> <p>In submitting this development application and supporting documentation, I/we <u>Alexander Sharma</u> the owner(s)/authorized applicant, hereby acknowledge the above-noted policy and provide my/out consent, in accordance with the provisions of the <i>Municipal Freedom of Information and Protection of Privacy Act</i>, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.</p>	
<u>April 23, 2024</u> Date	 Signature
 Date	 Signature

14. AFFIDAVIT (This affidavit must be signed in the presence of a Commissioner)

I/We, Alexander Sharma of the
Town of Amherstburg in the
County of Essex solemnly declare

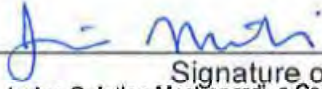
that all of the information and the statements contained in this application are true, and I/we, make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

DECLARED before me at the Town of Amherstburg
in the County of Essex this 23rd
day of April, 20 24.

April 23, 2024
Date


Signature of Owner or Authorized Agent

April 23, 2024
Date


Signature of Commissioner
Janine Quintina Mastronardi, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the Town of Amherstburg.
Expires June 30, 2024

15. AUTHORIZATION

If the applicant is not the owner(s) of the land that is subject of this application, the owner(s) must complete the following or a similar authorization attached to the consent application.

To: Town of Amherstburg

Description and Location of Subject Lands: 6081 Cty Rd 18

I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize Alexander Sharma of Town

of Amherstburg to:

- (1) make an application on my/our behalf to the Committee of Adjustment of the Town of Amherstburg;
- (2) appear on my behalf at any hearings(s) of the application; and
- (3) provide any information or material required by the Committee relevant to the application.
- (4) submit this application on my/our behalf and, for the purposes of the Freedom of Information and Protection of Privacy Act, to provide any of my/our personal information that will be included in this application or collected during the process of the application

DATED at the Town of Amherstburg

in the County of Essex this 6th

day of May, 2024.

[Signature]
Witness

[Signature]
Signature of Owner

Witness

Signature of Owner

Witness

Signature of Owner

16. POSTING COMMITTEE OF ADJUSTMENT ADVISORY SIGN

This will confirm the requirements of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon submission of your application(s). You are directed to post the sign in a prominent location that will enable the public to observe the sign.

The location of the sign will depend on the lot and location of structures on it. The sign should be placed so as to be legible from the roadway in order that the public see the sign and make note of the telephone number should they wish to make inquiries. The Zoning By-law prohibits the signs from being located in any corner lot sightlines. In most cases, please post the sign on a stake as you would a real estate sign. For commercial or industrial buildings it may be appropriate to post the sign on the front wall of the building at its entrance. Please contact the undersigned if you have any queries on the sign location.

Each sign must remain posted beginning 14 days prior to the Hearing, until the day following the decision of the Committee of Adjustment. Please complete the form below indicating your agreement to post the sign(s) as required. This form must be submitted with the application so that it may be placed on file as evidence that you have met the Committee's requirements. Failure to post the sign as required will result in deferral of the application.

Chris Aspila, MCIP RPP
Manager of Planning Services

Property Address: 6081 Cty Rd 18

Application Number(s): B / 13 / 24

I understand that each sign must be posted at least 14 days before the Hearing, and will remain posted and be replaced if necessary, until the day following the Decision.

I acknowledge that the Secretary-Treasurer has confirmed these requirements with me.



Signature (Owner/Authorized Agent)

April 23, 2024
Date

Municipal Fee Received	PAID
ERCA Fee Received:	

Application No. A/15/24

FORM 1
PLANNING ACT
APPLICATION FOR MINOR VARIANCE
APPLICATION FOR PERMISSION
TOWN OF AMHERSTBURG

1. Name of approval authority Town of Amherstburg

2. Date application received by municipality April 23, 2024

3. Date application deemed complete by municipality May 6, 2024

4. Name of registered owner Brian Renaud

Telephone number _____

Address [REDACTED]

Email _____

Name of registered owner's solicitor or authorized agent (if any) Alexander Sharma

Telephone number [REDACTED]

Address [REDACTED]

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:

6. Location and description of subject land:

Concession No. 6 Lot(s) No. Pt 4 74

Registered Plan No. _____ Lot(s) No. _____

Reference Plan No. _____ Part(s) No. _____

Street Address 6081 City Rd 18 Assessment Roll No. 620-01200

7. Size of subject parcel:

Frontage 481.3m (1579ft) Depth Irregular Area 19.13 ha (47.27 ac)

8. Access to subject parcel:

Municipal Road County Road Provincial Highway
 Private 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. Current Official Plan Land Use designation of subject land Agricultural
 10. Current Zoning of subject land A-36
 11. Nature and extent of relief from the Zoning By-law requested Subsequent to a consent for a lot addition the existing 19.255 ha parcel will reduce to 19.13 ha
- Relief is requested from Section 26(3)(a)(i) which requires lot area of 40 ha - Therefore 20.87 ha of relief.
 12. Reasons why minor variance is necessary condition of consent to acknowledge change in non-conforming lot area
 13. Current use of subject land Agricultural
 14. Length of time current use of subject land has continued 100+ yrs
 15. 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:
- vacant agricultural land
 16. Date of construction of existing buildings and structures on the subject land:
- vacant agricultural land
 17. Date subject land acquired by current registered owner June 9, 2017
 18. Proposed use of subject land agricultural
 19. 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:
- none

20. Type of water supply:

- municipally owned and operated piped water supply *- if required*
- well
- Other (specify) _____

21. Type of sanitary sewage disposal:

- municipally owned and operated sanitary sewers
- septic system
- Other (specify) _____

22. Type of storm drainage:

- sewers
- ditches
- swales
- Other (specify) _____

23. 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:

B/13/24

24. If known, indicate if the subject land has ever been the subject of an application for minor variance under Section 45 of the Planning Act.

25. The proposed project includes the addition of permanent above ground fuel storage:

- Yes
- No

26. Is the land within 600 m of property that is designated as Extractive Industrial?

- Yes
- No

If yes, as per Section 3.3.3 of the Official Plan a noise and vibration study is required for approval by the Town, to be completed.

Dated at the Town of Amherstburg this 23rd day of April, 2024.

(signature of applicant, solicitor or authorized agent)

I, Alexander Sharma of the Town of 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 23rd day of April, 20 24.



Applicant, Solicitor or Authorized Agent



A Commissioner, etc.

Janine Quintina Mastronardi, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the Town of Amherstburg.
Expires June 30, 2024

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.

A minor variance application fee of \$1191.00, along with an ERCA development review fee of \$200.00 (total of \$1391.00 payable to the Town of Amherstburg), must accompany your completed application.

If the subject lands are located within 120 m of a Provincially Significant Wetland, Significant Woodland, Area of Natural or Scientific Interest or Significant Species at Risk Habitat, the applicant may be required to complete a natural heritage review. The initial pre-consultation cost of the natural heritage review is \$565 and should additional work, such as an Environmental Impact Assessment, be required, the applicant will be responsible for all costs associated with review. Costs associated with the review will be invoiced to the applicant through the Town of Amherstburg. The applicant will be responsible for finding their own qualified biologist to complete the Environmental Impact Assessment, if required, and will be responsible for all costs associated with the assessment.

AUTHORIZATION

(Please see note below)

To: Secretary-Treasurer
Committee of Adjustment
Town of Amherstburg

Description and Location of Subject Land:

6001 City Rd 18

I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize

Alexander Sharma of the Town of Amherstburg to:

- (1) make an application on my/our behalf to the Committee of Adjustment 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's Committee of Adjustment relevant to the application.

Dated at the Town of Amherstburg in
the County of Essex, this 6th day of May, 2024.

[Signature]
Signature of Witness

[Signature]
Signature of Owner

Signature of Witness

Signature of Owner

Signature of Witness

Signature of Owner

POSTING COMMITTEE OF ADJUSTMENT ADVISORY SIGN

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A sign will be made available to you upon submission of your application(s). You are directed to post the sign in a prominent location that will enable the public to observe the sign.

The location of the sign will depend on the lot and location of structures on it. The sign should be placed so as to be legible from the roadway in order that the public see the sign and make note of the telephone number should they wish to make inquiries. The Zoning By-law prohibits the signs from being located in any corner lot sightlines. In most cases, please post the sign on a stake as you would a real estate sign. For commercial or industrial buildings it may be appropriate to post the sign on the front wall of the building at its entrance. Please contact the undersigned if you have any queries on the sign location.

The sign must remain posted beginning 10 days prior to the Hearing, until the day following the decision of the Committee of Adjustment. Please complete the form below indicating your agreement to post the sign(s) as required. This form must be submitted with the application so that it may be placed on file as evidence that you have met the Committee's requirements. Failure to post the sign as required will result in deferral of the application.

Chris Aspila, MCIP RPP
Manager of Planning Services

PROPERTY ADDRESS: 6081 County Rd 18

APPLICATION NUMBER(S): A / 15 / 24

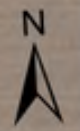
I understand that each sign must be posted at least 10 days before the Hearing, and will remain posted and be replaced if necessary, until the day following the Decision.

I acknowledge that the Secretary-Treasurer has confirmed these requirements with me.


Signature (Owner/Authorized Agent)

April 23, 2024
Date

Town of Amherstburg
B/13/24 & A/15/24 - 6081 Cty Rd 18



ESSEX CTY RD 18

CONCESSION 6 S

Severed Parcel to merge with
6061 County Road 18
0.126 ha (0.31 ac)

Retained Parcel
19.13 ha (47.27 ac)



Town of Amherstburg
B/13/24 & A/15/24 - 6081 Cty Rd 18

ESSEX CTY RD 18



6011

6031

6061

6061 County Road 18
0.186 ha (0.46 ac)

106 ft

CONCESSION 6 S

180 ft

Severed Parcel to merge with
6061 County Road 18
0.126 ha (0.31 ac)

75 ft

75 ft

180 ft

Retained Parcel
19.13 ha (47.27 ac)

B/13/24 & A/15/24-Site Photo





Summary of Correspondence Received on Proposed B/13/24 & A/15/24 for 6081 County Rd. 18

Below is a summary of the comments received by the Planning Services Division on B/13/24 & A/15/24 as of May 29, 2024.

Infrastructure Services:

- Surface water and subsurface drainage tiles and water shall be redirected around the severed parcel to the satisfaction of the Chief Building Official or Infrastructure Services.
- The applicant shall submit a tiling plan of the entire parcel to Amherstburg's Drainage Superintendent.
- The applicant/owners shall enter into the reapportionment of the drainage assessment for the subject lands in accordance with Section 65(2) of the Ontario Drainage Act, R.S.O. 1990 as amended and provide the Town of Amherstburg, a signed agreement and that any associated cost of same be borne solely by the applicant. The reapportionment for any affected Municipal Drains be required and are to be assessed against the affected lands in accordance with any past, current or future drainage bylaws, until such time as otherwise determined under the provisions of the Drainage Act. (Deslippe Drain)

Essex Region Conservation Authority

Please see attached.

Fire Department

No concerns

County of Essex:

Please be advised that the County has reviewed the aforementioned application and the comments provided are engineering-related only. This application has not been reviewed from a planning perspective. The subject lands have frontage on County Road No. 18. The Applicant will be required to comply with the following County Road regulations:

County By-Law Number 2481 – A By-Law to Provide for the Protection of Highways and to Provide for the Installation of Entrance Ways.

County By-Law Number 2480 – A By-Law of the Corporation of the County of Essex to Regulate the Location of Buildings and Structures on Land Adjacent to County Roads.

The minimum setback for any proposed structures on this property must be 85 feet from the centre of the original ROW of County Road 18. Permits are necessary for any changes to existing structures, or the construction of new structures.

We are requesting a copy of the Decision on the aforementioned applications. Should these applications be approved we are requesting a copy of the revised survey plan of the subject lands in order to update our mapping records. Thank you for your assistance and cooperation in this matter.

Building Department

- Ensure grading and drainage does not affect neighbouring properties. Grading plan may be required
- How is access provided to new structure? The large portion of property on the east side is all part of the septic bed and must be protected. No vehicular traffic can be on the bed.



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Suite 311, Essex, ON N8M 1Y6

May 21, 2024

Ms. Janine Mastronardi

Planner
3295 Meloche Road
Amherstburg, ON
N9V 2Y8

Dear Ms. Janine Mastronardi:

RE: Application for Consent B-13-24, and Minor Variance A-15-24 6081 ESSEX COUNTY RD 18

ARN 372962000001200; PIN: 015400553

Applicant: RENAUD BRIAN CHRISTOPHER

The Town of Amherstburg has received Application for Consent B-13-24 for the above noted subject lands, which proposes to sever a parcel of approximately 0.126 ha and contains an existing accessory structure for the purpose of a lot addition to merge with 6061 County Road 18. The retained parcel is approximately 19.13 ha of vacant agricultural land.

The purpose of Minor Variance A-15-24 is to request relief from minimum required lot area of 40 ha in an Agricultural (A) Zone for the retained parcel.

The following is provided as a result of our review of Application for Consent B-13-24, and Minor Variance A-15-24.

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

We have reviewed our floodline mapping for this area and it has been determined this site is not located within a regulated area that is under the jurisdiction of the ERCA (Ontario Regulation 41/24 under the *Conservation Authorities Act*). As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*.

Ms. Janine Mastronardi
May 21, 2024

FINAL RECOMMENDATION

Our office has **no objection** to B-13-24 and A-15-24.

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

Sincerely,



Alicia Good
Watershed Planner
/ag



Amherstburg Committee of Adjustment

June 05, 2024

B/13/24 & A/15/24 – 6081 County Rd. 18

Purpose of Application B/13/24

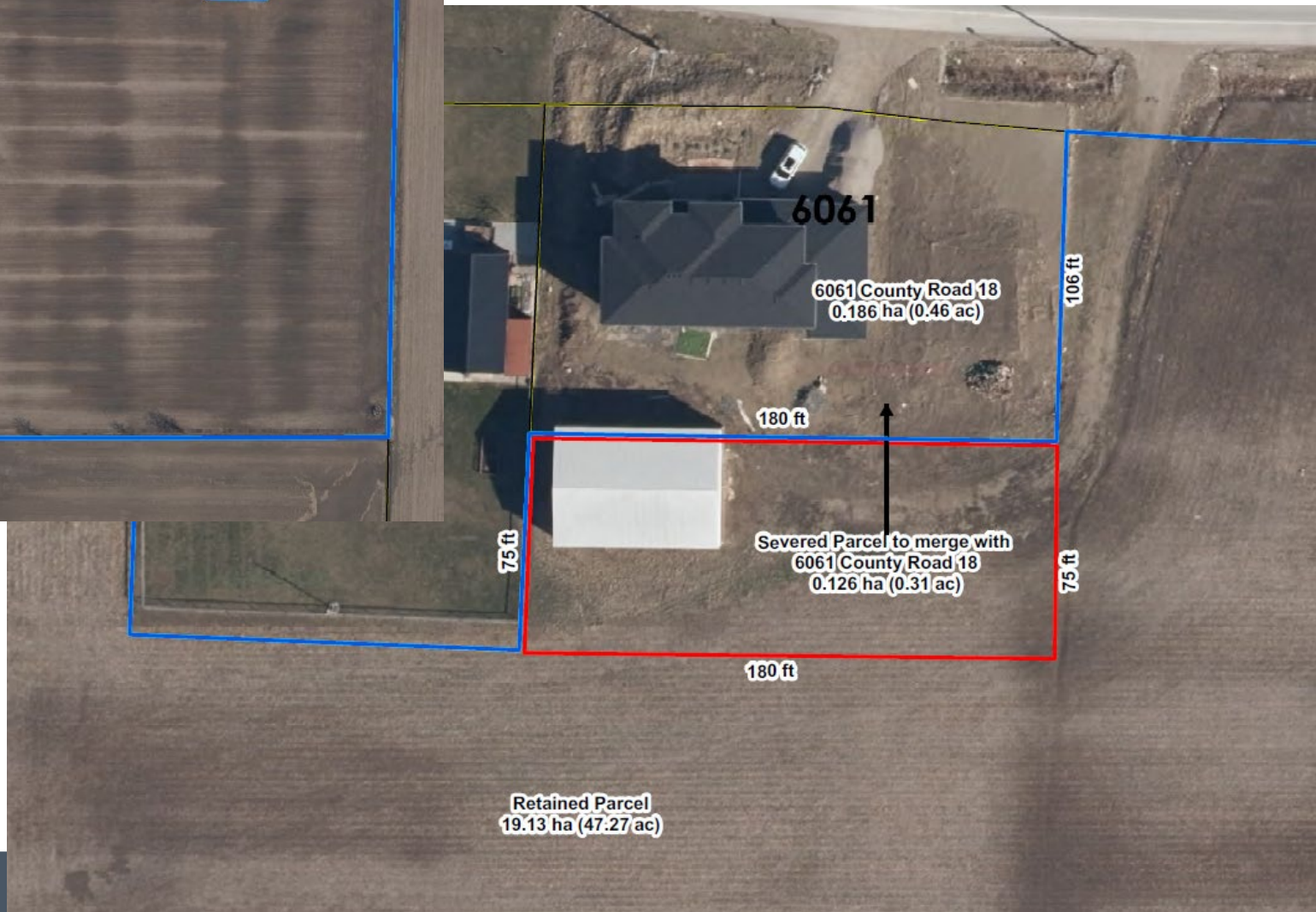
The applicant is proposing to sever a parcel of land being 54.9 m (180 ft) \pm width by 22.9 m (75 ft) \pm depth with an area of 0.126 ha (0.31 ac) \pm and contains an existing accessory structure for the purposes of a lot addition to merge with 6061 County Road 18. The remaining parcel being 481.3 m \pm frontage by an irregular depth with an area of 19.13 ha \pm is vacant agricultural lands.

Purpose of Application A/15/24

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 26(3)(a)(i) which requires a minimum lot area of 40 hectares in an Agricultural (A) Zone. Subsequent to a severance of a 0.126 ha \pm lot addition from an existing 19.256 ha hectare parcel the retained farm parcel will have an area of 19.13 hectares \pm . Therefore, the amount of relief requested is 20.87 hectares.

The subject property is designated Agricultural in the Town's Official Plan and zoned Special Provision Agricultural (A-36) Zone in the Town's Zoning By-law, 1999-52, as amended.





Sketch

Policy Review

The subject property is designated Agricultural in the Town's Official Plan and zoned Special Provision Agricultural (A-36) Zone in the Town's Zoning By-law, 1999-52, as amended.

A policy review of the application has been completed by the Planning department considering the following;

- Planning Act, R.S.O. 1990
- Provincial Policy Statement 2020
- County of Essex Official Plan
- Town Official Plan
- Town Zoning By-law 1999-52, as amended



Recommendation

1. It is recommended that subject to the Committee's consideration of written and oral submissions at the public meeting that application B/13/24 BE APPROVED subject to the recommended conditions; and
2. Subject to the Committee's consideration of written and oral submissions at the public meeting that application A/15/24 BE APPROVED.

