

Municipal Fee Received	
ERCA Fee Received:	

Application No. A/24/24

**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 App April 21, 2024, drawings June 12, 2024
  
3. Date application deemed complete by municipality \_\_\_\_\_
  
4. Name of registered owner 1243470 ONTARIO LTD  
Telephone number [REDACTED]  
Address [REDACTED]  
Email [REDACTED]  
Name of registered owner's solicitor \_\_\_\_\_  
or authorized agent (if any) ROBERT BROWN, OAKVIEW LAND USE PLANNING  
Telephone number [REDACTED]  
Address [REDACTED]  
Email [REDACTED]  
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. \_\_\_\_\_ Lot(s) No. \_\_\_\_\_  
Registered Plan No. 240 Lot(s) No. PT. LOT 75  
Reference Plan No. \_\_\_\_\_ Part(s) No. \_\_\_\_\_  
Street Address 208 ST. ARNAUD Assessment Roll No. 330 000 00400
  
7. Size of subject parcel:  
Frontage 42.4 M Depth 74.3 M Area 3,150.3 SQ. M
  
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

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9. Current Official Plan Land Use designation of subject land HEAVY INDUSTRIAL
  10. Current Zoning of subject land LIGHT INDUSTRIAL L1
  11. Nature and extent of relief from the Zoning By-law requested TO REDUCE THE REAR YARD SETBACK FROM 8M TO 3M FOR A NEW WAREHOUSE
  12. Reasons why minor variance is necessary IN PART OF RECOGNIZE SETBACK OF EXISTING BLDG TO BE REMOVED WHICH IS 2 M FROM REAR LOT LINE
  13. Current use of subject land COVERALL STORAGE BLDG 7 & SFD
  14. Length of time current use of subject land has continued HOUSE 50+ BLDG 20 +/-
  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:  
SEE ATTACHED SITE LAYOUT
  16. Date of construction of existing buildings and structures on the subject land:  
50 PLUS YEAR AGO, STORAGE BLDG APPROX JUST AFTER 1995
  17. Date subject land acquired by current registered owner 1995
  18. Proposed use of subject land ELECTRICAL CONTRACTORS YARD & STORAGE
  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:  
SEE ATTACHED PLAN
- 
- 
-

20. Type of water supply:

municipally owned and operated piped water supply  
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:

NO

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.

NO

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

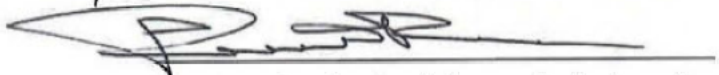
Yes                      No

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 Municipality of Chatham-Kent this 12 day of April, 2024.

  
(signature of applicant, solicitor or authorized agent)

I, Richard Brown of the Village of Parlane in the County/District/Regional Municipality of Chatham-Kent 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 ROONEY in the MUNICIPALITY

of WEST ELGIN this 17<sup>th</sup> day of APRIL, 2024.

  
Applicant, Solicitor or Authorized Agent

  
A Commissioner, etc.

NOTES:

**TERRI TOWSTIUC, Clerk**  
**Commissioner for the Municipality of West Elgin**  
Province of Ontario

Each copy of the application must be accompanied by a plan of the land 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.

**POSTING COMMITTEE OF ADJUSTMENT ADVISORY SIGN**

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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.

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

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PROPERTY ADDRESS: 208 St. Annand St.

APPLICATION NUMBER(S): \_\_\_\_\_

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)

\_\_\_\_\_  
Date



**AUTHORIZATION**

(Please see note below)

To: Secretary-Treasurer  
Committee of Adjustment  
Town of Amherstburg

Description and Location of Subject Land:

208 St. Armand St.

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

\_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_ 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 \_\_\_\_\_ of \_\_\_\_\_ in  
the \_\_\_\_\_ of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Witness

[Signature]  
Signature of Owner

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of Owner

# Application - Final Signed

Final Audit Report

2024-04-18

Created:	2024-04-18
By:	Robert Brown [REDACTED]
Status:	Signed
Transaction ID:	CBJCHBCAABAACamjrNFievrA1JICNVY1H183Uzgl618k

## "Application - Final Signed" History

-  Document created by Robert Brown [REDACTED]  
2024-04-18 - 6:05:04 PM GMT
-  Document emailed to Justin Hunt [REDACTED] signature  
2024-04-18 - 6:05:08 PM GMT
-  Email viewed by Justin Hunt [REDACTED]  
2024-04-18 - 6:06:23 PM GMT
-  Document e-signed by Justin Hunt [REDACTED]  
Signature Date: 2024-04-18 - 6:07:25 PM GMT - Time Source: server
-  Agreement completed.  
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