



TOWN OF AMHERSTBURG  
Application for  
CONSENT/LAND SEVERANCE

OFFICE USE ONLY	
Application No.:	B/03/25
Date of Pre-consultation Meeting:	November 2024
Date Application Received:	December 19, 2024
Date Application Deemed Complete:	Jan. 16, 2024
Staff Person Present:	J. Mastromarzi
Municipal Fee Received:	
ERCA Fee Received:	PAID

1. CONTACT INFORMATION	
<b>Applicant/Owner Information</b> 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.	
Name of Registered Owner:	Nick Carosella
Mailing Address:	[REDACTED]
Postal Code:	[REDACTED]
Phone:	
Cell:	
Email:	
<b>Agent Authorized by Owner to file the Application (if applicable):</b>	
Name:	Donato DiGiovanni
Mailing Address:	[REDACTED]
Postal Code:	[REDACTED]
Phone:	
Cell:	
Email:	
Which of the above is the Primary Contact?	<input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Agent
If known, if there are any holders of any mortgages, charges or other encumbrances on the subject land, please provide details as follows:	
Name:	_____
Address:	_____

2. LOCATION AND DESCRIPTION OF SUBJECT LANDS	
Assessment Roll No.:	3729 400 600 06900
Municipal Address:	3465 Con 3 N
Concession:	3
Lot:	PL 4 6
Registered Plan No.:	
Lot(s):	
Reference Plan No.:	12R2294 / 12R15957
Part(s):	Part of PL 1 / PL 1

3. CURRENT OFFICIAL PLAN DESIGNATION AND ZONING OF SUBJECT LANDS:	
Official Plan Designation:	Agricultural
Zoning:	A 1 EP
Woodlot, Natural Environment	

4. CURRENT SIZE OF SUBJECT PARCEL:	
Frontage:	102 m
Depth:	irregular
Area:	8,338 ha

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)			
<b>Conveyance</b>			
Agricultural Area			
<input type="checkbox"/>	farm split	<input checked="" type="checkbox"/>	lot addition <i>to 3471 Com 3 N</i>
<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) _____		

<b>7. DESCRIPTION AND USE OF LAND INTENDED TO BE SEVERED:</b>					
Frontage: 33.5m (110 ft width)					
Depth: 24.4m (80 ft)					
Area: 817.5m <sup>2</sup> (8800 sqft) = 0.082 ha					
Existing Use: vacant agricultural land					
Proposed Use: vacant agricultural land					
Number and use of buildings and structures on the land intended to be severed					
Existing: vacant					
Proposed: none proposed at this time, future accessory structure					
Is there an existing access bridge on this parcel?					
<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" 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 severed lot					
<input checked="" type="checkbox"/>	Municipal Road	<input type="checkbox"/>	County Road	<input type="checkbox"/>	Provincial Highway
<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.					

8. NUMBER OF NEW LOTS PROPOSED (NOT INCLUDING RETAINED LOT):				0	
9. DESCRIPTION AND USE OF LAND INTENDED TO BE RETAINED:					
Frontage:	102 m	Depth:	irregular	Area:	8.256 ha
Existing Use:	agricultural + rural residential + woodlot				
Proposed Use:	same, no change				
Number and use of buildings and structures on the land intended to be retained					
Existing:	one single detached dwelling, two accessory structures				
Proposed:	same, 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 checked="" type="checkbox"/>	Yes (locate on sketch)	<input 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 checked="" type="checkbox"/>	Municipal Road	<input type="checkbox"/>	County Road	<input type="checkbox"/>	Provincial Highway
<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 (consolidated)	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 checked="" type="checkbox"/>
	Other(specify)_____	<input type="checkbox"/>	<input type="checkbox"/>
When will water supply and sewage disposal services be available?			
N/A			

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	Maurizio + Julinda Di Giovanni
Relationship (if any) to the owner:	purchaser of lot
Use of parcel:	rural residential
Date parcel created:	B/24/14 - technical severance, Approved by COA Aug. 30, 2014 Consent registered Dec. 7, 2014

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:			

<b>12. CURRENT APPLICATIONS</b>			
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 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)			
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
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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
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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 checked="" type="checkbox"/>	Yes (locate on sketch) <i>- lot addition not development</i>	<input type="checkbox"/>	No
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*under the PPS 2024, therefore EIA is not required.*


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
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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			

<b>13. CONSENT OF OWNER</b>	
The owner must also complete the following or a similar authorization attached to the application.	
<b>Consent of Owner(s) to the Use and Disclosure of Personal Information and to Allow Site Visits to be Conducted</b>	
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.	
In submitting this development application and supporting documentation, I/we <u>Donato DiGiovanni</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.	
<u>Nov. 20, 2024</u> Date	 Signature
_____ Date	_____ Signature

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

I/We, Donato DiGiovanni 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 County of Essex

in the Town of Amherstburg this 20<sup>th</sup>

day of November, 2024.

Nov. 20, 2024  
Date

  
Signature of Owner or Authorized Agent

Nov. 20, 2024  
Date

  
Signature of Commissioner  
Janine Quintina Mastrorudi, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the Town of Amherstburg.  
Expires June 30, 2027.

80' x 100' <sup>110'</sup> - as per phone call Jan. 16, 2025 with Nick Carosella  
Lot Addition

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: 3465 Concession 3 N

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

Donato Di Giovanni of The 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 19<sup>th</sup>

day of November, 20 24.

Witness [Signature]

Nick Carosella +  
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: 3465 Con. 3 N

Application Number(s): B / 03 / 25

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)

Nov 20, 2024

Date