

Municipal Fee Received:	
Municipal Deposit Received:	<u>Paid</u>
ERCA Fee Received:	

Application No. 284103/25

**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 Dec. 4. 2024
3. Date application deemed complete by municipality January 20, 2025
4. Name of registered owner 1583954 Ontario Ltd + 2365522 Ontario Limited  
Telephone number \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Name of registered owner's solicitor or authorized agent (if any) Dr. Mohamed Tabib + Colchester Heights East Development Inc.  
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:  
\_\_\_\_\_
6. Location and description of subject land:  
Concession No. 1      Lot(s) No. Pt L24  
Registered Plan No. \_\_\_\_\_      Lot(s) No. \_\_\_\_\_  
Reference Plan No. \_\_\_\_\_      Part(s) No. \_\_\_\_\_  
Street Address 1267 Front Rd N      Assessment Roll No. 460-12000
7. Size of subject parcel:  
Frontage \_\_\_\_\_      Depth \_\_\_\_\_      Area 4.42 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 Low Density Residential  
(b) Explanation of how application conforms to the Official Plan Proposing 10 singles/hq - complies with density permitted in Low Density Residential

- (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 h - R1B-2
11. Nature and extent of rezoning requested -to permit single detached dwelling with reduce lot areas + frontages + reduced interior side yards
12. Reasons why rezoning is requested see PIR
13. Current use of subject land vacant land - partially farmed
14. Length of time current use of subject land has continued 30+ yrs
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 Low Density Residential permits a maximum of 19 units/hectare
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:
- Minor Redline Amendment to approved draft plan of subdivision proposes 44 single detached dwellings.
17. Date of construction of existing buildings and structures on the subject land:
- N/A
18. Date subject land acquired by current registered owner February 2013
19. Proposed use of subject land residential subdivision
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:
- 44 single detached dwellings  
+ stormwater management pond



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:

37-T-22003

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:

ZBA/02/20 - Bylaw 2020-019 approved Sept. 14, 2020

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 \_\_\_\_\_

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.

*EIA completed w/ MECP approvals complete*

31. Will the proposed project include the addition of permanent above ground fuel storage?

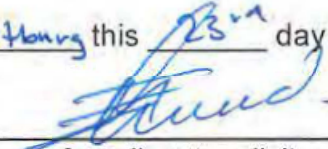
☐ Yes ☒ No

32. 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 23<sup>rd</sup> day of October, 2024.

  
(signature of applicant, solicitor or authorized agent)

I, M. TABIB of the Town of LaSalle  
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 23<sup>rd</sup> day of October, 2024.



  
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, 2027.

**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.

**NOTE:**

A deposit of \$1,000 and a flat fee of \$5,522, along with an ERCA development review fee of \$400 for major ZBA applications, must accompany your completed application for a zoning by-law amendment. The total payable to the Town of Amherstburg is \$6,922 for major ZBA applications.

A deposit of \$1,000 and a flat fee of \$2,762, along with an ERCA development review fee of \$275 for minor ZBA applications, must accompany your completed application for a zoning by-law amendment. The total payable to the Town of Amherstburg is \$4,037 for minor ZBA applications.

Any unused portion of the deposit will be returned after the passing of the ZBA.

A flat fee of \$1,149 plus an ERCA review fee of \$275, totalling \$1,424, must accompany your completed application for a Holding (h) Removal zone change, zone change from A to A-36, or zone change which is a condition of consent.

Engineering review fees of \$1500.00 per each time a file is reviewed may be applicable as per Amherstburg's User fee by-law.

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.