

Municipal Fee Received:	<input checked="" type="checkbox"/>
ERCA Fee Received:	<input checked="" type="checkbox"/>

Application No. A/06/25

**PLANNING ACT
APPLICATION FOR MINOR VARIANCE
APPLICATION FOR PERMISSION
TOWN OF AMHERSTBURG**

- Name of approval authority Town of Amherstburg
- Date application received by municipality 11/20/24
- Date application deemed complete by municipality 3/3/25
- Name of registered owner Sean Cota

Telephone number _____

Address & Postal Code _____

Email [REDACTED]

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

Telephone number _____

Address & Postal Code _____

Email _____

Please specify to whom all communications should be sent:

registered owner solicitor agent

- Name and address of any mortgages, charges or other encumbrances in respect of the subject land:

- Location and description of subject land:

Concession No. 1 Lot(s) No. pt lt 13 + pt lt 14

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

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

Street Address 1359 Front Rd.S Assessment Roll No. 372960000010700

7. Size of subject parcel:

Frontage 150 ft Depth irregular Area 0.843 acres

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 _____
low density residential

10. Current Zoning of subject land residential type 1A (R1A)

11. Nature and extent of relief from the Zoning By-law requested _____
section 3(1)(c) permits an accessory structure
maximum height of 5.5 m (18 ft) to the peak of the roof.
Proposing height of 7.42 m (24. 4.5")
Relief requested is 1.92 m (6.3 ft) in accessory structure height

12. Reasons why minor variance is necessary to allow for additional
height in second floor for future additional residential unit.

13. Current use of subject land residential

14. Length of time current use of subject land has continued 75 + 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:

- single detached dwelling

- accessory structure (to be demolished)

- shed

(see site plan)

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

single detached dwelling-1950, accessory structure (garage)- 1960

shed - unknown

17. Date subject land acquired by current registered owner June 2023

18. Proposed use of subject land residential

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:

-single detached dwelling to remain

-existing garage to be demolished + new 1400 sq ft

-accessory structure proposed

-shed to remain

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) municipal drain

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:

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 600m of property that is designated as Extraction Industry?

- 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.

A minor variance application fee of \$1214.00, along with an ERCA development review fee of \$200.00 (total of \$1414.00 payable to the Town of Amherstburg), must accompany your completed application.

Dated at the Town of Amherstburg this 20th day of Nov, 2024.



(signature of applicant, solicitor or authorized agent)

I, Sean Cota 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 20th day of November, 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.

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.

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: 1359 Front Rd S

APPLICATION NUMBER(S): A / 06 / 25

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)

Nov. 20, 2024
Date