

AMHERSTBURG COMMITTEE OF ADJUSTMENT

Present: D. Shaw, T. Buchanan, A. Campigotto, J. Mailloux

Also Present: Frank Garardo, Manager of Planning Services and Todd Hewitt,
Manager of Engineering and Operations

Absent: David Cozens (with notice)

1. Call to Order

The Chair, Donald Shaw, called the meeting to order at 7:30 a.m. and performed introductions of the Committee members and administration.

2. Roll Call

The Chair completed roll call for the electronic meeting, all members were present.

3. Land Acknowledgement

The Chair has read the following land acknowledgement;

We will begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations (comprising the Ojibway, the Odawa, and the Potawatomie Peoples), and of the Huron- Wendat and Wyandot Peoples. We recognize the land as an expression of gratitude to those whose traditional territory we reside on, and a way of honouring the Indigenous people who have been living and thriving on the land since time immemorial. We value the significant historical and contemporary contributions of local and regional First Nations and all of the Original Peoples of Turtle Island.

4. Disclosure of Interest

There was one disclosure of interest on Item 7.4 by Josh Mailloux

5. Adoption of Agenda

That the agenda be approved for adoption.

Moved by: Terris Buchanan
Seconded by: Anthony Campigotto

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto	X	
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

6. Adoption of Minutes

The Chair requested comments on the adoption of minutes.

A motion was put forward to adopt the minutes of August 31, 2021 as presented.

Moved by: Josh Mailloux
Seconded by: Terris Buchanan

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto	X	
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

7. Order of Business

7.1 Application B/55/21 – Sandra Crain – 116 Thrasher Drive (Roll No. 3729-460-000-12105)

Public in Attendance: Sandra Crain, Applicant

Purpose of Application B/55/21: The applicant is proposing to sever a parcel of land being 29 m (95.1 ft.) frontage by an irregular depth with an area of 700 sq. m. (7534.7 sq. ft.) for purposes of creating a new residential building lot. The remaining parcel being 22.5 m (73.8 ft.) frontage by an irregular depth with an area of 808 sq. m. (8697.2 sq. ft.) contains a single detached dwelling. The subject property is zoned Residential Type 1B (R1B) in the Town’s Zoning By-Law and designated Low Density Residential in the Town’s Official Plan. The R1B Zone permits only single detached dwellings and accessory uses.

The following correspondence was received from the various agencies and residents circulated:

- i) Letter dated September 21, 2021 from the Essex Region Conservation Authority stating:

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 (Section 28 of 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, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the Conservations Authorities Act, (Ontario Regulation No. 158/06).

With the review of background information and aerial photograph, ERCA has no objection to this application for Consent.

- ii) Email dated September 16, 2021 from the Infrastructure Services Department indicating the following:
- New driveway access required for new severance off Thrasher including curb cut. Any new driveway access must satisfy all Town bylaws and policies regarding sight line, setbacks, widths, etc.
 - The applicant will be required to obtain a Right-of-Way Permit from IS according to Town policy for any work required within the limits of the Town right-of-way. All permitting cost will be entirely borne by the applicant. Coordination with IS and permits will be required to provide necessary servicing (water, sewer, storm, driveway, etc).
 - All downspouts from any new structure must not be connected into lot subdrains; downspouts must be constructed to splash onto the adjacent ground. Individual water service connection will be required for the new lot. Sanitary sewer service connection will be required for the new lot.
 - Rear yard catch basin and connection to the existing storm sewer for both the retained and the severed lot will be required, complete with clay plug at the property line. The existing storm sewer is located on the south side of Thrasher, opposite of the subject parcel. It will be required to drill a new

service lead beneath Thrasher in order to service the new lot. The cost of all servicing requirements will be at the expense of the applicant.

- At this stage, a drainage apportionment for the Higgs Drain will not be needed as there is presently an ongoing drainage project taking place under the Drainage Act. The applicant should be made aware that an engineering project is ongoing and that drainage assessments to both the retained and severed lots may be forthcoming in the future.

iii) Email dated September 14, 2021 from the Fire Prevention & Inspection Officer Town of Amherstburg with the following comments: B-55-21 Fire has no issues.

iv) Email dated September 21, 2021 from Windsor Police Service with the following comments:

Windsor Police Service has no concerns or objections with the application. This is because the outcome from these applications, if approved, will not impede/restrict the ability of the Windsor Police Service to carry out service delivery in any way (in the form of either emergency or non-emergency incident response or general police patrol activities). The application involves severance to permit creation of new residential lots will not negatively impact police service delivery.

v) Planning Report dated September 21, 2021 from Frank Garardo, Manager of Planning Services.

Committee Discussion: The Chair introduced the application and asked if there were any members of the public present for this application. There were none. The Planner, Frank Garardo read the purpose of the application. Sandra Crain presented the concept of the application. Discussion ensued regarding the lot area and building envelope for both the severed lot. The Chair confirmed with the applicant that they are aware of the required conditions. The applicant confirmed knowledge and understanding of the conditions and that all conditions are at the expense of the applicant.

The following resolution was put forth:

That application B/55/21 be approved subject to the following conditions:

1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; an electronic and paper copy to be provided to the municipality.
2. The applicant to submit to the municipality the deed, in triplicate, acceptable for registration in order that consent may be attached to the original and duplicate and a copy be provided to the municipality.
3. That all property taxes be paid in full.
4. That a parkland fee be paid to the Town of Amherstburg prior to the stamping of the deeds in an amount of \$300 for the new lot.
5. That the applicant submit to the municipality lot grading plans and drainage design for the severed lot to the satisfaction of the Municipality.
6. That the applicant must install a curb cut and driveway access to the severed parcel to the satisfaction of the Engineering and Public Works department prior to the stamping of deeds.
7. That the applicant be required to obtain a Right-of-Way Permit from Infrastructure Services according to Town policy for any work required within the limits of the Town right-of-way. All permitting costs will be borne entirely by the applicant.

8. That the property owner install separate water services and sanitary and storm sewer connections to the severed and retained lots in accordance with and under the supervision of the municipality at the applicant's expense, prior to the stamping of deeds.
9. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

Moved by: Josh Mailloux

Seconded by: Anthony Campigotto

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto	X	
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

Reasons of Committee – The request is in conformity with Section 6.1.2 of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The proposed lot provides for infill development that meets the provisions of the Zoning By-law 1999-52, as amended.

7.2 Application A/37/21 – Ryan Teves – 6095 Concession 6 S (Roll No. 3729-620-000-05100)

Public in Attendance: Ryan Teves, Applicant and Monica Muscedere, the Agent for the application.

Purpose of Application: The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(1)(b) which permits the total lot coverage of all non-farm accessory use structures to a maximum of 185 square meters (1991 sq. ft).

The applicant is proposing the construction of a 48 ft. by 64 ft., 3072 sq ft pole barn. This results in a total accessory structure lot coverage of 3072 sq. ft. (6.9%) on a 1.02-acre lot. Therefore, the amount of relief granted is 1081 sq. ft. in accessory structure lot coverage.

The following correspondence was received from the various agencies and residents circulated:

- i) Letter dated September 21, 2021 from the Essex Region Conservation Authority stating:

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 (Section 28 of 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, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the Conservations Authorities Act, (Ontario Regulation No. 158/06).

Our office has reviewed the proposal and has no concerns relating to stormwater management.

With the review of background information and aerial photograph, ERCA has no objection to this application for Minor Variance.

- ii) Email dated September 16, 2021 from the Infrastructure Services Department stating they have no comments on the application.

- iii) Email dated September 14, 2021 from the Fire Prevention & Inspection Officer Town of Amherstburg with the following comments: A-37-21 Fire has no issues.
- iv) Email dated September 21, 2021 from Windsor Police Service with the following comments:
Windsor Police Service has no concerns or objections with the application. This is because the outcome from these applications, if approved, will not impede/restrict the ability of the Windsor Police Service to carry out service delivery in any way (in the form of either emergency or non-emergency incident response or general police patrol activities). The application involves severance to permit creation of new residential lots will not negatively impact police service delivery.
- v) Planning Report dated September 21, 2021 from Frank Garardo, Manager of Planning Services.

Committee Discussion: The Chair introduced the application and asked if there were any members of the public present for this application. There were none. The Planner, Frank Garardo read the purpose of the application. The Agent on the application presented the concept of the application. Discussion ensued regarding the nature of the minor variance application. The agent on the application said that all of the neighbors were spoken to and they encourage the larger size pole barn to keep all the equipment's inside. No relief is being requested or granted on the side or rear yard setbacks for the proposed lot. The Chair confirmed with the applicant that they are aware of the required conditions. The applicant confirmed knowledge and understanding of the conditions and that all conditions are at the expense of the applicant.

The following resolution was put forth:

That application A/37/21 be approved.

Moved by: Terris Buchanan
Seconded by: Josh Mailloux

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto		X
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

Reasons of Committee –The Committee, having considered the evidence presented, and having reviewed the plans and correspondence on file, is satisfied that the variance request is minor in nature, will not impact the character of the neighbourhood, and is keeping with the intent of the Official Plan and Zoning By-law.

7.3 Application B/53/21 – Lisa Stiles – 3 Shangrila Avenue (Roll No. 3729-460-000-22600)

Public in Attendance: Lisa Stiles, Applicant

Purpose of Application: The applicant is proposing to sever a parcel of land being 20 m frontage by 30 m ± depth with an area of 600 sq. m ± (land mass) for purposes of creating a new residential building lot. The remaining parcel being 20 m frontage by an irregular depth with an area of 666.9 sq. m ± (land mass) contains a single detached dwelling and an accessory structure. The subject property is zoned Residential Type 1A (R1A) in the Town's Zoning By-Law and designated Low Density Residential in the Town's Official Plan. The R1A Zone permits only single detached dwellings and accessory uses.

The following correspondence was received from the various agencies and residents circulated:

- i) Letter dated September 21, 2021 from the Essex Region Conservation Authority stating:

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the Conservation Authorities Act (Ontario Regulation No. 158/06). The parcel falls within the regulated area of the Detroit River. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any future construction or site alteration or other activities affected by Section 28 of the Conservation Authorities Act.

Our information indicates that the subject parcel is likely to support fish habitat. As per Section 2.1.6 of the PPS, 2020 – “Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.” Inquiries regarding the applicability of fish habitat to the property should be made to the federal Fisheries and Oceans Canada

The subject property is not within or adjacent to any natural heritage feature that may meet the criteria for significance as defined by the PPS. Based on our review, we have no objection to the application with respect to the natural heritage policies of the PPS.

With the review of background information and aerial photograph, ERCA has no objection to this application for Consent.

- ii) Email dated September 16, 2021 from the Infrastructure Services Department with the following comments:

- Separate driveway accesses required for new severance and retained parcel off Shangrila, including curb cut as needed. Any new driveway access must satisfy all Town bylaws and policies regarding sight line, setbacks, widths, etc.
- The applicant will be required to obtain a Right-of-Way Permit from IS according to Town policy for any work required within the limits of the Town right-of-way. All permitting cost will be entirely borne by the applicant. Coordination with IS and permits will be required to provide necessary servicing (water, sewer).
- All downspouts from any new structure must not be connected into lot subdrains; downspouts must be constructed to splash onto the adjacent ground.
- Individual water service connection will be required for the new lot.
- Sanitary sewer service connection will be required, including Meyer sewage ejection pump system, for both the severed and the retained lot. New pumping systems must comply with all relevant standards and to the satisfaction and approval of IS and OCWA. In addition, the location of the existing pumping system that currently services the existing home at 3 Shangrila shall be relocated if it is found to exist within the limits of the proposed severance (ie. each lot must have its own system, located entirely within the limits of each lot).
- The applicant should be aware that, in the future, should a new sanitary sewer collection system be constructed along Shangrila, each of the lots described under this application will be required to connect and be serviced by said sanitary sewer, which may result in redundancy of existing Meyer systems.
- The cost of all servicing requirements will be at the expense of the applicant.
- We understand that Amherstburg Fire has raised concerns regarding the existing road crossing culvert at the intersection of Shangrila and Dot Street. IS can confirm that this culvert structure was replaced in 2015, but cannot offer any confirmation of minimum weight bearing or engineered structural capacities of the subject culvert or roadway.

- iii) Email dated September 14, 2021 from the Fire Prevention & Inspection Officer Town of Amherstburg with the following comments:
 - Fire has concerns with a 212 metre distance in which fire apparatus has to back up to the closest side street (Canal) to turn around. Fire has concerns with the road width of 4.3 metres, 1.7 metres less than 6 metre fire route access as required in the 2012 Ontario Building Code 3.2.5.6.
 - Fire would like confirmation from Town of Amherstburg Engineering that the culvert at the transition from Dot Street to Shangrila will support at minimum the weight of fire apparatus. 55,000 lbs.
- iv) Email dated September 21, 2021 from Windsor Police Service with the following comments:
Windsor Police Service has no concerns or objections with the application. This is because the outcome from these applications, if approved, will not impede/restrict the ability of the Windsor Police Service to carry out service delivery in any way (in the form of either emergency or non-emergency incident response or general police patrol activities). The application involves severance to permit creation of new residential lots will not negatively impact police service delivery.
- v) Planning Report dated September 22, 2021 from Frank Garardo, Manager of Planning Services.

Committee Discussion: The Chair introduced the application and asked if there were any members of the public present for this application. There were none. The Planner, Frank Garardo read the purpose of the application. The applicant presented the application.

The Planner said that the land is regulated through ERCA and will have to get their approvals regarding site grading and other requirements set by ERCA. He also said he has noted the fire concerns on the property and there could be delayed responses in case of fire emergencies. Todd Hewitt said that it is not a municipal right-of way but the Town does provide winter maintenance services.

The Committee asked if there is an on-street parking by-law for the subject street. The Town does not own the right-of-way so we cannot enforce or order parking requirements.

The Chair confirmed with the applicant that they are aware of the required conditions. The applicant confirmed knowledge and understanding of the conditions and that all conditions are at the expense of the applicant.

The following resolution was put forth:

That application B/53/21 be approved subject to the following conditions:

1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; a copy to be provided to the municipality.
2. The applicant to submit to the municipality the deed, in triplicate, acceptable for registration in order that consent may be attached to the original and duplicate and a copy be provided to the municipality.
3. That all property taxes be paid in full.
4. That the applicant must install a curb cut and driveway access to the severed parcel to the satisfaction of the Infrastructure Services department prior to the stamping of deeds.
5. That the applicant be required to obtain a Right-of-Way Permit from Infrastructure Services according to Town by-laws and policies for any work required within the limits of the Town right-of-way. All permitting costs will be borne entirely by the applicant.

6. That the property owner shall install separate water services, sanitary sewer services, storm sewer services and utility services, for the proposed new lot in accordance with and under the supervision of the municipality at the applicant's expense, prior to the stamping of deeds, if necessary.
7. That the developer be required to undertake lot grading plans for the severed lot taking into consideration the adjacent grade elevations of the neighboring properties and indicate any retaining walls as required, to the satisfaction of the Building division.
8. That the existing shed on the severed parcel be removed or demolished prior to the stamping of deeds.
9. That a minor variance be obtained from the provisions of Bylaw 1999-52, as amended, Section 6(3)(a) which requires a minimum lot area of 900 sq m in a Residential Type 1A (R1A) Zone regarding the severed and retained parcels.
10. That a parkland fee be paid to the Town of Amherstburg prior to the stamping of the deeds in an amount of \$300 per lot.
11. That the applicant obtain in writing confirmation, through applicable emergency services, that they have the ability to safely access this area during a 1:100 year flood event prior to the stamping of the deeds.
12. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

Moved by: Josh Mailloux
Seconded by: Terris Buchanan

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto		X
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

Reasons of Committee – The request is in conformity with Section 6.1.2 of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The proposed lot provides for infill development that meets the provisions of the Zoning By-law 1999-52, as amended.

7.4 Application B/54/21 – 1830011 Ontario Limited, c/o Ciara Holmes – 5025 Concession 5 N (3729-390-000-01400).

Public in Attendance: Ciara Holmes (Mailloux), Agent on the Application

Purpose of Application: The applicant is proposing to sever a parcel of land with 45.72 m (175 ft) ± width by 40.54 m (133 ft) ± depth and an area of 2162.3 sq m (0.53 acres) ± for the purpose of a lot addition to merge with 5025 Concession 5 N. The proposed retained parcel being 914.4 m (3000 ft) ± frontage by an irregular depth has an area of 41.7 hectares (103 acres) ±, and is designated Agricultural in the Town's Official Plan and Zoning By-law.

The following correspondence was received from the various agencies and residents circulated:

- i) Letter dated September 21, 2021 from the Essex Region Conservation

Authority with the following comments:

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the Conservation Authorities Act (Ontario Regulation No. 158/06). The parcel falls within the regulated area of the Long Marsh Drain and Deslippe Drain. The property owner will be required to obtain a Permit and/or Clearance from the Essex Region Conservation Authority prior to any future construction or site alteration or other activities affected by Section 28 of the Conservation Authorities Act.

The subject property may lie wholly or partially within the Event Based Area (EBA) of the Essex Region Source Protection Plan, which came into effect October 1, 2015. The Source Protection Plan was developed to provide measures to protect Essex Region's municipal drinking water sources. As a result of these policies, new projects in these areas may require approval by the Essex Region Risk Management Official (RMO) to ensure that appropriate actions are taken to mitigate any potential drinking water threats. Should your proposal require the installation of fuel storage on the site, please contact the RMO to ensure the handling and storage of fuel will not pose a significant risk to local sources of municipal drinking water. The Essex Region's Risk Management Official can be reached by email at riskmanagement@erca.org or 519-776-5209 ext 214. If a Risk Management Plan has previously been negotiated on this property, it will be the responsibility of the new owner to contact the Essex Region Risk Management Official to establish an updated Risk Management Plan. For any questions regarding Source Water Protection and the applicable source protection plan policies that may apply to the site, please contact the Essex Region Risk Management Official.

Our office has reviewed the proposal and has no concerns relating to stormwater management for this application for consent.

The following comments are provided from our perspective as an advisory service provider to the Planning Authority on matters related to natural heritage and natural heritage systems as outlined in Section 2.1 of the Provincial Policy Statement of the Planning Act. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Planning Authority.

We note that the subject property is adjacent to (within 120 m of) a natural heritage feature that may meet the criteria for significance under the PPS. Section 2.1.8 of the PPS, 2020 states – "Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions."

Notwithstanding the above noted references to the PPS policies, we note that the purpose of this application for consent is for a lot addition only, and that there will be no change in land use. In our opinion, we believe that this type of Planning Act application does not meet the definition of development under the PPS, 2020. Based upon this, therefore it is our recommendation to the Municipality that a demonstration of no negative impact is not required.

With the review of background information and aerial photograph, ERCA has no objection to this application for Consent.

- ii) Email dated September 16, 2021 from the Infrastructure Services Department with the following comments:
- Drainage Apportionment required for the Deslippe Drain and the Long Marsh Drain.

- iii) Email dated September 14, 2021 from the Fire Prevention & Inspection Officer Town of Amherstburg with the following comments: Fire has no issues
- iv) Email dated September 21, 2021 from Windsor Police Service with the following comments:
Windsor Police Service has no concerns or objections with the application. This is because the outcome from these applications, if approved, will not impede/restrict the ability of the Windsor Police Service to carry out service delivery in any way (in the form of either emergency or non-emergency incident response or general police patrol activities). The application involves severance to permit creation of new residential lots will not negatively impact police service delivery.
- v) Planning Report dated September 22, 2021 from Frank Garardo, Manager of Planning Services.

Committee Discussion: The Chair introduced the application and asked if there were any members of the public present for this application. There were none. The Planner, Frank Garardo read the purpose of the application. The Agent on the application presented the concept of the application. The committee confirmed with the applicant that there is access to the farm from both Concession 5 N and Alma Street. The Chair confirmed with the applicant that they are aware of the required conditions. The applicant confirmed knowledge and understanding of the conditions and that all conditions are at the expense of the applicant.

The following resolution was put forth:

That application B/54/21 be approved subject to the following conditions:

1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; an electronic and paper copy to be provided to the municipality.
2. The applicant submits to the municipality the deed, in triplicate, acceptable for registration in order that consent may be attached to the original and duplicate and a copy be provided to the municipality.
3. Subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction of or in relation to the parcels of land being the subject of the consent (severed and retained parcels).
4. That prior to the stamping of deeds the owner is to provide satisfactory evidence that the adjacent parcel is under consolidation relative to the parcels which are the subject of the consent.
5. That all property taxes be paid in full.
6. That the existing pole barn at 5025 Concession 5 N be demolished prior to the stamping of the deeds to the satisfaction of the municipality.
7. That an assessment apportionment for any and all drains affected by the severance be completed in accordance with the provisions of the Drainage Act and that all costs associated with said apportionment be paid by the applicant.
8. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

Moved by: Anthony Campigotto
Seconded by: Terris Buchanan

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto	X	
Josh Mailloux	Refrained from Vote	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

Reasons of Committee – The request is in conformity with Sections 6.1.2 and 6.1.2(6) of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement.

7.5 Application B/62/21 – 774597 Ontario Limited, c/o Karl Melinz, Agent – 13 Goodchild Beach Road (Roll No. 3729-510-000-06700)

Public in Attendance: Karl Melinz, Agent on the application

Purpose of Application B/62/21: The applicant has applied for a consent to create an easement to be granted to Penelope Hannan, 12 Goodchild Beach Road, for access over Parts 9 and 14 of Plan 12R13051, part of 13 Goodchild Beach Road. The size of the proposed L-shaped easement is 4.87 metres (15.97 ft.) in width by an irregular length for the purpose of a right-of-way to/from 12 Goodchild Beach Road. The easement does not transfer title of lands; however, it allows for access by way of the creation of an unobstructed easement.

The following correspondence was received from the various agencies and residents circulated:

- i) Letter dated September 21, 2021 from the Essex Region Conservation Authority with the following comments:

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the Conservation Authorities Act (Ontario Regulation No. 158/06). The parcel falls within the regulated area of the Lake Erie. The property owner will be required to obtain a Permit and/or Clearance from the Essex Region Conservation Authority prior to any future construction or site alteration or other activities affected by Section 28 of the Conservation Authorities Act.

Our office has reviewed the proposal and has no concerns relating to stormwater management.

The following comments are provided from our perspective as an advisory service provider to the Planning Authority on matters related to natural heritage and natural heritage systems as outlined in Section 2.1 of the Provincial Policy Statement of the Planning Act. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Planning Authority.

We note that the subject property is adjacent to (within 120 m of) a natural heritage feature that may meet the criteria for significance under the PPS. Section 2.1.8 of the PPS, 2020 states – “Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Notwithstanding the above noted references to the PPS policies, based on our review of the subject application, it is our recommendation to the Municipality that an Environmental Impact Assessment is not required because the purpose of the application is to establish an easement for access rights to an existing laneway only. In our opinion based on these circumstances, a demonstration

of no negative impact has been satisfied or is not necessary in this case.

Upon review of the application and available background information, we note that the low lying nature of the roadway may result in excess water over the road during a 1:100 year flood event. The Municipality must confirm, through applicable emergency services (i.e. fire, police, etc.), that they have the ability to safely access this area during a 1:100 year flood event, in order to fulfill the municipality's responsibilities under Section 3.1.7 of the Provincial Policy Statement (2020). Additionally, the applicant must obtain a Section 28 Permit from ERCA prior to undertaking any development on the site.

- ii) Email dated September 16, 2021 from the Infrastructure Services Department stating that they have no comments on the application
- iii) Email dated September 14, 2021 from the Fire Prevention & Inspection Officer Town of Amherstburg with the following comments: Fire has no issues
- iv) Email dated September 21, 2021 from Windsor Police Service with the following comments:
Windsor Police Service has no concerns or objections with the application. This is because the outcome from these applications, if approved, will not impede/restrict the ability of the Windsor Police Service to carry out service delivery in any way (in the form of either emergency or non-emergency incident response or general police patrol activities). The application involves severance to permit creation of new residential lots will not negatively impact police service delivery.
- v) Planning Report dated September 21, 2021 from Frank Garardo, Manager of Planning Services.

Committee Discussion: The Chair introduced the application and asked if there were any members of the public present for this application. There were none. The Planner, Frank Garardo read the purpose of the application. The Agent on the application presented the concept of the application. The Chair confirmed with the applicant that they are aware of the required conditions. The applicant confirmed knowledge and understanding of the conditions and that all conditions are at the expense of the applicant.

The following resolution was put forth:

The application B/62/21 be approved subject to the following conditions:

1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; an electronic and paper copy to be provided to the municipality.
2. The applicant to submit to the municipality the deed, in triplicate, acceptable for registration in order that consent may be attached to the original and duplicate and a copy be provided to the municipality.
3. That all property taxes be paid in full.
4. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

Moved by: Terris Buchanan
Seconded by: Josh Mailloux

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto	X	
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

Reasons of Committee – The request is in conformity with Section 6.1.2 of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The proposed severance provides for access to the servient property which meets the provisions of the Zoning By-law 1999-52, as amended.

7.6 Applications B/52/21, A/35/21 & A/36/21 – Alfredo Valente, c/o Drew Coulson, Agent – 560 Front Road N (Roll No. 3729-420-000-09500)

Public in Attendance: Drew Coulson, Agent on the application

Purpose of Consent Application B/52/21: The applicant is proposing to sever a parcel of land being 24.49 m (81.17 ft) frontage by an irregular depth with an area of 850 sq m (9149.3 sq ft) for purposes of creating a new residential building lot. The remaining parcel being 29.41 m (96.5 ft) frontage by an irregular depth with an area of 970 sq m (10,441 sq ft) is a vacant residential building lot. The subject property is zoned Residential Type 1A (R1A) in the Town's Zoning By-Law and designated Low Density Residential in the Town's Official Plan.

Purpose of Minor Variance Application A/35/21: The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 6(3)(a) which requires a minimum lot area of 900 sq m in a Residential Type 1A (R1A) Zone. Subsequent to a severance, the severed parcel will have a lot area of 850 sq m (9149.3 sq ft). This variance is required for the proposed severed lot.

The applicant is also requesting relief from Zoning By-law 1999-52, as amended, Section 3(26) (a) which requires no part of any building or structure erected shall be closer than twenty-six (26) metres. (85 ft) to the centerline of a County Road. The applicant is proposing the construction of a new home with an 18.3 m (60 ft) setback from the centerline of the County Road on the severed parcel.

The applicant is also requesting relief from Zoning By-law 1999-52, as amended, Section 6(3)(g) which permits a maximum lot coverage of 30% in a Residential Type 1A (R1A) Zone. Subsequent to a severance, the proposed lot coverage for the severed parcel is 35%.

Therefore, the amount of relief requested for the severed parcel is 50 sq. m (538.2 sq ft) in lot area, 7.7 m (25 ft) in setback from the centerline of a County ROW and 5% in lot coverage respectively.

Purpose of Minor Variance Application A/36/21: The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 3(26)(a) which requires no part of any building or structure erected shall be closer than twenty-six (26) metres (85 ft) to the centerline of a County Road. The applicant is proposing the construction of a new home with an 18.3 m (60 ft) setback from the centerline of the County Road on the retained parcel. Therefore, the amount of relief requested for the retained parcel is 7.7 m (25 ft) in setback from the centerline of a County ROW.

The following correspondence was received from the various agencies and residents circulated:

- i) Letter dated September 21, 2021 from the Essex Region Conservation Authority with the following comments:

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the Conservation Authorities Act (Ontario Regulation No. 158/06). The parcel falls within the regulated area of the Detroit River. The property owner will be required to obtain a Permit and/or Clearance from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the Conservation Authorities Act.

The subject property may lie wholly or partially within the Event Based Area (EBA) and the Amherstburg's Intake Protection Zone 1 (IPZ 1) of the Essex Region Source Protection Plan, which came into effect October 1, 2015. The Source Protection Plan was developed to provide measures to protect Essex Region's municipal drinking water sources. As a result of these policies, new projects in these areas may require approval by the Essex Region Risk Management Official (RMO) to ensure that appropriate actions are taken to mitigate any potential drinking water threats. Should your proposal require the installation of fuel, application or storage of agricultural or non-agricultural source material, storage of road salt or snow (e.g. winter maintenance activities), storage of hazardous or liquid industrial waste, or the application and / or handling and storage of pesticide on the site, please contact the RMO to ensure the activity will not pose a significant risk to local sources of municipal drinking water. The Essex Region's Risk Management Official can be reached by email at riskmanagement@erca.org or 519-776-5209 ext. 214. For any questions regarding Source Water Protection and the applicable source protection plan policies that may apply to the site, please contact the Essex Region Risk Management Official.

Our office has reviewed the proposal and has no concerns relating to stormwater management

Our information indicates that the subject property may support habitat of endangered species and threatened species. As per Section 2.1.7 of the PPS, 2020 – "Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements". All species listed as endangered or threatened (aquatic species, plants, mammals, birds, reptiles, amphibians, etc.) as well as their related habitats, are protected under the Ontario Endangered Species Act. Prior to initiating any proposed works on this property, it is the proponent's responsibility to contact the Species at Risk Branch of the Ontario Ministry of Environment, Conservation & Parks (MECP) to ensure all issues related to the Endangered Species Act are addressed. All inquiries regarding the Endangered Species Act should be made with Permissions and Compliance Section of the MECP (e-mail address: SAROntario@ontario.ca).

- ii) Email dated September 16, 2021 from the Infrastructure Services Department with the following comments:
- Based on the proposal, both new lots will require a separate driveway accesses from Front Road North (County Road 20). This will require necessary review and approvals from the County of Essex.
 - All downspouts from any new structure must not be connected into lot sub-drains; downspouts must be constructed to splash onto the adjacent ground.
 - Individual water service connection will be required for both lots.
 - Sanitary sewer service connection will be required for both the severed and the retained lot.
 - The existing sanitary sewer and watermain is located on the east side of Front Road North, opposite of the subject parcel. It will be required to drill new service leads beneath the roadway in order to service the new lot.
 - Any work within the County of Essex right-of-way will require necessary review and approval from the County of Essex.
 - The cost of all servicing requirements will be at the expense of the applicant.
 - All recommendations provided under the letter from engineer Michael Gerrits,

- P.Eng., dated August 27, 2021, relating to the Jeths Drain must be met.
- These include:
 - Minimum 7.3m (24') clear working corridor on the north side of the drain. It should be noted that the applicants plan does not presently meet this criterion; dimensions on the proposed plans from the house on Lot 2 are either missing or are shown to be less than 7.3m. The layout of the home and/or Lot 2 should be adjusted to meet this minimum setback.
 - Modification of the working corridors and assessment schedule for the Jeths Drain must be adjusted by an engineer under the provisions of the Drainage Act. A request for this work must be made in writing from the applicant prior to instructing the engineer to perform the necessary modifications; the necessary paperwork and request forms can be provided to the applicant by the Drainage Superintendent. All costs related to this engineering work will be borne by the applicant.
 - CCTV inspection of the existing drain to confirm its existing condition and alignment and subsequent evaluation of same by the appointed drainage engineer. This should be conducted by the engineer as part of his work to modify the working corridor and assessment schedule, all at the expense of the applicant.
 - Registration of the drainage corridor on title of the proposed Lot 2, according to the drainage engineering report.
 - Vibration consultants be retained should future works of maintenance, improvements, or replacement take place after the home on Lot 2 has been constructed.
 - iii) Email dated September 14, 2021 from the Fire Prevention & Inspection Officer Town of Amherstburg stating that there are no concerns on the application.
 - iv) Email dated September 21, 2021 from Windsor Police Service with the following comments:

Windsor Police Service has no concerns or objections with the application. This is because the outcome from these applications, if approved, will not impede/restrict the ability of the Windsor Police Service to carry out service delivery in any way (in the form of either emergency or non-emergency incident response or general police patrol activities). The application involves severance to permit creation of new residential lots will not negatively impact police service delivery.
 - v) Planning Report dated September 22, 2021 from Frank Garardo, Manager of Planning Services.

Committee Discussion: The Chair introduced the application and asked if there were any members of the public present for this application. There were none. The Planner, Frank Garardo read the purpose of the application. The Agent on the application presented the concept of the application. Discussion ensued regarding the municipal drain and the required setbacks. The Chair confirmed with the applicant that they are aware of the required conditions. The applicant confirmed knowledge and understanding of the conditions and that all conditions are at the expense of the applicant.

The following resolutions were put forth:

That application B/52/21 be approved subject to the following conditions:

1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; an electronic and paper copy to be provided to the municipality.
2. The applicant submits to the municipality the deed, in triplicate, acceptable for registration in order that consent may be attached to the original and duplicate, and a copy be provided to the municipality.

- 3. That all property taxes be paid in full.
- 4. That the applicant submits to the municipality lot grading plans and drainage design for the severed and retained lots to the satisfaction of the Municipality.
- 5. That the applicant complete new water and sanitary sewer service connections provided for the severed and retained lots. The cost of all servicing requirements will be at the expense of the applicant and to the satisfaction of the Municipality.
- 6. That the applicant applies for and receive County Road Approval for any work within the County of Essex Right-of-Way for separate driveway accesses from Front Road North (County Road 20) for each lot.
- 7. That a covenant on title be registered to identify Jeths Drain with a minimum 7.3m (24') clear working corridor on the north side of the drain to the satisfaction of the Municipality.
- 8. That the applicant files a request with the Municipality to complete an engineering report to modify the working corridors and assessment schedule for the Jeths Drain under the provisions of the Drainage Act.
- 9. That a CCTV inspection of the existing drain be conducted to confirm its existing condition and alignment, to the satisfaction of the Municipality.
- 10. That the applicant complete registration of the drainage corridor on title of the proposed severed parcel, according to the Drainage Engineering report.
- 11. That a parkland fee be paid to the Town of Amherstburg prior to the stamping of the deeds in an amount of \$300 for the severed lot.
- 12. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

Moved by: Terris Buchanan
Seconded by: Josh Mailloux

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto	X	
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

Reasons of Committee – The request is in conformity with Section 6.1.2 of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The proposed lot provides for infill development that meets the provisions of the Zoning By-law 1999-52, as amended.

That application A/35/21 be approved.

Moved by: Josh Mailloux
Seconded by: Terris Buchanan

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	

Anthony Campigotto	X	
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

Reasons of Committee –The Committee, having considered the evidence presented, and having reviewed the plans and correspondence on file, is satisfied that the variance request is minor in nature, will not impact the character of the neighbourhood, and is keeping with the intent of the Official Plan and Zoning By-law.

That application A/36/21 be approved.

Moved by: Terrace Buchanan
Seconded by: Anthony Campigotto

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto	X	
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

Reasons of Committee –The Committee, having considered the evidence presented, and having reviewed the plans and correspondence on file, is satisfied that the variance request is minor in nature, will not impact the character of the neighbourhood, and is keeping with the intent of the Official Plan and Zoning By-law.

7.7 Applications B/18/21, B/19/21 & B/20/21 – Coulson Design-Build Inc. – 519 McLeod Avenue (Roll No. 3729-550-000-04400)

Public in Attendance: Drew Coulson, Applicant

Purpose of Consent Application B/18/21: The applicant is proposing to sever a parcel of land being 26.06 m (85.5 ft) frontage by 57.05 m (187.2 ft) depth with an area of 1486.7 sq m (16,002.7 sq ft) for purposes of creating a new residential building lot.

Purpose of Consent Application B/19/21: The applicant is proposing to sever a parcel of land being 26.06 m (85.5 ft) frontage by 57.05 m (187.2 ft) depth with an area of 1486.7 sq m (16,002.7 sq ft) for purposes of creating a new residential building lot.

Purpose of Consent Application B/20/21: The applicant is proposing to sever a parcel of land being 19.91 m (65.3 ft) frontage by 41.68 m (136.7 ft) depth with an area of 829.8 sq m (8931.9 sq ft) for purposes of creating a new residential building lot.

The remaining parcel being 37.15 m (121.9 ft) frontage by 41.68 m (136.7 ft) depth with an area of 1548.4 sq m (16,666.8 sq ft) contains a single detached dwelling and an accessory structure. The subject property is zoned Residential Type 1B (R1B) in the Town’s Zoning By-Law and designated Low Density Residential in the Town’s Official Plan. The R1B Zone permits only single detached dwellings and accessory uses.

The following correspondence was received from the various agencies and residents circulated:

- i) Letter dated September 21, 2021 from the Essex Region Conservation Authority with the following comments:

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the

Conservation Authorities Act (Ontario Regulation No. 158/06). The parcel falls within the regulated area of the Willow Beach Drain. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the Conservation Authorities Act.

Our office has reviewed the proposal and has no concerns relating to stormwater management.

We note that the subject property is adjacent to (within 120 m of) a natural heritage feature that may meet the criteria for significance under the PPS. Section 2.1.8 of the PPS, 2020 states – “Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”

Notwithstanding the above noted references to the PPS policies, we note that the proposed development is either adequately setback and/or physically separated from the natural heritage feature by existing development or infrastructure. Therefore, we do not anticipate any negative impacts associated with the proposal. Based on our review, we have no objection to the application with respect to the natural heritage policies of the PPS.

Upon review of the application and available background information, we note that the low lying nature of the roadway may result in excess water over the road during a 1:100 year flood event. The Municipality must confirm, through applicable emergency services (i.e. fire, police, etc.), that they have the ability to safely access this area during a 1:100 year flood event, in order to fulfill the municipality’s responsibilities under Section 3.1.7 of the Provincial Policy Statement (2020). Additionally, the applicant must obtain a Section 28 Permit from ERCA prior to undertaking any development on the site.

- ii) Email dated September 16, 2021 from the Infrastructure Services Department with the following comments:
 - Separate driveway accesses required for new severed parcels off McBride and McLeod, including curb cut as needed. Any new driveway access must satisfy all Town bylaws and policies regarding sight line, setbacks, widths, etc.
 - The applicant will be required to obtain a Right-of-Way Permit from IS according to Town policy for any work required within the limits of the Town right-of-way. All permitting cost will be entirely borne by the applicant. Coordination with IS and permits will be required to provide necessary servicing (water, sewer).
 - Individual water service connection will be required for all new lots.
 - Sanitary sewer service connections will be required for all new lots.
 - The cost of all servicing requirements will be at the expense of the applicant.
 - An engineer has been appointed to complete a drainage report under the provisions of the Drainage Act to address the impacts of the proposed development on the adjacent Municipal Drain. Infrastructure Services is satisfied with the proposed drainage plan presented by the drainage engineer. Prior to development, the engineering report must be adopted by Council according to the provisions of the Drainage Act, and all recommendations presented within the engineering report must be satisfied.
 - Drainage Apportionment required for the Willow Beach Pumping System.
- iii) Email dated September 14, 2021 from the Fire Prevention & Inspection Officer Town of Amherstburg stating that fire has no issues with the application.
- iv) Email dated September 21, 2021 from Windsor Police Service with the following comments:

Windsor Police Service has no concerns or objections with the application. This is because the outcome from these applications, if approved, will not impede/restrict the ability of the Windsor Police Service to carry out service delivery in any way (in the form of either emergency or non-emergency incident response or general police patrol activities). The application involves severance to permit creation of new residential lots will not negatively impact police service delivery.

- v) Planning Report dated September 22, 2021 from Frank Garardo, Manager of Planning Services.

Committee Discussion: The Chair introduced the application and asked if there were any members of the public present for this application. There were none. The Planner, Frank Garardo read the purpose of the application. The Agent on the application presented the concept of the application. Discussion ensued regarding the municipal drain and the drainage work/engineering work completed to date. The Chair confirmed with the applicant that they are aware of the required conditions. The applicant confirmed knowledge and understanding of the conditions and that all conditions are at the expense of the applicant.

The following resolutions were put forth:

That application B/18/21 be approved subject to the following conditions:

1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; an electronic and paper copy to be provided to the Municipality.
2. The applicant submit to the municipality the deed, in triplicate, acceptable for registration in order that consent may be attached to the original and duplicate, and a copy be provided to the Municipality.
3. That all property taxes be paid in full.
4. That the applicant be required to undertake lot grading plans for the severed lot taking into consideration the adjacent grade elevations of the neighbouring properties and indicate any retaining walls as required, to the satisfaction of the Building division.
5. That the applicant complete new water, sanitary sewer service and storm sewer service connections for the severed lot. The cost of all servicing requirements will be at the expense of the applicant and to the satisfaction of the Municipality.
6. That the applicant must install a curb cut and driveway access to the severed parcel to the satisfaction of the Infrastructure Services department prior to the stamping of deeds.
7. That the applicant be required to obtain a Right-of-Way Permit from Infrastructure Services according to Town by-laws and policies for any work required within the limits of the Town right-of-way. All permitting costs will be borne entirely by the applicant.
8. That the engineering report prepared by N.J. Peralta Engineering Ltd. be adopted by Council according to the provisions of the Drainage Act, and all recommendations presented within the engineering report must be satisfied at the applicant's expense prior to the stamping of the deeds.
9. That an assessment apportionment for any and all drains affected by the severance be completed in accordance with the provisions of the Drainage Act and that all costs associated with said apportionment be paid by the applicant.
10. That the applicant obtains in writing confirmation, through applicable emergency

services, that they have the ability to safely access this area during a 1:100 year flood event prior to the stamping of the deeds.

- 11. That a parkland fee be paid to the Town of Amherstburg prior to the stamping of the deeds in an amount of \$300 for the severed lot.
- 12. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

Moved by: Josh Mailloux
Seconded by: Terris Buchanan

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto	X	
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

Reasons of Committee – The request is in conformity with Section 6.1.2 of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The proposed lot provides for infill development that meets the provisions of the Zoning By-law 1999-52, as amended.

That application B/19/21 be approved subject to the following conditions:

- 1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; an electronic and paper copy to be provided to the Municipality.
- 2. The applicant submit to the municipality the deed, in triplicate, acceptable for registration in order that consent may be attached to the original and duplicate, and a copy be provided to the Municipality.
- 3. That all property taxes be paid in full.
- 4. That the developer be required to undertake lot grading plans for the severed lot taking into consideration the adjacent grade elevations of the neighbouring properties and indicate any retaining walls as required, to the satisfaction of the Building division.
- 5. That the applicant complete new water, sanitary sewer service and storm sewer service connections for the severed lot. The cost of all servicing requirements will be at the expense of the applicant and to the satisfaction of the Municipality.
- 6. That the applicant must install a curb cut and driveway access to the severed parcel to the satisfaction of the Infrastructure Services department prior to the stamping of deeds.
- 7. That the applicant be required to obtain a Right-of-Way Permit from Infrastructure Services according to Town by-laws and policies for any work required within the limits of the Town right-of-way. All permitting costs will be borne entirely by the applicant.
- 8. That the engineering report prepared by N.J. Peralta Engineering Ltd. be adopted by Council according to the provisions of the Drainage Act, and all recommendations presented within the engineering report must be satisfied at the applicant's expense prior to the stamping of the deeds.
- 9. That an assessment apportionment for any and all drains affected by the

severance be completed in accordance with the provisions of the Drainage Act and that all costs associated with said apportionment be paid by the applicant.

- 10. That the applicant obtain in writing confirmation, through applicable emergency services, that they have the ability to safely access this area during a 1:100 year flood event prior to the stamping of the deeds.
- 11. That the existing shed on the severed parcel be removed or demolished prior to the stamping of deeds.
- 12. That a parkland fee be paid to the Town of Amherstburg prior to the stamping of the deeds in an amount of \$300 for the severed lot.
- 13. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

Moved by: Terris Buchanan
Seconded by: Anthony Campigotto

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto	X	
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

Reasons of Committee – The request is in conformity with Section 6.1.2 of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The proposed lot provides for infill development that meets the provisions of the Zoning By-law 1999-52, as amended.

That application B/20/21 be approved subject to the following conditions:

- 1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; an electronic and paper copy to be provided to the Municipality.
- 2. The applicant submit to the municipality the deed, in triplicate, acceptable for registration in order that consent may be attached to the original and duplicate, and a copy be provided to the Municipality.
- 3. That all property taxes be paid in full.
- 4. That the applicant be required to undertake lot grading plans for the severed lot taking into consideration the adjacent grade elevations of the neighbouring properties and indicate any retaining walls as required, to the satisfaction of the Building division.
- 5. That the applicant complete new water, sanitary sewer service and storm sewer service connections for the severed lot. The cost of all servicing requirements will be at the expense of the applicant and to the satisfaction of the Municipality.
- 6. That the applicant must install a curb cut and driveway access to the severed parcel to the satisfaction of the Infrastructure Services department prior to the stamping of deeds.
- 7. That the applicant be required to obtain a Right-of-Way Permit from Infrastructure Services according to Town by-laws and policies for any work required within the limits of the Town right-of-way. All permitting costs will be borne entirely by the applicant.

8. That the engineering report prepared by N.J. Peralta Engineering Ltd. be adopted by Council according to the provisions of the Drainage Act, and all recommendations presented within the engineering report must be satisfied at the applicant's expense prior to the stamping of the deeds.
9. That an assessment apportionment for any and all drains affected by the severance be completed in accordance with the provisions of the Drainage Act and that all costs associated with said apportionment be paid by the applicant.
10. That the applicant obtains in writing confirmation, through applicable emergency services, that they have the ability to safely access this area during a 1:100 year flood event prior to the stamping of the deeds.
11. That a parkland fee be paid to the Town of Amherstburg prior to the stamping of the deeds in an amount of \$300 for the severed lot.
12. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

Moved by: Josh Mailloux
Seconded by: Terrace Buchanan

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	x	
Anthony Campigotto	x	
Josh Mailloux	x	
Donald Shaw (VC)	x	
David Cozens (CH)	Absent	

Reasons of Committee – The request is in conformity with Section 6.1.2 of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The proposed lot provides for infill development that meets the provisions of the Zoning By-law 1999-52, as amended.

7.8 Application A/13/21– Coulson Design-Build Inc. – 519 McLeod Avenue (Roll No. 3729-550-000-04400)

Public in Attendance: Drew Coulson, Applicant

Purpose of Application: The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 7(3)(e) which requires a minimum exterior side yard setback of 7.5 m (24.6 ft) in a Residential Type 1B (R1B) Zone. The applicant is proposing the construction of a single detached dwelling with an exterior side yard of 4.452 m (14.61 ft). Therefore, the amount of relief requested is 3.048 m (10 ft) in exterior side yard setback.

The subject property is zoned Residential Type 1B (R1B) Zone in the Zoning By-law 1999-52, as amended, and designated Low Density Residential in the Town of Amherstburg Official Plan.

The following correspondence was received from the various agencies and residents circulated:

- i) Letter dated September 21, 2021 from the Essex Region Conservation Authority with the following comments:
The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the Conservation Authorities Act (Ontario Regulation No. 158/06). The parcel falls within the regulated area of the Willow Beach Drain. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28

of the Conservation Authorities Act.

Our office has reviewed the proposal and has no concerns relating to stormwater management.

We note that the subject property is adjacent to (within 120 m of) a natural heritage feature that may meet the criteria for significance under the PPS. Section 2.1.8 of the PPS, 2020 states – “Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”

Notwithstanding the above noted references to the PPS policies, we note that the proposed development is either adequately setback and/or physically separated from the natural heritage feature by existing development or infrastructure. Therefore, we do not anticipate any negative impacts associated with the proposal. Based on our review, we have no objection to the application with respect to the natural heritage policies of the PPS.

Upon review of the application and available background information, we note that the low lying nature of the roadway may result in excess water over the road during a 1:100 year flood event. The Municipality must confirm, through applicable emergency services (i.e. fire, police, etc.), that they have the ability to safely access this area during a 1:100 year flood event, in order to fulfill the municipality’s responsibilities under Section 3.1.7 of the Provincial Policy Statement (2020). Additionally, the applicant must obtain a Section 28 Permit from ERCA prior to undertaking any development on the site.

- ii) Email dated September 16, 2021 from the Infrastructure Services Department with the following comments:
No comments from IS regarding the minor variance (see comments relating to B/18-19-20/21.
- iii) Email dated September 14, 2021 from the Fire Prevention & Inspection Officer Town of Amherstburg has no comments on the application.
- iv) Email dated September 21, 2021 from Windsor Police Service with the following comments:
Windsor Police Service has no concerns or objections with the application. This is because the outcome from these applications, if approved, will not impede/restrict the ability of the Windsor Police Service to carry out service delivery in any way (in the form of either emergency or non-emergency incident response or general police patrol activities). The application involves severance to permit creation of new residential lots will not negatively impact police service delivery.
- v) Planning Report dated September 21, 2021 from Frank Garardo, Manager of Planning Services.

Committee Discussion: The Chair introduced the application and asked if there were any members of the public present for this application. There were none. The Planner, Frank Garardo read the purpose of the application. The Agent on the application presented the concept of the application.

The following resolutions were put forth:

That application A/13/21 be approved as amended and follows;

The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 7(3)(e) which requires a minimum exterior side yard setback of 7.5 m (24.6 ft) in a

Residential Type 1B (R1B) Zone. The applicant is proposing the construction of a single detached dwelling with an exterior side yard of 5.976 m (19.6 ft). Therefore, the amount of relief granted is 1.524 m (5 ft) in exterior side yard setback.

Moved by: Terris Buchanan
Seconded by: Anthony Campigotto

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto	X	
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

Reasons of Committee – The Committee, having considered the evidence presented, and having reviewed the plans and correspondence on file, is satisfied that the variance request is minor in nature, will not impact the character of the neighborhood, and is keeping with the intent of the Official Plan and Zoning By-law.

7.9 Applications B/56/21, B/57/21, B/58/21, B/59/21, B/60/21, B/61/21 – c/o Pillon Abbs Inc., Agent – 125 Alma Street & 144, 148, 152, 156, 160 Fort Street – (Roll Nos. 3729-260-000-05900, 01400, 02500, 02600, 02700, 02800)

Public in Attendance: Tracey Pillon Abbs, Agent on the Application, Anthony Leardi, property owner in area, Ray Fox, Amherstburg Community Church Board Member

Purpose of Application B/56/21 (125 Alma Street): The applicant is proposing to sever a parcel of land with 117.9 m ± width by an irregular depth and an area of 0.719 hectares ± for the purpose of a lot addition to merge with the property to the south as part of a property consolidation for future development. The severed parcel is described as Part 6 on the draft reference plan. The severed parcel will merge with Parts 1, 7, 8, 9, 12 and 15 on the draft reference plan to create a future development parcel which will have frontage on Fort Street. The proposed retained parcel having a 38.41 m ± frontage by an irregular depth has an area of 1.052 hectares ± contains a place of worship consisting of one main building and one accessory structure. No variances are required to facilitate this consent application.

Purpose of Application B/57/21 (144-148 Fort Street): The applicant is proposing to sever a parcel of land being 10.637 m (34.9 ft) frontage by an irregular depth with an area of 626.81 sq m (6746.93 sq ft) for purposes of creating a new residential building lot. The severed parcel is further described as Parts 4 and 16 on the draft reference plan. The northern limit of Part 16 contains hydro poles and a new part will be required on the reference plan to facilitate an easement in favour of Essex Powerline Corporation for the purpose of access and maintenance of its existing overhead secondary plant. The remaining parcel being 12.52 m (41.08 ft) frontage by an irregular depth with an area of 7316.78 sq m (78,757.16 sq ft) contains a single detached dwelling and one detached garage. The retained parcel is described as Parts 1, 2, 3, and 5. A variance for lot frontage is required to facilitate this consent application.

Purpose of Application B/58/21 (148 Fort Street): The applicant is proposing to sever a parcel of land having an area of 6515 sq m (1.61 acres) for the purpose of a lot addition as described as Part 1 on the draft reference plan. The severed parcel will merge with Parts 6, 7, 8, 9, 12 and 15 on the draft reference plan to create a future development parcel which will have frontage on Fort Street. The retained parcel having a 12.515 m (41.06 ft) frontage by an irregular depth with an area of 802 sq m (8632.66 sq ft) and described as Parts 2, 3 and 5 on the draft reference plan will continue to be used for residential purposes. The retained lot contains a single detached dwelling and one detached garage. Part 2 currently contains hydro poles and an easement is required in favour of Essex Powerlines Corporation for the purpose of access and maintenance of its

existing overhead secondary plant. The R2 zone permits a 12 m lot frontage and therefore a variance is not required to facilitate this consent application.

Purpose of Application B/59/21 (156 Fort Street): The applicant is proposing to sever a parcel of land which is the vacant rear portion of the lot, described as Part 12 on the draft reference plan and having an area of 2214 sq m (0.55 acres). The severed parcel will merge with Parts 1, 6, 7, 8, 9, and 15 on the draft reference plan to create a future development parcel which will have frontage on Fort Street. The retained parcel having a 18.72 m (61.42 ft) frontage by an irregular depth with an area of 962.5 sq m (10,360.26 sq ft) and described as Part 10 and 11 on the draft reference plan will continue to be used residential purposes. The retained lot contains a single detached dwelling and two detached garages. Part 11 currently contains hydro poles and an easement is required in favour of Essex Powerlines Corporation for the purpose of access and maintenance of its existing overhead secondary plant. The boundary limit to the east (shared with 160 Fort Street) contains underground hydro plant and a new part will be required on the reference plan to facilitate an easement in favour of Essex Powerline Corporation for the purpose of access and maintenance of its existing underground secondary plant.

Purpose of Application B/60/21 (160 Fort Street): The applicant is proposing to sever a parcel of land which is the vacant rear portion of the lot, described as Part 15 on the draft reference plan, and having an area of 2157 sq m (0.53 acres). The severed parcel will merge with Parts 1, 6, 7, 8, 9, and 12 on the draft reference plan to create a future development parcel which will have frontage on Fort Street. The retained parcel having an 18.72 m (61.42 ft) frontage by an irregular depth with an area of 942.2 sq m (10,141.76 sq ft) and described as Part 13 and 14 on the draft reference plan will continue to be used for residential purposes. The retained lot currently contains a single detached dwelling and one detached garage. Part 14 currently contains hydro poles and an easement is required in favour of Essex Powerlines Corporation for the purpose of access and maintenance of its existing overhead secondary plant. The boundary limit to the west (shared with 156 Fort Street) contains underground hydro plant and a new part will be required on the reference plan to facilitate an easement in favour of Essex Powerline Corporation for the purpose of access and maintenance of its existing underground secondary plant.

Purpose of Application B/61/21 (152 Fort Street): The applicant is proposing an easement (Part 8) for utility purposes. Part 8 currently contains hydro poles and an easement is required in favour of Essex Powerlines Corporation for the purpose of access and maintenance of its existing overhead secondary plant. The easements do not transfer title of lands.

The following correspondence was received from the various agencies and residents circulated:

- i) Letter dated September 21, 2021 from the Essex Region Conservation Authority with the following comments:

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 (Section 28 of 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, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the Conservations Authorities Act, (Ontario Regulation No. 158/06).

The subject property may lie wholly or partially within the Event Based Area (EBA) of the Essex Region Source Protection Plan, which came into effect October 1, 2015. The Source Protection Plan was developed to provide measures to protect Essex Region's municipal drinking water sources. As a result of these policies, new projects in these areas may require approval by the Essex Region Risk Management Official (RMO) to ensure that appropriate actions are taken to mitigate any potential drinking water threats. Should your proposal require the installation of fuel storage on the site, please contact the RMO to ensure the handling and storage of fuel will not pose a significant risk

to local sources of municipal drinking water. The Essex Region's Risk Management Official can be reached by email at riskmanagement@erca.org or 519-776-5209 ext 214. For any questions regarding Source Water Protection and the applicable source protection plan policies that may apply to the site, please contact the Essex Region Risk Management Official.

Our office has reviewed the proposal and has no concerns relating to stormwater management.

The subject property is not within or adjacent to any natural heritage feature that may meet the criteria for significance as defined by the PPS. Based on our review, we have no objection to the application with respect to the natural heritage policies of the PPS.

With the review of background information and aerial photograph, ERCA has no objection to this application for Consent.

- ii) Email dated September 16, 2021 from the Infrastructure Services Department with the following comments:
 - IS has no issues with the proposed assembly of the severed or retained lots under this application. However, we are assuming that the future development of this property will be subject to the Site Plan Control process. At that time, IS will have comments regarding site servicing, right-of-way issues, storm water management, etc.
- iii) Email dated September 21, 2021 from Windsor Police Service with the following comments:

Windsor Police Service has no concerns or objections with the application. This is because the outcome from these applications, if approved, will not impede/restrict the ability of the Windsor Police Service to carry out service delivery in any way (in the form of either emergency or non-emergency incident response or general police patrol activities). The application involves severance to permit creation of new residential lots will not negatively impact police service delivery.
- iv) Email dated September 22, 2021 from Essex Power Corporation.
 - Whomever is consolidating/severing the land in question will have to provide an easement at the rear of the properties 144 Fort St. to and including 174 Fort Street. This easement should be in favour of Essex Powerlines Corporation and is for the purpose of access and maintenance of our existing overhead secondary plant. In addition, an easement will need to be provided between 156 and 160 Fort Street for access and maintenance of our existing underground secondary plant. Please see the below clip from our GIS.
 - Please coordinate with our customer service department for any disconnects required prior to demolition of any building(s).
 - Alternates for secondary relocation can be discussed however this would be at the cost of the developer/owner.
- v) Planning Report dated September 21, 2021 from Frank Garardo, Manager of Planning Services.

Committee Discussion:

The Chair introduced the application and asked if there were any members of the public present for this application. Anthony Leardi, a property owner in the area and Ray Fox, a board member at the Amherstburg Community Church, were present. The Planner, Frank Garardo read the purpose of the applications. The Agent on the applications presented the concept of the applications. The Chair confirmed with the applicant that they are aware of the required conditions. The applicant confirmed knowledge and understanding of the conditions and that all conditions are at the expense of the applicant.

The following resolutions were put forth:

That application B/56/21 be approved subject to the following conditions:

1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; an electronic and paper copy to be provided to the municipality.
2. The applicant to submit to the municipality the deed, in triplicate, acceptable for registration in order that consent may be attached to the original and duplicate and a copy be provided to the municipality.
3. That, pursuant to Section 50(12) of the Planning Act, it is hereby stipulated that Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance of or other transaction involving the identical subject parcel of land and the applicant shall provide the Town with a solicitor's undertaking confirming that the severed parcel (Part 6) will be consolidated with the adjacent lands described as Part 1, 7, 8, 9, 12 and 15 on the Draft Reference Plan and become one parcel of land.
4. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

Moved by: Terris Buchanan
Seconded by: Josh Mailloux

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto	X	
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

Reasons of Committee – The request is in conformity with Sections 6.1.2 and 6.1.2(6) of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The proposed severance for land assembly to facilitate future development meets the provisions of the Zoning By-law 1999-52, as amended.

That application B/57/21 be approved subject to the following conditions:

1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; an electronic and paper copy to be provided to the municipality.
2. That the Reference Plan is to be revised to include a Part which outlines the extent of the easement required in favour of Essex Powerlines Corporation for the purpose of access and maintenance of its existing overhead secondary plant.
3. The applicant to submit to the municipality the deed, in triplicate, acceptable for registration in order that consent may be attached to the original and duplicate and a copy be provided to the municipality.
4. That a minor variance application be approved to recognize the deficient lot frontage for the severed lot.
5. That the existing structures be moved or demolished to comply to the existing setbacks of the Towns Zoning by-law, prior to stamping of the deeds.
6. That all property taxes be paid in full.

- 7. That a parkland fee be paid to the Town of Amherstburg prior to stamping of the deeds in an amount of \$300 per lot.
- 8. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

Moved by: Josh Mailloux
Seconded by: Anthony Campigotto

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto	X	
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

Reasons of Committee – The request is in conformity with Section 6.1.2 of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The proposed lot provides for infill development that meets the provisions of the Zoning By-law 1999-52, as amended.

That application B/58/21 be approved subject to the following conditions:

- 1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; an electronic and paper copy to be provided to the municipality.
- 2. The applicant to submit to the municipality the deed, in triplicate, acceptable for registration in order that consent may be attached to the original and duplicate and a copy be provided to the municipality.
- 3. That, pursuant to Section 50(12) of the Planning Act, it is hereby stipulated that Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance of or other transaction involving the identical subject parcel of land and the applicant shall provide the Town with a solicitor's undertaking confirming that the severed parcel (Part 1) will be consolidated with the adjacent lands described as Part 6, 7, 8, 9, 12 and 15 on the Draft Reference Plan and become one parcel of land.
- 4. That all property taxes be paid in full.
- 5. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

Moved by: Terris Buchanan
Seconded by: Josh Mailloux

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto	X	
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

Reasons of Committee – The request is in conformity with Sections 6.1.2 and 6.1.2(6) of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The proposed severance for land assembly to facilitate future development meets the provisions of the Zoning By-law 1999-52, as amended.

That application B/59/21 be approved subject to the following conditions:

1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; an electronic and paper copy to be provided to the municipality.
2. That the Reference Plan is to be revised to include a Part which outlines the extent of the easement required in favour of Essex Powerlines Corporation for the purpose of access and maintenance of its existing underground secondary plant.
3. The applicant to submit to the municipality the deed, in triplicate, acceptable for registration in order that consent may be attached to the original and duplicate and a copy be provided to the municipality.
4. That, pursuant to Section 50(12) of the Planning Act, it is hereby stipulated that Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance of or other transaction involving the identical subject parcel of land and the applicant shall provide the Town with a solicitor's undertaking confirming that the severed parcel (Part 12) will be consolidated with the adjacent lands described as Part 1, 6, 7, 8, 9 and 15 on the Draft Reference Plan and become one parcel of land.
5. That all property taxes be paid in full.
6. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

Moved by: Terris Buchanan
Seconded by: Anthony Campigotto

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto	X	
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

Reasons of Committee – The request is in conformity with Sections 6.1.2 and 6.1.2(6) of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The proposed severance for land assembly to facilitate future development meets the provisions of the Zoning By-law 1999-52, as amended.

That application B/60/21 be approved subject to the following conditions:

1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; an electronic and paper copy to be provided to the municipality.
2. That the Reference Plan is to be revised to include a Part which outlines the extent of the easement required in favour of Essex Powerlines Corporation for the purpose of access and maintenance of its existing underground secondary plant.
3. The applicant to submit to the municipality the deed, in triplicate, acceptable for registration in order that consent may be attached to the original and duplicate and a copy be provided to the municipality.
4. That, pursuant to Section 50(12) of the Planning Act, it is hereby stipulated that Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance of

or other transaction involving the identical subject parcel of land and the applicant shall provide the Town with a solicitor's undertaking confirming that the severed parcel (Part 15) will be consolidated with the adjacent lands described as Part 1, 6, 7, 8, 9 and 12 on the Draft Reference Plan and become one parcel of land.

- 5. That all property taxes be paid in full.
- 6. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

Moved by: Josh Mailloux
Seconded by: Terris Buchanan

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto	X	
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

Reasons of Committee – The request is in conformity with Sections 6.1.2 and 6.1.2(6) of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The proposed severance for land assembly to facilitate future development meets the provisions of the Zoning By-law 1999-52, as amended.

That application B/61/21 be approved subject to the following conditions:

- 1. That a Reference Plan of the subject property satisfactory to the municipality be deposited in the Registry Office; an electronic and paper copy to be provided to the municipality.
- 2. The applicant to submit to the municipality the deed, in triplicate, acceptable for registration in order that consent may be attached to the original and duplicate and a copy be provided to the municipality.
- 3. That all property taxes be paid in full.
- 4. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within one year from the date of this notice.

Moved by: Terris Buchanan
Seconded by: Anthony Campigotto

-carried-

	Yes/Concur	No/Not Concur
Terris Buchanan	X	
Anthony Campigotto	X	
Josh Mailloux	X	
Donald Shaw (VC)	X	
David Cozens (CH)	Absent	

Reasons of Committee – The request is in conformity with Sections 6.1.2 and 6.1.2(6) of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement. The proposed severance for land assembly to facilitate future development meets the provisions of the Zoning By-law 1999-52, as amended.

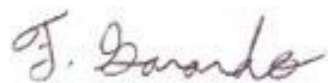
8. Next Meeting to be October 26, 2021.

9. Adjournment

The meeting was adjourned at 9:38 a.m.

Original Document Signed

Chairman- Dave Cozens



Secretary- Frank Garardo