

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

FORM 1  
PLANNING ACT  
APPLICATION FOR OFFICIAL PLAN AMENDMENT  
TOWN OF AMHERSTBURG

Application No. OPA No. 21

1. Name of approval authority County of Essex
2. Date application received by municipality November 17, 2022
3. Date application deemed complete by municipality \_\_\_\_\_
4. Name of registered owner RAFFAELE AND GINA MEO  
Telephone number \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Name of registered owner's solicitor  
or authorized agent (if any) \_\_\_\_\_  
Telephone number \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Please specify to whom all communications should be sent:  
☒ registered owner      ☐ solicitor      ☐ agent
5. Location and description of subject land:  
Municipality AMHERSTBURG  
Concession No. 8 Lot(s) No. PART W1/2 LOT 13  
Registered Plan No. \_\_\_\_\_ Lot(s) No. \_\_\_\_\_  
Reference Plan No. 12 R - 6979 Part(s) No. 4  
Street Address 8917 CONC. 8, MCGREGOR NOR 1J0  
Assessment Roll No. 3729 470 000 04750
6. Existing Size of Subject Parcel:  
Frontage 301.22 M Depth 682.15 M Area 20.46 HA
7. Current use of subject land AGRICULTURAL AND RESIDENTIAL DWELLING
8. Proposed change to Official Plan land use **designation** affecting subject land:  
Current Official Plan designation AGRICULTURAL  
Current land use(s) permitted AGRICULTURAL AND DWELLING  
Proposed Official Plan designation SAME – NO CHANGE  
Proposed land use(s) permitted SAME – NO CHANGE

Note: If a change in land use designation is proposed, the applicant is to provide a copy of the Map Schedule from the Official Plan with the proposed change and accompanying text indicated thereon.

9. Proposed change to Official Plan land use **policy** affecting subject land:

Existing land use policy to be deleted or amended    32.2.2(14) BY DELETING "1978" IN FIRST LINE AND INSERTING "1997" IN ITS PLACE

Land use policy to be added    NO NEW POLICY IS TO BE ADDED, ONLY THE MINOR MODIFICATION NOTED ABOVE

Purpose of new or amended land use policy    IT WOULD ALLOW THE COMMITTEE OF ADJUSTMENT TO CONSIDER THE SEVERANCE OF THE EXISTING DWELLING FROM THE FARM, IT NOW BEING SURPLUS AS A RESULT OF FARM CONSOLIDATION

New land uses permitted by change in land use policy    NO NEW LAND USES WILL BE PERMITTED

Text of proposed land use policy change being applied for    IN SECTION 32.2.2(14) DELETE "1978" AND INSERT "1997" IN ITS PLACE

(use a separate sheet of paper if necessary)

10. Current land use of abutting property:

North    AGRICULTURAL

South    AGRICULTURAL

East    AGRICULTURAL

West    ROADWAY, THEN AGRICULTURAL

11. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or establish a new area of settlement in the municipality?

☐ Yes    ☒ No

If yes, state the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.

12. Type of water supply:

☒ municipally owned and operated piped water supply  
☐ well  
☐ Other (specify)

13. Type of sanitary sewage disposal:

☐ municipally owned and operated sanitary sewers  
☒ septic system

☐ Other (specify) \_\_\_\_\_

If the requested amendment permits development on a privately owned and operated individual or communal septic system and more than 4,500 litres of effluent will be produced per day as a result of the development being completed the applicant is required to submit a:

- (i) servicing options report, and
- (ii) a hydrogeological report

14. Type of storm drainage:

- ☐ sewers
- ☒ ditches
- ☐ swales
- ☐ Other (specify) \_\_\_\_\_

15. Please indicate whether the subject land or any land within 120 metres of the subject land is the subject of an application made by the applicant for approval of one of the following: NO

- ☐ an official plan amendment
- ☐ a zoning by-law amendment
- ☐ a Minister=s zoning order amendment
- ☐ a minor variance
- ☐ a plan of subdivision
- ☐ a consent
- ☐ a site plan

Please provide the following with respect to the application(s):

File number \_\_\_\_\_

Name of the approval authority \_\_\_\_\_

Lands affected \_\_\_\_\_

Purpose \_\_\_\_\_

Status \_\_\_\_\_

Effect on the amendment proposed by this application \_\_\_\_\_

16. Does the requested amendment remove the subject land from an area of employment in the official plan?

- ☐ Yes ☒ No

If yes, state the current official plan policies, if any, dealing with the removal of land from an area of employment.

17. Is the requested amendment consistent with policy statements issued under subsection 3(1) of the Planning Act (ie. 2005 Provincial Policy Statement)?

- ☒ Yes ☐ No

Comments: \_\_\_\_\_

18. Is the subject land within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans?

\_\_\_\_\_  
\_\_\_\_\_

19. Is the land associated with any natural environment area or adjacent to or abutting lands that are designated as a Wetland or Natural Environment?

☐ Yes ☒ No


If yes, an Environmental Impact Assessment is required for approval by the Town and Essex Region Conservation Authority, to be completed in accordance with the County of Essex Guidelines for Environmental Impact Assessments or when Council considers it appropriate additional requirements may be made to the Guidelines in accordance with more detailed locally adopted terms of reference for an Environmental Impact Assessment.

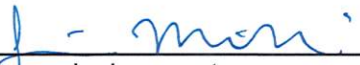
Dated at the TOWN of AMHERSTBURG this 17<sup>th</sup> day of NOV., 2022

  
(signature of applicant, solicitor or authorized agent)

I, Raffele Mao of the Town of Amherstburg in the County/District/Regional Municipality of Essex solemnly declare that all the statements contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Town of Amherstburg in the County of Essex this 17<sup>th</sup> day of November, 2022.

  
Applicant, Solicitor or Authorized Agent

  
A Commissioner, etc.  
Janine Quintina Mastronardi, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the Town of Amherstburg.  
Expires June 30, 2024

**NOTE:** A deposit of \$1000.00, and a flat fee of \$2500, along with an ERCA development review fee of \$300.00 (total of \$3800.00 payable to the Town of Amherstburg), must accompany your completed application. Any unused portion of the deposit will be returned after the decision on the OPA.