

Municipal Fee Received:	
Municipal Deposit Received:	
ERCA Fee Received:	

Application No. \_\_\_\_\_

**FORM 1**

**PLANNING ACT  
APPLICATION FOR OFFICIAL PLAN AMENDMENT  
TOWN OF AMHERSTBURG**

- Name of approval authority County of Essex
- Date application received by municipality \_\_\_\_\_
- Date application deemed complete by municipality \_\_\_\_\_
- Name of registered owner 1000083282 Ontario Inc. c/o Rob Piroli, President

Telephone number [REDACTED]

Address [REDACTED]

Email [REDACTED]

Name of registered owner's solicitor or authorized agent (if any) Bryan Pearce, Principal Planner, Baird AE Inc.

2 Contacts below:

Telephone number [REDACTED]

Address [REDACTED]

Email [REDACTED]

Tom Storey, Principal Planner

Please specify to whom all communications should be sent:

- registered owner     solicitor     agent

- Location and description of subject land:  
Municipality Town of Amherstburg

Concession No. \_\_\_\_\_ Lot(s) No. \_\_\_\_\_

Registered Plan No. 960 Lot(s) No. 254 to 311

Reference Plan No. 12R-29017 Part(s) No. Parts 13 to 23

Street Address Not Assigned - Vacant Assessment Roll No. \_\_\_\_\_

West ARN: 37293500000030300000

East ARN: 37294200000792000000

- Existing Size of Subject Parcel:  
Frontage 398m Depth 96.3m Area 3.842 Ha

- Current use of subject land Vacant

- Proposed change to Official Plan land use **designation** affecting subject land:  
General Commercial, Heavy Industrial, and  
Current Official Plan designation Medium Density Residential Area  
Current land use(s) permitted Commercial, Industrial, and Residential  
Proposed Official Plan designation Medium Density Residential Area  
Proposed land use(s) permitted Residential

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.

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

Existing land use policy to be deleted or amended To permit the proposed development,  
refer to Planning Rationale Report for details.

Land use policy to be added To permit the proposed development,  
refer to Planning Rationale Report for details.

Purpose of new or amended land use policy To permit the proposed development,  
refer to Planning Rationale Report for details.

New land uses permitted by change in land use policy To permit residential, refer to  
Planning Rationale Report for details.

Text of proposed land use policy change being applied for Refer to Planning Rationale Report  
for details.

(use a separate sheet of paper if necessary)

10. Current land use of abutting property:

North Vacant Industrial (Honeywell Lands, already re-mediated)

South Low Density Residential

East Vacant Medium Density Residential (undeveloped)

West Medium Density Residential (Rivers Edge Phase 1)

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:

- 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 Town of Amherstburg

Lands affected Subject Lands

Purpose Please refer to Zoning By-law Amendment Application

Status To be reviewed concurrently, along with Draft Plan of Subdivision and Deeming By-law

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

To permit the proposed development.

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.

Please refer to Planning Rationale Report.

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

2024

- Yes
- No

Comments: Please refer to Planning Rationale Report.

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.

20. Is the land within 600 m of property that is designated as Extractive Industrial?

Yes       No

If yes, as per Section 3.3.3 of the Official Plan a noise and vibration study is required for approval by the Town, to be completed.

Dated at the Municipality of Leamington this 20th day of December, 2024.

Bryan Pearce  
(signature of applicant, solicitor or authorized agent)

I, Bryan Pearce of the Municipality of Leamington 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 Municipality of Leamington in the County of Essex this 20th day of December, 2024.

Bryan Pearce  
Applicant, Solicitor or Authorized Agent

Michael Robert Pirolli  
A Commissioner, etc.,  
Province of Ontario, for Piroll Holdings Inc.  
and its subsidiaries.  
Expires September 28, 2027.

**NOTE:** A deposit of \$1,000 and a flat fee of \$5,522 along with an ERCA development review fee of \$400 for major Official Plan Amendment applications, must accompany your completed application for an official plan amendment. The total payable to the Town of Amherstburg is \$6,922.00 for major OPA applications.

A deposit of \$1,000 plus a flat fee of \$2,762 along with an ERCA development review fee of \$275 for minor Official Plan Amendment applications, must accompany each application for an official plan amendment. The total payable to the Town of Amherstburg is \$4,037 for minor OPA applications.

A deposit of \$2,000 plus a flat fee of \$8,011 along with an ERCA development review fee of \$400 for combined Official Plan Amendment and Zoning By-law Amendment applications, must accompany each application for a combined official plan amendment and zoning by-law amendment. The total payable to the Town of Amherstburg is **\$10,411 for combined OPA & ZBA applications.**

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

**If the subject lands are located within 120 m of a Provincially Significant Wetland, Significant Woodland, Area of Natural or Scientific Interest or Significant Species at Risk Habitat, the applicant may be required to complete a natural heritage review. The initial pre-consultation cost of the natural heritage review is \$565 and should additional work, such as an Environmental Impact Assessment, be required, the applicant will be responsible for all costs associated with review. Costs associated with the review will be invoiced to the applicant through the Town of Amherstburg. The applicant will be responsible for finding their own qualified biologist to complete the Environmental Impact Assessment, if required, and will be responsible for all costs associated with the assessment.**

**AUTHORIZATION**

(Please see note below)

To: Clerk  
Town of Amherstburg

Description and Location of Subject Lands:  
Parts 13 to 23, RP 12R-29017, being vacant Lands on the north side of Brunner Avenue, Amherstburg

Rob Piroli, President, 1000083282 Ontario Inc.

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

Bryan Pearce, Principal Planner, Baird AE Inc. of the Municipality of Leamington

and Secondly:  
of County of Essex to: Tom Storey  
Principal Planner, Storey Samways Planning Ltd.  
of the Municipality of Chatham-Kent

- (1) make an application on my/our behalf to the Council for the Town of Amherstburg;
- (2) appear on my behalf at any hearing(s) of the application; and
- (3) provide any information or material required by Town Council relevant to the application.

Dated at the Municipality of Leamington

in the County of Essex, this 20th day of December, 2024.



Signature of Witness



Signature of Owner

Signature of Witness

Signature of Owner

Signature of Witness

Signature of Owner

\* Note: This form is only to be used for applications which are to be signed by someone other than the owner.