

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

Application No. OPA # 29

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

1. Name of approval authority County of Essex
2. Date application received by municipality October 7, 2025
3. Date application deemed complete by municipality November 17, 2025
4. Name of registered owner Claudio Mancini ~~et al~~ and Dino DeSantis

Telephone number [REDACTED]Address [REDACTED]Postal Code [REDACTED]Email [REDACTED]

Name of registered owner's solicitor or authorized agent (if any) Pillon Abbs Inc., c/o Tracey Pillon-Abbs, RPP

Telephone number [REDACTED]Address [REDACTED]Postal Code [REDACTED]Email [REDACTED]

Please specify to whom all communications should be sent:



registered owner



solicitor



agent

5. Location and description of subject land:  
Municipality Town of Amherstburg

Concession No. [REDACTED]Lot(s) No. [REDACTED]Registered Plan No. Plan 249Lot(s) No. Part of Lots 70 and 71Reference Plan No. [REDACTED]Part(s) No. [REDACTED]Street Address 250 and 258 St Arnaud StAssessment Roll No. 37293300000100000000  
and 37293300000110000000

6. Existing Size of Subject Parcel:

Frontage 37.18 m Depth 72.92 m Area 2,719.27 m<sup>2</sup>

7. Current use of subject land Residential use (2 existing 4 unit multiple dwellings)
8. Proposed change to Official Plan land use **designation** affecting subject land:  
Current Official Plan designation "Low Density Residential"  
Current land use(s) permitted Residential uses  
Proposed Official Plan designation "Medium Density Residential"  
Proposed land use(s) permitted Residential uses
- 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 None
- Land use policy to be added None
- Purpose of new or amended land use policy The purpose is to permit additional residential units (proposed multiple dwelling).
- New land uses permitted by change in land use policy Permit a new multiple dwelling, which increases the density if the Site.
- Text of proposed land use policy change being applied for None.  
Proposed map schedule change only. Also subject to a ZBA.  
See PJR for further details.

(use a separate sheet of paper if necessary)

10. Current land use of abutting property:

North Light industrial

South Residential

East Residential

West Light industrial

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.

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12. Type of water supply:

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municipally owned and operated piped water supply

☐

well

☐

Other (specify) \_\_\_\_\_

13. Type of sanitary sewage disposal:

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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 \_\_\_\_\_

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. 2024 Provincial Planning Statement)?

☒ Yes ☐ No

Comments: See PJR for more details.

\_\_\_\_\_

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?

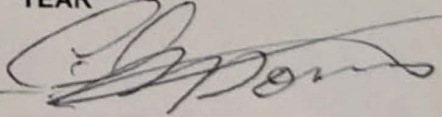
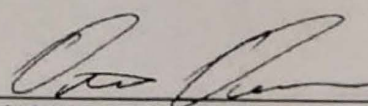
☐ Yes

☒ 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 the Town of Amherstburg  
PRINT NAME OF TOWN OR CITY

this 4th day of September, 20 25.  
DAY MONTH YEAR

  
SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT

I, Claudio Mancini of the Town of Amherstburg in the  
PRINT NAME PRINT NAME OF TOWN OR CITY

County/District/Regional Municipality of Essex solemnly declare that all the statements contained in this application are true, and I make this solemn declaration

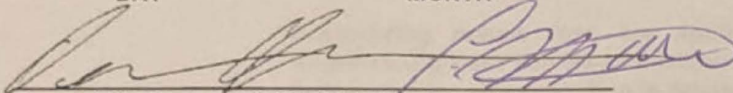


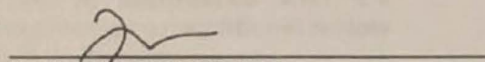
conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Municipality of Chatham-Kent  
PRINT NAME OF TOWN OR CITY

in the Province of Ontario  
PRINT COUNTY/REGION/DISTRICT

this 4th day of September, 2025 ELECTRONICALLY  
DAY MONTH YEAR

  
 APPLICANT, SOLICITOR OR AUTHORIZED AGENT

  
 A COMMISSIONER, ETC.

Tracey Lynn Cecilia Pillon-Abbs, a Commissioner, etc.,  
 Province of Ontario, for Pillon Abbs Inc  
 Expires August 4, 2026

**NOTE:** A deposit of \$1,000 and a flat fee of \$5,627 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 **\$7027.00 for major OPA applications.**

A deposit of \$1,000 plus a flat fee of \$2,815 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 **\$4090 for minor OPA applications.**

A deposit of \$2,000 plus a flat fee of \$8,164 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 **\$10,564 for combined OPA & ZBA applications.**

**If an application is withdrawn the applicant is subject to a portion of the deposit up to the full deposit amount being retained by the Town subject to the amount of work completed on the file prior to the formal request for withdrawal being submitted to the Town. The applicant agrees that this will be determined at the discretion of the Town of Amherstburg.**

**Upon a decision being rendered by the Approval Authority a portion of the deposit up the full deposit amount may be retained by the Town subject to cost incurred by the Town including but not limited to any disbursements. The applicant agrees that this will be determined at the discretion of the Town of Amherstburg**

**Engineering review fees are applicable in accordance with the Amherstburg User Fee By-law, which may include an additional review fees each time an application is resubmitted and rereviewed.**

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.

XDD CM

Initial confirming this page  
has been read and understood

☐ Yes

☒ No

☐ Yes

☒ No

of the Town of Amherstburg