



CORPORATION OF THE TOWN OF AMHERSTBURG  
271 SANDWICH ST S, AMHERSTBURG, ONTARIO N9V 2A5

### **NOTICE OF PUBLIC HEARING**

In the matter of the *Planning Act*, R.S.O. 1990, as amended, and, in the matter of applications for consent and minor variance by:

**Michael Scott, c/o Drew Coulson, Agent**

TAKE NOTICE THAT applications for **consent (severance) and minor variance** under the above-noted files will be heard by the TOWN OF AMHERSTBURG COMMITTEE OF ADJUSTMENT on the date, time and place shown below:

**Amherstburg Council Chambers, 271 Sandwich St. S., Amherstburg, ON  
Wednesday, July 2, 2025 at 8:00 A.M. (morning)**

This is a public hearing for the purpose of hearing evidence in support of or in opposition to the above-noted applications. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are asked to inform that person of this hearing.

If you wish to participate in the Committee of Adjustment meeting electronically, please email the Secretary Treasurer at [jmastronardi@amherstburg.ca](mailto:jmastronardi@amherstburg.ca) to request the meeting invitation by 4:00 p.m. two nights before the hearing (Monday, June 30, 2025).

#### **Public Comment Submission:**

If you have comments on these applications, they may be forwarded in writing to the Secretary-Treasurer either by mail or in person to:

Janine Mastronardi, Secretary-Treasurer  
3295 Meloche Road  
Amherstburg, ON  
N9V 2Y8

Comments can also be submitted by email by 4:00 p.m. two nights before the hearing (Monday, June 30, 2025) to the Planning Department, [planning@amherstburg.ca](mailto:planning@amherstburg.ca). All public comments received prior to the meeting by the above noted due date, will be read aloud at the beginning of the relevant application.

This is a public hearing for the purpose of hearing evidence in support of or in opposition to the above-noted applications. If you are aware of any person interested in or affected by these applications who has not received a copy of this notice you are asked to inform that person of this hearing. If you have comments on these applications, they may be forwarded in writing to the Secretary-Treasurer at the address shown above.

If you do not attend and are not represented at this hearing, the Committee may proceed in your absence (including possible amendments to the original request). Except as otherwise provided for in the *Planning Act*, you will not be entitled to any further notice of the proceedings.

If a specified person or any public body that files an appeal of a decision of the Town of Amherstburg Committee of Adjustment in respect of the proposed consent or minor variance does not make written submission to the Town of Amherstburg Committee of Adjustment before it gives or refuses to give a provisional consent or a provisional minor variance, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decisions of the Town of Amherstburg Committee of Adjustment in respect of the proposed consent and minor variance, you must make a written request to Town of Amherstburg Committee of Adjustment.

**Location of Property:** 507 McLeod Avenue  
(Roll No.: 3729-550-000-04780)

**Purpose of Application B/26/25:** The applicant is proposing to sever a parcel of land (Lot A) being 16.76 m  $\pm$  frontage by 59.8 m  $\pm$  depth with an area of 1002.25 sq m  $\pm$  to create a new residential building lot for a single detached dwelling.

**Purpose of Application B/27/25:** The applicant is proposing to sever a parcel of land (Lot B) being 15.85 m  $\pm$  frontage by 59.8 m  $\pm$  depth with an area of 947.83 sq m  $\pm$  to create a new residential building lot for a single detached dwelling.

**Purpose of Application B/28/25:** The applicant is proposing to sever a parcel of land being 15.24 m  $\pm$  frontage by 57.06m  $\pm$  depth with an area of 870 sq m  $\pm$  to create a new residential building lot for a single detached dwelling.

The retained parcel being 24.45 m  $\pm$  frontage by 59.8 m  $\pm$  depth with a total area of 1462.11 sq m  $\pm$  contains a single detached dwelling.

**Purpose of Application A/19/25:** 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 and Section 6(3)(b) which requires a minimum lot frontage of 20 m in a Residential Type 1A (R1A) Zone. The applicant is also requesting relief from Section 6(3)(e) which requires a minimum exterior side yard width of 7.5 m in the Residential Type 1A (R1A) Zone.

Subsequent to consent application B/26/25, the severed parcel (Lot A) will have a lot frontage of 16.76 m. The amount of relief requested for severed parcel B/26/25 is 3.24 m in lot frontage.

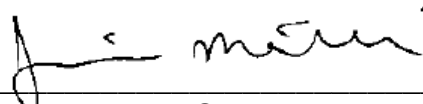
Subsequent to consent application B/27/25, the severed parcel (Lot B) will have a lot frontage of 15.85 m and is proposed to have a 3 m exterior side yard setback. The amount of relief requested for severed parcel B/27/25 is 4.15 m in lot frontage and 4.5 m in exterior side yard setback.

Subsequent to consent application B/28/25, the severed parcel (Lot C) will have a lot area of 870 sq m and a lot frontage of 15.24 m. The amount of relief requested for severed parcel B/28/25 is 30 sq m in lot area and 4.76 m in lot frontage.

The subject property is designated Low Density Residential and Woodlot in the Town's Official Plan and zoned holding-Residential Type 1A (R1A) Zone in the Town's Zoning By-law.

Additional Information relating to the proposed applications is available by contacting the Town of Amherstburg Planning Offices by phone or email, during normal office hours, 8:30 a.m. to 4:30 p.m. or at the Town website [www.amherstburg.ca](http://www.amherstburg.ca).

**Dated: June 18, 2025**



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Janine Mastronardi, Secretary-Treasurer  
Town of Amherstburg Committee of Adjustment  
3295 Meloche Road, Amherstburg, ON N9V2Y8





Town of Amherstburg  
B/26-28/25 - 507 McLeod Ave.

491

507

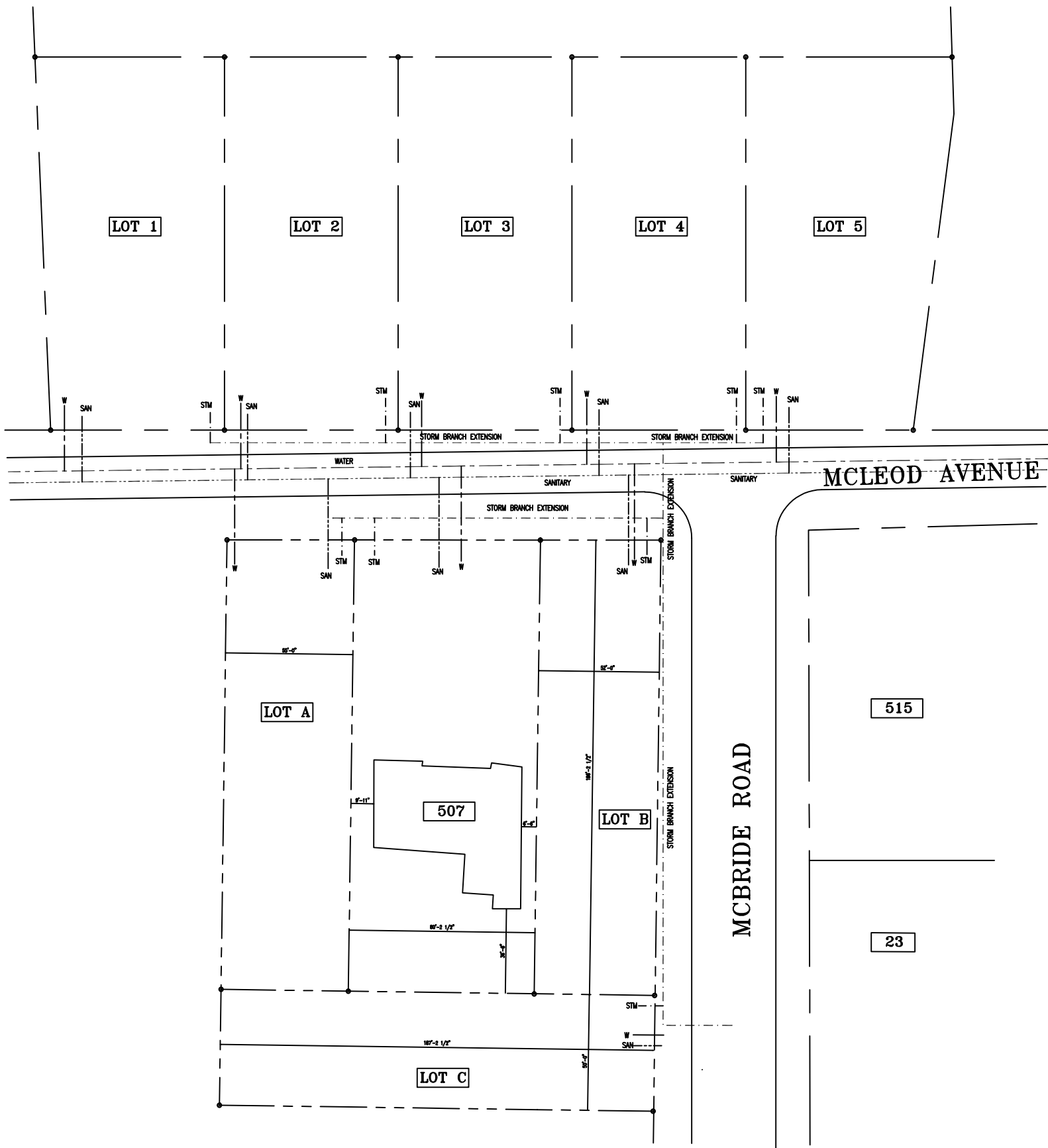
24

519

MCLEOD AVE

MCBRIDE RD







**TOWN OF AMHERSTBURG**  
**Application for**  
**CONSENT/LAND SEVERANCE**

<b>OFFICE USE ONLY</b>	
Application No.:	B/26-28/25
Date of Pre-consultation Meeting:	6/11/25
Date Application Received:	6/11/25
Date Application Deemed Complete:	6/16/25
Staff Person Present:	J. Mastronardi
Municipal Fee Received:	Paid
ERCA Fee Received:	Paid

**1. CONTACT INFORMATION**

**Applicant/Owner Information**

**Municipal Freedom of Information and Protection of Privacy Act – Personal Information on this form is collected under authority of the Planning Act and will be used to process this application.**

Name of Registered Owner: Michael Scott

Mailing Address:

Postal Code:

Phone:

Cell:

Email:

**Agent Authorized by Owner to file the Application (if applicable):**

Name: Drew Coulson

Mailing Address:

Postal Code:

Phone:

Cell:

Email:

Which of the above is the Primary Contact?

☐

Applicant

☐

Agent

If known, if there are any holders of any mortgages, charges or other encumbrances on the subject land, please provide details as follows:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

**2. LOCATION AND DESCRIPTION OF SUBJECT LANDS**

Assessment Roll No.: 3729 550 04780

Municipal Address: 507 McLeod Avenue

Concession:

Lot:

Registered Plan No.: 1103

Lot(s): Lots 132 to 141

Reference Plan No.:

Part(s):

**3. CURRENT OFFICIAL PLAN DESIGNATION AND ZONING OF SUBJECT LANDS:**

Official Plan Designation: Low Density Res and Woodlot	Zoning: h-R1A
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**4. CURRENT SIZE OF SUBJECT PARCEL:**

Frontage: 57.06 m along McLeod

Depth: 75.04 m

Area: 4282.19 sq m +/-

**5. ARE THERE ANY EASEMENTS OR RESTRICTIVE COVENANTS AFFECTING THE SUBJECT LAND?**☐

Yes

☒

No

If yes please provide a description of each easement or covenant and its effect.

<b>6. TYPE AND PURPOSE OF TRANSACTION (please check all applicable)</b>	
<b>Conveyance</b>	
<b>Agricultural Area</b>	
<input type="checkbox"/>	farm split
<input type="checkbox"/>	surplus dwelling
<input type="checkbox"/>	lot addition
<input type="checkbox"/>	technical severance
<b>Other Areas</b>	
<input checked="" type="checkbox"/>	creation of new lot
<input type="checkbox"/>	technical severance
<input type="checkbox"/>	lot addition
<b>Other</b>	
<input type="checkbox"/>	mortgage or charge
<input type="checkbox"/>	easement/right-of-way
<input type="checkbox"/>	partial discharge of mortgage
<input type="checkbox"/>	correction of title
<input type="checkbox"/>	other (specify) _____

<b>7. DESCRIPTION AND USE OF LAND INTENDED TO BE <u>SEVERED</u>:</b> <span style="color: blue;">B/26/25- Lot A</span>			
Frontage:                    16.76 m +/-			
Depth:                    59.8 m +/-			
Area:                    1002.25 sq m +/-			
Existing Use:            residential			
Proposed Use:        residential			
Number and use of buildings and structures on the land intended to be severed			
Existing:                vacant land			
Proposed:              single detached dwelling			
Is there an existing access bridge on this parcel?			
<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	No
Is there a water service connection on this parcel?			
<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	No
Is there a sanitary sewer connection on this parcel?			
<input type="checkbox"/>	Yes (locate on sketch)	<input checked="" type="checkbox"/>	No
Access to proposed severed lot			
<input checked="" type="checkbox"/>	Municipal Road	<input type="checkbox"/>	County Road
<input type="checkbox"/>	Private	<input type="checkbox"/>	Water
If access to the subject land is by water only, indicate the parking and docking facilities to be used and the approximate distance between these facilities and the nearest public road.  <div style="border: 1px solid black; height: 40px; width: 100%;"></div>			



**7. DESCRIPTION AND USE OF LAND INTENDED TO BE SEVERED:** B/27/25- Lot B

Frontage: 15.85 m +/-

Depth: 59.8 m +/-

Area: 947.83 sq m +/-

Existing Use: residential

Proposed Use: residential

Number and use of buildings and structures on the land intended to be severed

Existing: vacant land

Proposed: single detached dwelling

Is there an existing access bridge on this parcel?

☐

Yes (locate on sketch)

☒

No

Is there a water service connection on this parcel?

☐

Yes (locate on sketch)

☒

No

Is there a sanitary sewer connection on this parcel?

☐

Yes (locate on sketch)

☒

No

Access to proposed severed lot

☒

Municipal Road

☐

County Road

☐

Provincial Highway

☐

Private

☐

Water

If access to the subject land is by water only, indicate the parking and docking facilities to be used and the approximate distance between these facilities and the nearest public road.

**7. DESCRIPTION AND USE OF LAND INTENDED TO BE SEVERED:** B/28/25- Lot C

Frontage: 15.24 m +/-

Depth: 57.06 m +/-

Area: 870 sq m +/-

Existing Use: residential

Proposed Use: residential

Number and use of buildings and structures on the land intended to be severed

Existing: vacant land

Proposed: single detached dwelling

Is there an existing access bridge on this parcel?

☐

Yes (locate on sketch)

☒

No

Is there a water service connection on this parcel?

☐

Yes (locate on sketch)

☒

No

Is there a sanitary sewer connection on this parcel?

☐

Yes (locate on sketch)

☒

No

Access to proposed severed lot

☒

Municipal Road

☐

County Road

☐

Provincial Highway

☐

Private

☐

Water

If access to the subject land is by water only, indicate the parking and docking facilities to be used and the approximate distance between these facilities and the nearest public road.

<b>8. NUMBER OF NEW LOTS PROPOSED (NOT INCLUDING RETAINED LOT):</b>				3
<b>9. DESCRIPTION AND USE OF LAND INTENDED TO BE <u>RETAINED</u>:</b>				
Frontage:	24.45 m +/-	Depth:	59.8 m +/-	Area: 1462.11 sq m +/-
Existing Use: residential				
Proposed Use: residential				
Number and use of buildings and structures on the land intended to be retained				
Existing: single detached dwelling				
Proposed Use: no change				
Is there an existing access bridge on this parcel?				
<input checked="" type="checkbox"/>	Yes (locate on sketch)	<input type="checkbox"/>	No	
Is there a water service connection on this parcel?				
<input checked="" type="checkbox"/>	Yes (locate on sketch)	<input type="checkbox"/>	No	
Is there a sanitary sewer connection on this parcel?				
<input checked="" type="checkbox"/>	Yes (locate on sketch)	<input type="checkbox"/>	No	
Access to proposed retained lot				
<input checked="" type="checkbox"/>	Municipal Road	<input type="checkbox"/>	County Road	<input type="checkbox"/>
<input type="checkbox"/>	Private	<input type="checkbox"/>	Water	
<p>If access to the subject land is by water only, indicate the parking and docking facilities to be used and the approximate distance between these facilities and the nearest public road.</p> <hr/>				



<b>10. TYPE OF WATER SUPPLY AND SANITARY SEWAGE DISPOSAL (please check all applicable)</b>	
<b>Type Water</b>	
Municipally owned and operated piped water supply Severed <input type="checkbox"/> Retained <input type="checkbox"/>	
Well Severed <input type="checkbox"/> Retained <input type="checkbox"/>	
Other (specify) _____	
<b>Type Sanitary</b>	
Municipally owned and operated sanitary sewers Severed <input type="checkbox"/> Retained <input type="checkbox"/>	
Septic tank Severed <input type="checkbox"/> Retained <input type="checkbox"/>	
Other(specify)_____	
When will water supply and sewage disposal services be available? upon application _____	

<b>11. PROPERTY HISTORY</b>	
Have there been any previous severances of land from this holding?	
<input type="checkbox"/>	Yes (locate on sketch)
<input type="checkbox"/>	No
If yes, please indicate previous severances on the required sketch and supply the following information for each lot severed:	
Grantee's name	
Relationship (if any) to the owner:	

Use of parcel:	
Date parcel created:	
Has the parcel ever been the subject of an application for approval of a plan of subdivision under Section 51 or a consent under Section 53 of the Act, as amended, or its predecessors?	
<input type="checkbox"/>	Yes (locate on sketch)
<input checked="" type="checkbox"/>	No
If yes, please indicate the file number and the decision:	
<hr/> <hr/>	

<b>12. CURRENT APPLICATIONS</b>	
Please indicate whether the property is the subject of an application for one of the following:	
<input type="checkbox"/>	Official plan or official plan amendment approval
<input type="checkbox"/>	Zoning by-law amendment
<input type="checkbox"/>	Minister's zoning order amendment
<input checked="" type="checkbox"/>	Minor variance
<input type="checkbox"/>	Consent or approval of a plan of subdivision
If known, indicate the file number and status of the foregoing application(s)	
<u>A/19/25- concurrent</u>	
Is the owner, solicitor or agent applying for additional consents on this holding simultaneously with this application, or considering applying for additional consents in the future?	
<input type="checkbox"/>	Yes (locate on sketch)
<input checked="" type="checkbox"/>	No
Is the owner, solicitor or agent applying for any minor variance or permission to extend or enlarge under Section 45 of the Planning Act, R.S.O. 1990, as amended, in relation to any land that is the subject of this application?	
<input type="checkbox"/>	Yes (locate on sketch)
<input checked="" type="checkbox"/>	No

## 12. CURRENT APPLICATIONS CONTINUED

Is the requested application consistent with policy statements issued under subsection 3(1) of the Planning Act? (ie.2024 Provincial Planning Statement)



Yes (locate on sketch)



No

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

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



Yes (locate on sketch)



No

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

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 (locate on sketch)



No [\\*natural heritage peer review completed](#)

If yes, 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 adopt terms of reference for an Environmental Impact Assessment.

Does the proposed project include the addition of permanent above ground fuel storage?



Yes (locate on sketch)



No

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



### 13. CONSENT OF OWNER

The owner must also complete the following or a similar authorization attached to the application.

#### Consent of Owner(s) to the Use and Disclosure of Personal Information and to Allow Site Visits to be Conducted

In accordance with the provisions of the Planning Act, it is the policy of the Town of Amherstburg Planning Services Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation,

I/we Drew Coulson  
PRINT NAME(S)

the owner(s)/authorized applicant, hereby acknowledge the above-noted policy and provide my/our consent, in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

June 11, 2025  
DATE

  
SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE

**14. AFFIDAVIT** (This affidavit must be signed in the presence of a Commissioner)

I/We, Drew Coulson of the  
PRINT NAME(S)

Town of Amherstburg in the  
PRINT TOWN OR CITY NAME

County of Essex solemnly declare that all of the  
COUNTY/REGION/DISTRICT NAME

information and the statements contained in this application are true, and I/we, 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  
PRINT TOWN OR CITY NAME

in the County of Essex  
COUNTY NAME

June 11, 2025  
DATE

  
SIGNATURE OF OWNER OR AUTHORIZATION AGENT

June 11, 2025  
DATE

  
SIGNATURE OF COMMISSIONER  
Janine Quintina Mastronardi, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the Town of Amherstburg.  
Expires June 30, 2027.

## 15. AUTHORIZATION

If the applicant is not the owner(s) of the land that is subject of this application, the owner(s) must complete the following or a similar authorization attached to the consent application.

To: Town of Amherstburg

Description and Location of Subject Lands: 507 McLeod

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

Drew Coulson  
PRINT NAME

of Town of Amherstburg  
PRINT TOWN OR CITY NAME

To:

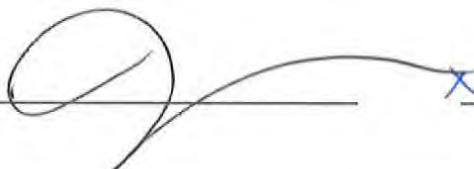
- (1) make an application on my/our behalf to the Committee of Adjustment of the Town of Amherstburg;
- (2) appear on my behalf at any hearings(s) of the application; and
- (3) provide any information or material required by the Committee relevant to the application.
- (4) submit this application on my/our behalf and, for the purposes of the Freedom of Information and Protection of Privacy Act, to provide any of my/our personal information that will be included in this application or collected during the process of the application

DATED at the Town of Amherstburg  
PRINT TOWN OR CITY NAME

in the County of Essex  
COUNTY NAME

on \_\_\_\_\_  
DATE

X  
Witness



X  
Signature of Owner



Witness

Signature of Owner

Witness

Signature of Owner



## 16. POSTING COMMITTEE OF ADJUSTMENT ADVISORY SIGN

This will confirm the requirements of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon submission of your application(s). You are directed to post the sign in a prominent location that will enable the public to observe the sign.

The location of the sign will depend on the lot and location of structures on it. The sign should be placed so as to be legible from the roadway in order that the public see the sign and make note of the telephone number should they wish to make inquiries. The Zoning By-law prohibits the signs from being located in any corner lot sightlines. In most cases, please post the sign on a stake as you would a real estate sign. For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building at its entrance. Please contact the undersigned if you have any queries on the sign location.

Each sign must remain posted beginning 14 days prior to the Hearing, until the day following the decision of the Committee of Adjustment. Please complete the form below indicating your agreement to post the sign(s) as required. This form must be submitted with the application so that it may be placed on file as evidence that you have met the Committee's requirements. Failure to post the sign as required will result in deferral of the application.

Chris Aspila, MCIP RPP  
Manager of Planning Services

Property Address: 507 McLeod

Application Number(s): B / 24 - 28 / 25

I understand that each sign must be posted at least 14 days before the Hearing, and will remain posted and be replaced if necessary, until the day following the Decision.

I acknowledge that the Secretary-Treasurer has confirmed these requirements with me.

  
Signature (Owner/Authorized Agent)

June 11, 2025  
Date

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

Application No. A/19/25

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

1. Name of approval authority Town of Amherstburg
2. Date application received by municipality 6/11/25
3. Date application deemed complete by municipality 6/16/25
4. Name of registered owner Michael Scott

Telephone number \_\_\_\_\_

Address & Postal Code [REDACTED]

Email \_\_\_\_\_

Name of registered owner's solicitor or authorized agent (if any) Drew CoulsonTelephone number [REDACTED]Address & Postal Code [REDACTED]Email [REDACTED]

Please specify to whom all communications should be sent:



registered owner



solicitor



agent

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

6. Location and description of subject land:

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

Registered Plan No. 1103 Lot(s) No. 132-141

Reference Plan No. \_\_\_\_\_ Part(s) No. \_\_\_\_\_

Street Address 507 McLeod Ave Assessment Roll No. 3729 550 04780

7. Size of subject parcel:

Frontage 57.06 m Depth 75.04 m Area 4282.19 sq m

8. Access to subject parcel:

☒ Municipal Road ☐ County Road ☐ Provincial Highway  
☐ Private ☐ Water

If access to the subject land is **by water** only, state the parking and docking facilities used or to be used and the approximate distance between these facilities and the nearest public road

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9. Current Official Plan Land Use designation of subject land \_\_\_\_\_  
Low Density Residential and Woodlot

10. Current Zoning of subject land h-R1A

11. Nature and extent of relief from the Zoning By-law requested Section 6(3)(a)  
requires a 900 sq m lot area, Proposing Lot C 870 sq m/ Section 6(3)(b) requires  
20 m lot frontage, Proposing Lot A 16.76 m, Lot B 15.85 m, Lot C 15.24 m  
Section 6(3)(e) requires 7.5 m exterior side yard, Lot B proposing 3 m exterior  
side yard

12. Reasons why minor variance is necessary subsequent to a consent the proposed  
lot frontages and one lot area and one proposed exterior side yard will be less than required

13. Current use of subject land \_\_\_\_\_  
residential

14. Length of time current use of subject land has continued 36 yrs +/-

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15. Number and type of buildings or structures **existing** on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area:

single detached dwelling and shed

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

1989

17. Date subject land acquired by current registered owner Coulson to purchase on June 30, 2025

18. Proposed use of subject land residential, four lots for single detached dwellings

19. Number and type of buildings or structures **proposed** to be built on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area:

one single detached dwelling is proposed on each of the severed and retained parcels.

20. Type of water supply:

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

21. Type of sanitary sewage disposal:

- ☒ municipally owned and operated sanitary sewers  
☐ septic system  
☐ Other (specify) \_\_\_\_\_

22. Type of storm drainage:

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

23. If known, indicate whether the subject land is the subject of an application under the Planning Act for:

- ☒ consent to sever ☐ approval of a plan of subdivision

If known, indicate the file number and status of the foregoing application:

B/26-28/25, concurrent

24. If known, indicate if the subject land has ever been the subject of an application for minor variance under Section 45 of the Planning Act.

\_\_\_\_\_

25. The proposed project includes the addition of permanent above ground fuel storage:

- ☐ Yes ☒ No

26. Is the land within 600m of property that is designated as Extraction Industry?

- ☐ Yes ☒ No

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

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

Dated at the Town of Amherstburg on June 11, 2025.  
PRINT NAME OF TOWN OR CITY DATE




SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT

I, Drew Collson of the Town of Amherstburg in the  
NAME PRINT NAME OF TOWN OF 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 Town of Amherstburg  
PRINT NAME OF TOWN OR CITY

In the County of Essex on June 11, 2025  
PRINT COUNTY/REGION/DISTRICT DATE



APPLICANT, SOLICITOR OR AUTHORIZED AGENT



A COMMISSIONER, ETC.

Janine Quintina Mastronardi, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the Town of Amherstburg.  
Expires June 30, 2027.



## **NOTES:**

Each copy of the application must be accompanied by a sketch, drawn to scale, showing:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines;
- c) the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples of features include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks/tile fields;
- d) the current uses on land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- f) if access to the subject land is by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land.

**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: Secretary-Treasurer  
Committee of Adjustment  
Town of Amherstburg  
Description and Location of Subject Land:

567 McLeod

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

Drew Coulson

PRINT NAME

of the

Town of Amherstburg

PRINT TOWN OR CITY

to:

- (1) make an application on my/our behalf to the Committee of Adjustment 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's Committee of Adjustment relevant to the application.

Dated at the

Town of Amherstburg

PRINT TOWN OR CITY

in the

County of Essex

PRINT COUNTY/REGION/DISTRICT

on

June 15, 2025

DATE

x 

SIGNATURE OF WITNESS

SIGNATURE OF WITNESS

SIGNATURE OF WITNESS

x 

SIGNATURE OF OWNER

SIGNATURE OF OWNER

SIGNATURE OF OWNER

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

## POSTING COMMITTEE OF ADJUSTMENT ADVISORY SIGN

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This will confirm the requirements of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon submission of your application(s). You are directed to post the sign in a prominent location that will enable the public to observe the sign.

The location of the sign will depend on the lot and location of structures on it. The sign should be placed so as to be legible from the roadway in order that the public see the sign and make note of the telephone number should they wish to make inquiries. The Zoning By-law prohibits the signs from being located in any corner lot sightlines. In most cases, please post the sign on a stake as you would a real estate sign. For commercial or industrial buildings it may be appropriate to post the sign on the front wall of the building at its entrance. Please contact the undersigned if you have any queries on the sign location.

The sign must remain posted beginning 10 days prior to the Hearing, until the day following the decision of the Committee of Adjustment. Please complete the form below indicating your agreement to post the sign(s) as required. This form must be submitted with the application so that it may be placed on file as evidence that you have met the Committee's requirements. Failure to post the sign as required will result in deferral of the application.

Chris Aspila, MCIP RPP  
Manager of Planning Services


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PROPERTY ADDRESS: 507 McLeod

APPLICATION NUMBER(S): A/19/25

I understand that each sign must be posted at least 10 days before the Hearing, and will remain posted and be replaced if necessary, until the day following the Decision.

I acknowledge that the Secretary-Treasurer has confirmed these requirements with me.

  
SIGNATURE (APPLICANT OR AUTHORIZED AGENT)

June 11, 2025  
DATE