

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

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

**FORM 1  
PLANNING ACT  
APPLICATION FOR ZONING BY-LAW AMENDMENT  
TOWN OF AMHERSTBURG**

- Name of approval authority Town of Amherstburg
- 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]

Tom Storey, Principal Planner

Address [REDACTED]

Email [REDACTED]

Please specify to whom all communications should be sent:

- registered owner     solicitor     agent

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

Town of Amherstburg

- Location and description of subject land:

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

- Size of subject parcel:

Frontage 398m Depth 96.3m Area 3.842 Ha

- Access to subject parcel:

- Municipal Road     County Road     Provincial Highway  
 Private Road     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

- Current Official Plan Land Use designation of subject land \_\_\_\_\_  
General Commercial, Heavy Industrial, and Medium Density Residential Area
  - Explanation of how application conforms to the Official Plan \_\_\_\_\_

Submitting for an Official Plan Amendment concurrently, refer to Planning Rationale Report

(c) Does the application implement an alteration to the boundary of an area of settlement or implement a new area of settlement?

Yes       No

If yes, provide details of the official plan or official plan amendment that deals with this matter:

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

10. Current Zoning of subject land Commercial General Special Provision 5 (CG-5), Future Development (FD), and Heavy Industrial Special Provision 3 Holding Symbol Special Provision 7 (h-7 HI-3)

11. Nature and extent of rezoning requested \_\_\_\_\_  
To permit the proposed development, by rezoning the draft plan's single detached lots to the Residential First Density (R1) Zone, the Townhouse Blocks to the Residential Multiple First Density (RM1) Zone, and the Stormwater Management Block to the Institutional Special Provision 4 (I-4) Zone.

12. Reasons why rezoning is requested \_\_\_\_\_  
To implement the proposed development. Please refer to Planning Rationale Report.

13. Current use of subject land Vacant

14. Length of time current use of subject land has continued Unknown

15. Is the subject land within an area where the municipality has pre-determined:

(a) minimum and maximum density requirements  
 Yes       No

(b) minimum and maximum height requirements  
 Yes       No

If yes, state the requirements Current Zoning restricts maximum height to 15m in CG-5 Zone, 10m in FD Zone, and 15m in h-7 HI-3 Zone. Refer to the Town's Zoning By-law, 1999-52.

16. 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:  
Vacant

17. Date of construction of existing buildings and structures on the subject land:  
Not Applicable

18. Date subject land acquired by current registered owner 2021, 2022 and 2023

19. Proposed use of subject land Residential

20. 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:  
None at this time, as planned for a subdivision.  
Detailed building plans will be presented at a future building permit process,  
once the draft plan is approved and registered.

21. Type of water supply:
- municipally owned and operated piped water supply
  - well
  - Other (specify) \_\_\_\_\_

22. 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

23. Type of storm drainage:
- sewers
  - ditches
  - swales
  - Other (specify) \_\_\_\_\_

24. 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:

Not Applicable \_\_\_\_\_

25. If known, indicate if the subject land has ever been the subject of an application for rezoning under Section 34 of the Planning Act:

Unknown \_\_\_\_\_

If known, indicate whether the subject land has ever been the subject of a Minister's Zoning Order and, if known, the Ontario Regulation number of that order.

No \_\_\_\_\_

26. 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. \_\_\_\_\_

27. Is the subject land within an area where zoning with conditions may apply?

Yes       No

If yes, how does this application conform to the official plan policies relating to zoning with conditions?

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

28. Is the requested amendment consistent with policy statements issued under subsection 3(1) of the Planning Act (i.e. ~~2005~~ Provincial Policy Statement)?  
2024

Yes     No

Comments Please refer to Planning Rationale Report.

29. 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?

30. 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.

31. Will the proposed project include the addition of permanent above ground fuel storage?

Yes     No

32. 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.

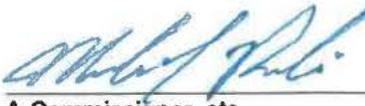
Dated at the Municipality of Leamington this 20th day of December, 2024.

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.

  
Applicant, Solicitor or Authorized Agent

  
A Commissioner, etc.

Michael Robert Proll, a Commissioner, etc.,  
Province of Ontario, for Proll Holdings Inc.  
and its subsidiaries.  
Expires September 28, 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.

**NOTE:**

**A deposit of \$1,000 and a flat fee of \$5,522, along with an ERCA development review fee of \$400 for major ZBA applications, must accompany your completed application for a zoning by-law amendment. The total payable to the Town of Amherstburg is \$6,922 for major ZBA applications.**

**A deposit of \$1,000 and a flat fee of \$2,762, along with an ERCA development review fee of \$275 for minor ZBA applications, must accompany your completed application for a zoning by-law amendment. The total payable to the Town of Amherstburg is \$4,037 for minor ZBA applications.**

**Any unused portion of the deposit will be returned after the passing of the ZBA.**

**A flat fee of \$1,149 plus an ERCA review fee of \$275, totalling \$1,424, must accompany your completed application for a Holding (h) Removal zone change, zone change from A to A-36, or zone change which is a condition of consent.**

**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 Land:

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

County of Essex to:

and Secondly:  
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, 20 24.



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.