

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

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

1. Name of approval authority Town of Amherstburg
2. Date application received by municipality March 5, 2026
3. Date application deemed complete by municipality June 17, 2026
4. Name of registered owner Tri-M Holdings Corp. c/o Greg Mailloux

Telephone number [REDACTED]

Address [REDACTED]

Email [REDACTED]

Name of registered owner's solicitor
or authorized agent (if any) Dillon Consulting Limited c/o Melanie Muir

Telephone number [REDACTED]

Address [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:

N/A

6. Location and description of subject land:

Concession No. _____ Lot(s) No. _____

Registered Plan No. 12 Lot(s) No. Part Lot 7, Pt Part Lots 4 to 6

Reference Plan No. 12R-1806; 12R-28679 Part(s) No. Part 4; Part 1

Street Address 0 Texas Road Assessment Roll No. 372942000026800

7. Size of subject parcel:

Frontage 20m Depth Irregular Area 5.29ha

8. 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

9. (a) Current Official Plan Land Use designation of subject land Low Density Residential
- (b) Explanation of how application conforms to the Official Plan The proposed subdivision consists of single detached and semi-detached dwellings which are permitted under the current designation (see Planning Justification Report, dated March 2025)
- (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:

N/A

10. Current Zoning of subject land Residential Second Density (R2)
11. Nature and extent of rezoning requested Requesting site-specific provisions for lot area, lot frontage, exterior side yard width, and lot coverage (see Planning Justification Report dated April 2026).
12. Reasons why rezoning is requested To permit the single-detached and semi-detached dwellings on smaller lots as illustrated on the Conceptual Development Plan (dated April 20, 2026).
13. Current use of subject land Vacant Agricultural
14. Length of time current use of subject land has continued +/- 3 years.
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 N/A

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:

1 barn, approximately 60m from front lot line, 91m from west property line.

Building is approximately 1.5 storeys in height

17. Date of construction of existing buildings and structures on the subject land:
- Unknown

18. Date subject land acquired by current registered owner November 2020

19. Proposed use of subject land Low Density 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:

The Conceptual Development Plan (dated July 15, 2025) includes 15 single-detached dwellings and 56 semi-detached dwelling units across 28 buildings, for a total of 43 structures on the subject site. Included in the development are two (2) new rights-of-ways, an extension of Pettypiece Drive to Texas Road, and one (1) stormwater management pond.

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) Stormwater Management Pond

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:

Concurrent.

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:

N/A

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.

N/A

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.

N/A

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?

N/A

28. Is the requested amendment consistent with policy statements issued under subsection 3(1) of the Planning Act (i.e. 2020 Provincial Policy Statement)?

☒ Yes ☐ No

Comments See attached Planning Justification Report for consistency with the Provincial Planning Statement (2024) (dated April 2026).

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?

N/A

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 _____ City _____ of _____ Windsor _____
PRINT NAME OF TOWN OR CITY

this _____ 20 _____ day of _____ April _____, 20 26 _____
DAY MONTH YEAR

Frank Hunt
SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT

I, Frank Hunt 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 _____ City _____ of _____ Windsor _____
PRINT NAME OF TOWN OR CITY

in the _____ County _____ of _____ Essex _____
PRINT COUNTY/REGION/DISTRICT

this _____ 20 _____ day of _____ April _____, 20 26 _____
DAY MONTH YEAR

Frank Hunt
APPLICANT, SOLICITOR OR AUTHORIZED AGENT

Melanie Anne Muir
A COMMISSIONER, ETC.
MELANIE ANNE MUIR,
a Commissioner, etc., Province of Ontario,
for Dillon Consulting Limited.
Expires May 15, 2028.

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 \$5,627, 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 \$7027 for major ZBA applications.

A deposit of \$1,000 and a flat fee of \$2,815, 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 \$4,090 for minor ZBA applications.

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

A flat fee of \$1,171 plus an ERCA review fee of \$275, totalling \$1,446, 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 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.

FH

Initial confirming this page
has been read and understood

AUTHORIZATION

(Please see note below)

To: Clerk
Town of Amherstburg

Description and Location of Subject Land:

0 Texas Road, Amherstburg

Part lot 7, Part of Part Lots 4 to 6 (incl.) on RP 12, also referred to as Part 4 on 12R-1806 and Part 1 on 12R-28679

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

authorize Dillon Consulting Limited of the City

_____ of Windsor _____ to:

- (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 _____ City _____ of _____ Windsor _____
Print Town or City Name

In the _____ County _____ of _____ Essex _____,
Print County Name

this 17 day of July, 2025.
Day Month year


Signature of Witness

Frank Hunt

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.