

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

Application No. A/17/25

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 May 5, 2025
3. Date application deemed complete by municipality May 5, 2025
4. Name of registered owner Windsor Essex Community Housing Corporation
Telephone number [REDACTED]
Address & Postal Code [REDACTED]
Email [REDACTED]
Name of registered owner's solicitor or authorized agent (if any) D.C. McCloskey Engineering Ltd.
Telephone 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:

N/A

6. Location and description of subject land:

Concession No. _____ Lot(s) No. _____

Registered Plan No. _____ Lot(s) No. _____

Reference Plan No. _____ Part(s) No. _____

Street Address 340 & 340 Victoria Street South Assessment Roll No. 080-09500 & 09400

7. Size of subject parcel:

Frontage 340 - 45.33m Depth 340 - 110.12m Area 340 - 4996m²
346 - 35.48m 346 - 110.95m 346 - 3935m²

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

9. Current Official Plan Land Use designation of subject land
- Medium Density Residential

10. Current Zoning of subject land
- RM1

11. Nature and extent of relief from the Zoning By-law requested _____
To allow parking lot to continue to exist within 6m setback from Right-of-Way.
WECHC is proposing to resurface parking lot. Parking lot boundary by ROW
is not changing, and parking lot cannot be moved/alterd to accomodate
required setback due to building locations. Refer to submitted drawing.

12. Reasons why minor variance is necessary Existing parking lot is
already within setback.

13. Current use of subject land
- multi-unit residential

14. Length of time current use of subject land has continued _____
more than 50 years

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:
340 - 1 building. Front lot line:59.88ft; Rear 12.75ft; Side 35.0ft (south) & 53.4ft (north)
height 20ft; building area 14,646ft²; GFA 29,292ft² (2 storeys)
346 - 1 building. Front lot line 59.88ft; Rear 113.3ft; Side 39.6ft (south) & 25.4ft (north)
height 20ft; building area 9,221ft²; GFA 18,442ft² (2 storeys)
16. Date of construction of existing buildings and structures on the subject land:
more than 50 years
17. Date subject land acquired by current registered owner ~1970
18. Proposed use of subject land multi-unit residential (no change)
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:
No change to buildings - parking lot only
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:

N/A

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.

N/A

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 City of Windsor on 25 April 2025.
PRINT NAME OF TOWN OR CITY DATE


~~SIGNATURE APPLICANT, SOLICITOR OR AUTHORIZED AGENT~~

I, David McCloskey of the City of Windsor 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 Windsor
PRINT NAME OF TOWN OR CITY

In the Essex, ON on April 20, 2025
PRINT COUNTY/REGION/DISTRICT DATE

 
~~APPLICANT, SOLICITOR OR AUTHORIZED AGENT~~ ~~A COMMISSIONER, ETC.~~

Christine Emma Prymack, a Commissioner, etc.,
 Province of Ontario, for Heavy Construction
 Association of Windsor.
 Expires January 24, 2026.

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:

340 & 346 Victoria Street South, Amherstburg

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

D.C. McCloskey Engineering Ltd.

of the **City of Windsor**

to:

PRINT NAME

PRINT TOWN OR CITY

- (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 **City of Windsor**

PRINT TOWN OR CITY

in the **Windsor - Essex Region**

PRINT COUNTY/REGION/DISTRICT

on **4/14/25**

DATE

Kevyn Janisse

Digitally signed by Kevyn Janisse
Date: 2025.04.14 15:32:14
+04'00'

SIGNATURE OF WITNESS

SIGNATURE OF WITNESS

SIGNATURE OF WITNESS

Sherin
Muhammed

Digitally signed by Sherin Muhammed
Date: 2025.04.14 14:13:15
+04'00'

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

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

PROPERTY ADDRESS: 340 & 346 Victoria Street South, Amherstburg

APPLICATION NUMBER(S): A/17/25

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.

Sherin Muhamed

Digitally signed by Sherin
Muhamed
Date: 2025.04.14 14:11:50 -04'00'

SIGNATURE (APPLICANT OR AUTHORIZED AGENT)

4/14/25

DATE