

Existing land use policy to be deleted or amended _____

Land use policy to be added _____

Purpose of new or amended land use policy _____

New land uses permitted by change in land use policy _____

Text of proposed land use policy change being applied for _____

(use a separate sheet of paper if necessary)

10. Current land use of abutting property:

North Residential

South Recreation (parkland)

East Commercial and residential

West Residential and open space (parkland)

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.

12. Type of water supply:

☒ municipally owned and operated piped water supply

☐ well

☐ Other (specify) _____

13. 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

N/A

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:

Unknown

- ☐ 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. ~~2005~~ Provincial Policy Statement)?
2024 Planning

- ☒ Yes
- ☐ No

Comments: See attached PJR.

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

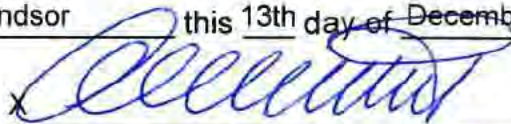
If yes, an Environmental Impact Assessment is required for approval by the Town and Essex Region Conservation Authority, to be completed in accordance with the County of Essex Guidelines for Environmental Impact Assessments or when Council considers it appropriate additional requirements may be made 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 City of Windsor this 13th day of December, 2024.



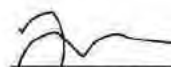
(signature of applicant, solicitor or authorized agent)

I, Pietro Valente of the City of Windsor in the County/District/Regional Municipality of Province of Ontario 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 in the Province of Ontario this 13th day of December, 2024. ELECTRONICALLY



Applicant, Solicitor or Authorized Agent



Commissioner, etc.

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

NOTE: A deposit of \$1,000 and a flat fee of \$5,522 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 **\$6,922.00 for major OPA applications.**

A deposit of \$1,000 plus a flat fee of \$2,762 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 **\$4,037 for minor OPA applications.**

A deposit of \$2,000 plus a flat fee of \$8,011 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 **\$10,411 for combined OPA & ZBA applications.**

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.