



# The Corporation of The Town of Amherstburg

271 SANDWICH ST. SOUTH  
AMHERSTBURG, ONTARIO  
N9V 2A5

PLANNING SERVICES DEPARTMENT  
BUS (519) 736-5408  
FAX (519) 736-9859  
Website: [www.amherstburg.ca](http://www.amherstburg.ca)

September 4, 2024

Re: File **B/14/24**  
Decision Made on Application for Consent of  
**Elizabeth Federico, c/o Cindy Prince, Agent**  
**12 & 16 Texas Rd. (Roll No. 3729-420-000-20450)**

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In compliance with Subsection 17 of Section 53 of The Planning Act, I enclose herewith a certified copy of the decision of the Committee with regard to the above-noted file.

Please be advised that the last day for filing an appeal is **September 24, 2024.**

Subsection 19 of Section 53 of The Planning Act states that the applicant, the Minister, a specified person or any public body may, not later than 20 days after the giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the council or the Minister or appeal both the decision and any condition to the Tribunal by filing with the Clerk of the municipality or the Minister a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged by the Tribunal.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Only the applicant, the Minister, a specified person or any public body may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may not be filed by an individual/neighbour.

On an application that has been granted by the Committee, before final certification can be issued, proof in writing must be submitted to the Secretary-Treasurer showing that all conditions imposed by the Committee have been dealt with in a manner satisfactory to the appropriate authority.

Janine Mastronardi, Secretary-Treasurer

**DECISION OF APPROVAL AUTHORITY  
WITH REASONS RE APPLICATION FOR CONSENT**

- (a) Name of approval authority **TOWN OF AMHERSTBURG COMMITTEE OF ADJUSTMENT**
- (b) Name of Applicant RE AN APPLICATION BY (b) **Elizabeth Federico, c/o Cindy Prince, Agent**
- (c) Brief Description LOCATION OF PROPERTY (c) **12 & 16 Texas Rd.  
(Roll No. 3729-620-000-01200)**
- (d) As set out in application PURPOSE OF APPLICATION (d: The applicant is proposing to sever a parcel of land (16 Texas Road) being 21 m frontage ± by 75.25 m depth ± with an area of 1647.9 sq m ± for the purpose of creating of a new lot. The remaining parcel (12 Texas Road) being 26.9 m ± frontage by 75.25 m depth ± with an area of 2444.2 sq m ± contains one single detached dwelling and one accessory structure. The two parcels were separate but merged due to common ownership. The configuration is proposed to be similar to what originally existed with the exception of the lot line separating the two parcel to now be straightened out.  
  
The severed and retained lands are designated Low Density Residential in the Town’s Official Plan and zoned Residential Type 1A (R1A) Zone in the Zoning By-law 1999-52.
- (e) Date of decision CONCUR in the following decision and reasons for decision made on the (e) 4<sup>th</sup> day of September, 2024.  
  
DECISION: **APPROVED**
- (f) State conditions to be satisfied before granting of consent
  1. That a Reference Plan of the subject property with the existing fence indicated on the plan satisfactory to the municipality be deposited in the Registry Office; a copy to be provided to the municipality.
  2. The applicant to submit to the municipality the deed acceptable for registration in order that consent may be attached to the original and a copy be provided to the municipality.
  3. That all property taxes be paid in full.
  4. That the applicant shall confirm that the severed and retained parcels each have separate sanitary, storm and water connections. If additional services are required the applicant shall install the required separate sanitary, storm and/or water connections to the severed lot in accordance with and under the supervision of the municipality at the applicant’s expense.
  5. This consent will be deemed to be refused in accordance with the Planning Act if the above noted conditions are not met within two years from the date of this notice.
- (g) State reasons for decision REASONS FOR DECISION: (g) The request is in conformity with Sections 6.1.2 of Amherstburg's Official Plan and is consistent with the Provincial Policy Statement.

I/WE, the undersigned, in making the decision upon this application for consent, in addition to other matters, have had regard to the matters that are to be had regard to under subsection 51(4) of The Planning Act, and having considered whether a plan of subdivision of the land in accordance with Section 50 of the said Act is necessary for the proper and orderly development of the municipality.

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Terris Buchanan

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Anthony Campigotto

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Debbie Rollier

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Donald Shaw

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Josh Mailloux

ORIGINAL DOCUMENT SIGNED

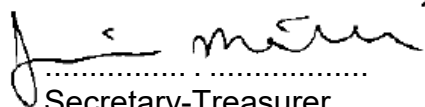
**CERTIFICATION**

*The Planning Act, R.S.O. 1990*

(h) Name of approval authority I, **Janine Mastronardi, Secretary-Treasurer** of the (h) **Town of Amherstburg** certify that the above is a true copy of the decision of the approval authority with respect to the application recorded therein.

(i) Name & address of approval authority

Dated this 4<sup>th</sup> day of September, 2024



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Secretary-Treasurer  
Town of Amherstburg  
Committee of Adjustment  
3295 Meloche Rd, Amherstburg, ON N9V 2Y8