



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

September 4, 2024

Re: File **B/18/24**
Decision Made on Application for Consent of
1603844 Ontario Inc. & 1603941 Ontario Inc., c/o Bryan Pearce, Agent
225 and 255 Sandwich St. N (Roll No. 3729-350-000-00300 & 00302)

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) 1603844 & 1603941 Ontario Inc.,
c/o Bryan Pearce, Agent**
- (c) Brief Description **LOCATION OF PROPERTY (c) 225 & 255 Sandwich St. N
(Roll No. 3729-350-000-00300 & 00302)**
- (d) As set out in application **PURPOSE OF APPLICATION (d: The applicant has applied for consent for an easement to be granted to 255 Sandwich Street North (Phase 2) from 225 Sandwich Street North (Phase 1) for a shared driveway and reciprocal access and electrical line. The applicant has also applied for consent for an easement to be granted to 225 Sandwich Street N (Phase 1) from 255 Sandwich Street North (Phase 2) for shared driveway and reciprocal access and sanitary sewer.**

The subject lands are designated General Commercial Special Policy Area 10 in the Town's Official Plan and zoned Special Provision Commercial General (CG-15) 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) 4th 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 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 and a copy be provided to the municipality.
 3. Subsection 3 of Section 50 of the Planning Act applies to any subsequent conveyance or transaction of or in relation to the parcel of land being the subject of the consent.
 4. That all property taxes be paid in full.
 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 Section 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

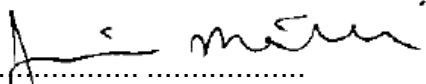
The Planning Act, R.S.O. 1990

(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 4th day of September, 2024


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